Causeway Coast & Glens Borough Council

LAND AND PROPERTY AND STRATEGIC ASSETS
SUB-COMMITTEE MEETING
WEDNESDAY 4 NOVEMBER 2026

UNCONFIRMED

No	Item	*Summary of Key Recommendations*	*Estimated Timescale for completion*
1.	Apologies	***Councillor McShane, Councillor McCully***	***N/A***
2.	Declarations of Interest	***None***	***N/A***
3.	Minutes of Meeting held Wednesday 7th October 2026	***Confirmed as a correct record***	***N/A***
	IN COMMITTEE **(Items 4 – 7 inclusive)**		
4.	Requests to Purchase/Dispose of Council Land		
4.1	Coleraine, Atlantic Link Enterprise Campus (ALEC) – Expression of Interest	***For Information***	***N/A***
5.	CC&GBC Leases and Licenses		
5.1	CCG Shared Management Agreement - Ballykelly	***To Recommend that the Land and Property Sub Committee recommends to Council to approve the request from Roe Valley Residents Association to operate Ballykelly Community Centre via a Shared Management Agreement with***	

		Council at less than best value, subject to DfC approval.	
6	Request to Use Council Land (Cont)		
6.1	RTU/85/26 Portrush, East Strand Car Park – North Fest 200 Event	***To recommend that the Land & Property & Strategic Assets Sub-Committee considers the options outlined in the report and make a recommendation to Council to approve or reject the Request to Use Council Land application from Arbutus Catering (RTU Ref/85/26) 'In Principle' for the use of Council land for a two-day outdoor live music concert at East Strand Car Park, Portrush, entitled NorthFest 200, from the 9th – 18th May 2027 subject to receipt of the OKT valuation and satisfactory evidence of documentation to be submitted for review, and that the conditions of hire are met.***	
6.2	RTU/Ref/102/22 Ballycastle Harbour, Easement	***To recommend that Council approve the request (RTU Ref/102/22) from Morton's Fish and Chips Shop for an easement to re-route***	

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		the existing gas mains and an easement for storm connection on Council land at Ballycastle Harbour subject to conditions.	
7.	CC&GBC Leases and Licenses (Cont)		
7.1	CCG Lease Review – Coleraine, Cornfield Project	***To recommend that the Land & Property & Strategic Asset Sub – Committee consider the options outlined in the report and make a recommendation to Council to approve or reject the Request to surrender part of the leased area to the Woodland Trust.***	***TBC***

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MINUTES OF THE LAND AND PROPERTY AND STRATEGIC ASSETS SUB-COMMITTEE MEETING HELD VIA VIDEO CONFERENCE ON WEDNESDAY 7 OCTOBER 2026 AT 7.00PM

Chair: Alderman Knight-McQuillan

Present: Alderman Fielding
Councillors C Archibald, Nicholl, Wilson, Wisener

Officers Present: M Quinn, Director of Corporate Services
J Mills, Acting Senior Solicitor
G McIlroy, Strategic Assets Manager
J Drillingcourt, Land and Property Officer
S Carty, Strategic Assets Officer

G Aston, Assistant Land and Property Officer
N McGurk, Head of Prosperity and Place
A McCloskey, Community Facilities Development Officer
H Campbell, Democratic Services Officer

1. APOLOGIES

Apologies were recorded for Councillor McCully and Councillor McShane.

2. DECLARATIONS OF INTEREST

There were no declarations of interest recorded.

3. MINUTES OF MEETING HELD WEDNESDAY 7 OCTOBER 2026

Summary, previously circulated.

AGREED – that the Minutes of the Land and Property and Strategic Assets Sub Committee meeting held Wednesday 7 October 2026 were confirmed as a correct record.

MOTION TO PROCEED '*IN COMMITTEE'*

Proposed by Councillor Archibald
Seconded by Councillor Wilson and

AGREED – that the Land and Property and Strategic Assets Sub Committee move '*In Committee'.*

The information contained in the following items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

The Chair advised of a change to the order of business.

4. REQUESTS TO PURCHASE/DISPOSE OF COUNCIL LAND

4.1 Coleraine, Atlantic Link Enterprise Campus (ALEC) – Expression of Interest

Confidential Report By virtue of paragraph 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Head of Prosperity and Place.

