

**MINUTES OF SPECIAL MEETING OF THE DEVELOPMENT COMMITTEE OF DUNGANNON AND SOUTH TYRONE BOROUGH COUNCIL HELD ON MONDAY 7 AUGUST 2006 IN THE COUNCIL OFFICES, CIRCULAR ROAD, DUNGANNON**

- MEMBERS PRESENT:** In the chair, Councillor Monteith (Chairman)
- Councillors Brush, F Burton, Hamilton, McGonnell, McLarnon, McMahon, Molloy and O'Neill
- OTHERS:** Councillors Cuddy, Daly and McGuigan
- OFFICERS PRESENT:** Messrs Barrett, Campbell, Frazer, Mrs Kerr, Ms Linney, Mr McKenna and Mrs Smith

The meeting commenced at 7.30 pm

**1 NORTHERN IRELAND RURAL DEVELOPMENT PLAN 2007 – 2013**

Document 'Dungannon & South Tyrone Borough Council Response to Northern Ireland Rural Development Plan 2007 – 13' had been circulated with the agenda (appendix 1 {amended version which includes comments below}).

Corporate Strategy and Policy Officer presented summary of document and comments were received from Council as undernoted:

- It is Important that continued follow up with DARD takes place to ensure the Council's comments are taken on board.
- Council should stress that funding for delivery of the Rural Development Plan 2007 – 2013 is allocated across rural Northern Ireland taking account of need and rural deprivation and not just allocated per head of population.
- Council would propose that delivery of Axis 3 and parts of Axis 1 would commence within local authorities with immediate effect.
- It is important that the necessary technical support and resources is provided to Councils to manage the proposed delivery of the Plan.
- Council would like it noted that they are keen to commence discussions with the Department to address the transfer of roles under RPA and transfer of the rural asset base.
- Real concern was noted as to the level of funding available under Axis 3 and it was stated that Council's response should

include the proposal for additional funding to this axis through voluntary modulation.

Proposed by Councillor McMahon  
Seconded by Councillor McGonnell and

**Resolved** That it be recommended to the Council to adopt the draft response as presented subject to inclusion of points discussed.

## **2 CAPITAL PROJECT DEVELOPMENT**

The Chief Executive stated that looked objectively at what agreed in terms of capital project spend and document 'Capital Project Development Matrix' (appendix 2) was circulated with the agenda.

### 2.1 Castle Hill

#### Phase I

Need for specialist display cases.

Tender process closed last week which included exhibition area with limited response. Consultants advised that specification should be revised and issued to select list.

Pursuing small amount of grant aid for visitor centre element of project.

#### Phase II

Included in this phase is sub contract for stabilization of towers. Proposed to erect internal steel frame that will allow access onto second level.

#### Phase III

Scheme depends on funding, a specialist application to be lodged with only two opportunities for funding to be considered, November and March. Hope to have submitted for consideration in November if possible. The Chief Executive stated that he had sent a letter stressing the importance of this project for 2007.

Confident that business centre and landscaping of park ready for

## Phase IV

Business plan has been prepared and visitor numbers have been projected.

Need for additional parking facilities close to proposal. Town centre park and does not allow for car parking.

Councillor Daly arrived at 8.15 pm.

## Phase V

The inclusion of Barracks in development to be reviewed.

**Resolved** That it be recommended to the Council that Castlehill Sub Committee and Office Refurbishment Sub Committee amalgamate and that membership be two representatives from each of the groupings on the Council plus the Mayor and Deputy Mayor. Meeting to be called as a matter of urgency and monthly thereafter.

## 2.2 Leisure Centre

Application for loan sanction submitted. Prior to considering the Department of the Environment require statutory consents to be in place and economic appraisal. Economic appraisal to commence shortly and likely to take two months, contract is a 12 to 18 month build period.

Concern expressed at pool area compared to neighbouring centres. Pool area will remain as is, having looked at our market it is in teaching people to swim. It was suggested that the pool area could accommodate more activity type facilities. The Director of Development stated that this was not possible due to the need for pool depth for wall strengthening.

It was stated that complaints have been received regarding the strict regime and atmosphere in the centre. The Director of Development stated that safety of public paramount.

Need regular reports to Development Committee on progress.

## 2.3 Coalisland Canal

When applying for loan sanction have to show that statutory consents have been received. Currently at planning stage. Offer of 50% grant

of £182,000 has to be spent by the end of December 2006. Difficulty over land to be leased for car parking etc to get planning permission. Cannot proceed without planning permission.

Convene meeting of Coalisland Canal Development Sub Committee as soon as possible and monthly thereafter.

#### 2.4 Brantry and 2.5 Aughnacloy Park

As document.

#### 2.6 Moy Playing Fields

Tried every avenue to get site. Site identified within village boundary but purchase cost prohibitive. Not possible to spend budget in this financial year.

Director of Development stated that letter has been received from Board of Governors of Moy Regional Primary School advising of substantial area of land belonging to school and asking if Council would consider taking on that site. The matter is being investigated.

In response to question it was stated that Curran's Brae closed due to health and safety issues and that six to eight week contract due to commence towards end of this month.

#### 2.7 Moy Amenity Site

Short lease on current site, site identification ongoing. Public Services to take this matter forward.

Councillor Daly left at 9.00 pm.

#### 2.8 Gardners Hall

The Director of Development updated members on the ongoing difficulties in relation to one user group and the unsafe state of this property. He recommended that urgent steps be taken to remove patrons from the premises.

Before any action taken Cross party delegation to meet with management of boxing club as soon as possible with update to September Council meeting.

## 2.9 Clogher Playing Fields

Planning approval was deferred as required additional ground for car parking etc. Land acquisition and cost negotiations ongoing.

Cost prohibited for one grass pitch recommend reallocation budget, £70,000 to Augher Recreation Ground as originally proposed by the user group and remainder, £50,000, to Gortgonis.

Councillor McGonnell left at 9.10 pm.

## 2.10 Gortgonis

Reallocate £50,000 budget from Clogher Playing Fields scheme to this scheme as ready to commence.

## 2.11 Dog Gallop

As document.

## 2.12 Play Parks

As document.

## 2.13 Railway Park

Members advised that route agreed is blocked and need for early intervention to ensure not permanently closed. Director of Development stated that site protected on area plan.

Meeting with Planners and Developers to be held as soon as possible.

## 2.14 Dungannon Park Disabled Access

As document.

## 2.15 Drumglass Wood

As document.

## 2.16 Council Offices

Economic appraisal has been sent to Department. Department considering as email received with a few queries.

Advised that furniture for chamber to be delivered by end of September.

## 2.17 Northland Row

Currently occupied and currently populating with utilities.

## 2.18 Clogher Valley Railway/Ballysaggart Lough/Coalisland Railway Line

Clogher Valley Railway not funded in this financial year budget.

The potential transfer of assets from other bodies under RPA to be pushed to see if can get letter of intent.

Meeting to be arranged in relation to Ballysaggart Lough with Chief Executive, Director of Development, Town Councillors and representatives of DECAL.

## 2.19 Gaelic Sports – Playing Fields

Mr Barrett stated that economic appraisal is to be carried out to see how the Council might integrate West Park into O'Neill Park.

Club told in June that approval from Council to pay for economic appraisal to include areas in the rural town and that this work was to start in August.

Meeting to be convened with GAA Club as soon as possible.

## 2.20 King George V Playing Fields/Castlecaulfield Playing Fields

Consultants had meeting with user groups to discuss options.

It was asked if money not to be spent on Clogher Playing Fields could be kept within the electoral area for this project.

Feasibility study being developed and following meeting with user groups next week will come to August Development Committee. Options will be considered and the Director of Development stated that it was likely that no expenditure on this project in this financial year but considered for inclusion in future budgets.

According to option agreed would be considered for slippage in budget if able to move forward with project in this year.

## 2.21 Dungannon Park – Development of Park to Park Links

Route identified with estimated development cost of £65,000. Meetings being arranged with Rugby Club, Lottery Funders and ongoing discussion with DRD in relation to ownership.

## 2.22 Estimated Cost/Budget/Budget Options

The Director of Development referred to final page that set out recommended way to proceed and stated that worse case scenario, considering working on estimates, would be surplus of £18,000 at end of year.

## 2.23 Council Estate

The Director advised that he was going to carry out appraisal of the Council's estate with view to identifying any surplus that may have potential use that could bring in significant sums.

Proposed by Councillor McMahon  
Seconded by Councillor Hamilton and

**Resolved** That it be recommended to the Council that schemes as set out in Capital Project Development Matrix proceed as discussed and that budget options as outlined be approved.

## 3 PPS14 JUDICIAL REVIEW

The Chief Executive advised that Omagh District Council has advised that continuing with legal challenge to PPS14, that Armagh, Cookstown, Moyle and Strabane are supporting the challenge and that Omagh was again asking all Councils to come on board and the view of members was sought. Cost to be in the region of £50,000. Reply to question asked under Freedom of Information may strengthen judicial review. It was confirmed that review was about process and it was felt that if review successful government would change process and proceed with PPS14.

**Resolved** That Chief Executive bring update to Council and that further investigate costs etc.

## 4 DURATION OF MEETING

The meeting was called for 7.30 pm and ended at 9.55 pm.