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Purpose of Report
The purpose of this report is to advise Members that an Expression of Interest (EoI) has been received regarding the potential acquisition of part of the Council's head lease and remaining leasehold interest at the Atlantic Link Enterprise Campus (ALEC) excluding the land sub leased to existing tenant (approx. 12-15acres).
Details of Options 1-3 were previously circulated.

Recommendation(s)
Members are requested to note the EoI received for the acquisition of part of Council's head lease/ remaining leasehold interest at ALEC, the outcome of the preliminary due diligence undertaken to date, and the prospective purchaser's indicated preferred acquisition route.

Members are also requested to note that further legal, valuation and due diligence work will now be undertaken to assess the relative merits and value-for-money considerations associated with the potential disposal routes identified within this report. Any proposal for disposal, together with the outcome of the independent valuation and recommended transaction structure, will be brought back to Committee for consideration and approval. No disposal or transfer of the Council-owned land is being approved by this report. Any preferred option involving Council land would be subject to the necessary further consideration and approvals, including determination of its future requirement/surplus status, legal advice, valuation by Land and Property Services (LPS), and the appropriate Council governance and disposal process.

NOTED

5. CC&GBC LEASES AND LICENSES

5.1 CCG Shared Management Agreement - Ballykelly

Confidential report by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated, was presented by the Community Facilities Development Officer.

Purpose of Report
The purpose of the report is to provide the Land and Property sub-committee (L&P SC) with a request from Roe Valley Residents Association to enter into a formal Shared Management Agreement in relation to Ballykelly Community Centre.

Further details were provided in the reports, previously circulated.

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Recommendation(s)
It is recommended that the Land and Property Sub Committee recommends to Council to approve the request from Roe Valley Residents Association to operate Ballykelly Community Centre via a Shared Management Agreement with Council at less than best value, subject to DfC approval.

Councillor Nicholl asked what state of repair the Centre was in.
The Strategic Assets Manager advised a survey had been conducted recently and showed the Centre to be in a good condition.
The Community Facilities Development Officer further advised that the building was in current use.

The chair summarised that the Residents Association were aware and content with the current condition.

Proposed by Councillor Nicholl
Seconded by Councillor Archibald and

AGREED –That the Land and Property Sub Committee recommends to Council to approve the request from Roe Valley Residents Association to operate Ballykelly Community Centre via a Shared Management Agreement with Council at less than best value, subject to DfC approval.

6. Request to use Council Land (Cont)

6.1 RTU/85/26 Portrush, East Strand Car Park – North Fest 200 Event

Confidential report, by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014, previously circulated was presented by the Assistant Land and Property Officer.

Purpose of Report
The purpose of this report is to inform the Land & Property & Strategic Assets Sub-Committee (L&PSA-SC) of the Request to Use Council Land application (RTU Ref/85/26) for a proposed two-day outdoor live music concert at East Strand Car Park, Portrush in May 2027, coinciding with the North West 200 event.

Further details were provided in the reports, previously circulated.

Recommendation(s)
It is recommended that the Land & Property & Strategic Assets Sub-Committee considers the options outlined in the report at paragraphs 4.1 and 4.2 and make a recommendation to Council to:

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Approve the Request to Use Council Land application from Arbutus Catering (RTU Ref/85/26) for the use of Council land for a two-day outdoor Live Music concert at East Strand Car Park, Portrush in May 2027, '*In Principle'.* Subject to OKT valuation and satisfactory evidence and documentation to be submitted for review.

OR

Refuse the Request to Use Council Land application from Arbutus Catering (RTU Ref/85/26) for the use of Council land for a two-day outdoor Live Music concert at East Strand Car Park, Portrush in May 2027, '*In Principle'.*

The Assistant Land and Property Officer provided commentary on the report and advised the Sub Committee on the results of an internal consultation from Council officers regarding traffic management, trading, and public access.

Proposed by Councillor Wilson
Seconded by Councillor Archibald and

AGREED – To Approve the Request to Use Council Land application from Arbutus Catering (RTU Ref/85/26) '***In Principle'*** for the use of Council land for a two-day outdoor live music concert at East Strand Car Park, Portrush, entitled NorthFest 200, from the 9th – 18th May 2027, *s*ubject to receipt of the OKT valuation and satisfactory evidence of documentation to be submitted for review, and that the following conditions of hire are met:-

- The applicant covers the cost of the valuation fee and the value placed on Council land by the valuer
- The applicant enters into a temporary licence agreement for the use of Council land
- The applicant comes to a resolution with the CCG Concessionary Traders on site that satisfies all relevant parties
- The applicant liaises with the RNLI
- All licensing conditions are met including consultation with residents and business within the area, and the applicant attends a SAG meeting
- The applicant provides a detailed risk assessment and evidence of £10 million Public Liability insurance to be reviewed by Councils Health and Safety Department

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6.2 RTU/Ref/102/22 Ballycastle Harbour, Easement

Confidential report, by virtue of paragraph(s) 3 & 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014. previously circulated, was presented by the Strategic Assets Manager.

Purpose of Report
The purpose of this report is for the Land & Property & Strategic Assets Sub-Committee (L&PSA-SC) to consider a request to use Council land application from Morton's Fish and Chips Shop for an easement to re-route the existing gas mains on Council land at Ballycastle Harbour.

Further details were provided in the reports, previously circulated.

Recommendation

It is recommended that Council approve the request (RTU Ref/102/22) from Morton's Fish and Chips Shop for an easement to re-route the existing gas mains and an easement for storm connection on Council land at Ballycastle Harbour subject to the following conditions:

- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.

- The contractor will agree a start date and a timetable of work with Council's Estates team prior to commencing work.

- Morton's Fish and Chips Shop agree to pay the recommended fee of £[redacted] and cover the cost of the LPS valuation.

Proposed by Alderman Fielding
Seconded by Councillor Archibald and

AGREED – To recommend that Council approve the request (RTU Ref/102/22) from Morton's Fish and Chips Shop for an easement to re-route the existing gas mains and an easement for storm connection on Council land at Ballycastle Harbour subject to the following conditions:

- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
- The contractor will agree a start date and a timetable of work with Council's Estates team prior to commencing work.
- Morton's Fish and Chips Shop agree to pay the recommended fee of £[redacted] and cover the cost of the LPS valuation.

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7. CC&GBC LEASES AND LICENSES (Cont)

7.1 CCG Lease Review – Coleraine, Cornfield Project

Confidential report by virtue of paragraph(s) 2 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland)2014. previously circulated, was presented by the Land and Property Officer.

Purpose of Report
The purpose of this report is to update Members of the Land and Property and Strategic Asset Sub-Committee (L&PSA - SC) of the surrender of part of the current lease of land at Ballysally, Coleraine to The Woodland Trust and a new commercial lease of the Cornfield Site.

Further details were provided in the reports, previously circulated

Recommendation
It is recommended that the Land & Property & Strategic Asset Sub – Committee consider the options presented at paragraph 4.1 and 4.2 of this report and Approve the surrender of part of the leased area to The Woodland Trust, and enter into a new commercial lease with Focus on Family Nurturing and Development Centre for a term of 25 Years commencing on 1st January 2027 at a nominal rent and Officers make an application to the Department of Communities (DfC) for Ministerial approval under Section 96 of the Local Government Act for Disposal of Land at less than best value due to the community nature of the lease.

OR

Refuse the surrender of part of the leased area to The Woodland Trust and The Woodland Trust enter into a formalised sublease with Focus on Family Nurturing and Development Centre.

The Land and Property Officer summarised the context of the report and advised that an independent valuation had concluded that neither party were at a loss if a new lease was entered into.

Proposed by Alderman Fielding
Seconded by Councillor Wilson and

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AGREED – **To recommend** that the Land & Property & Strategic Asset Sub – Committee consider the options presented at paragraph 4.1 and 4.2 of this report and

Approve the surrender of part of the leased area to The Woodland Trust, and enter into a new commercial lease with Focus on Family Nurturing and Development Centre for a term of 25 Years commencing on 1st January 2027 at a nominal rent and Officers make an application to the Department of Communities (DfC) for Ministerial approval under Section 96 of the Local Government Act for Disposal of Land at less than best value due to the community nature of the lease.

MOTION TO PROCEED *'IN PUBLIC'*

Proposed by Councillor Wilson
Seconded by Councillor Archibald and

AGREED – to recommend that Land and Property Sub Committee move '*In Public'.*

There being no further business, the Chair thanked everyone for their attendance and the meeting closed at 8:03 pm.

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Chair

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