

## **Derry and Strabane District Council**

**Open Minutes of Environment and Regeneration Committee held in the Council Chamber, Guildhall, Derry on Wednesday 15 November 2017 at 4.00pm**

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**Present: - Councillor Dobbins (in the Chair), Aldermen Bresland, Hussey, Ramsey and Warke, Councillors Campbell, Duffy, Hassan, Hastings, C Kelly, D Kelly, R McHugh, Tierney and Reilly.**

**Non-Members:- Alderman Devenney, Councillors Carr, Donnelly, Gallagher, P Kelly, O'Reilly and Robinson.**

**In Attendance: - Director of Environment and Regeneration (Mrs K Phillips), Head of Environment (Mr C Canning), Head of Capital Development and Building Control (Mr F Morrison) and Committee Services Assistants (Ms N Meehan and Miss L Bell).**

**Representing Department for Infrastructure: Mr D McBride.**

**Representing Sustainable NI: Ms N Hughes.**

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### **ER222/17 Notice and Summons for Meeting**

The Director of Environment and Regeneration read the Notice and Summons for the Meeting.

### **ER223/17 Apologies**

There were no apologies.

### **ER224/17 Declarations of Members' Interests**

Alderman Hussey and Councillor McHugh declared an interest in item ER237/17 – Closure of Ulster Bank - as customers of Ulster Bank.

Councillor Hussey declared an interest in item ER237/17 – Magheramason Play Provision Update -as a Member of the Rural Development Group.

Alderman Ramsey and Councillor Campbell declared an interest in item ER241/17 – Mews Lanes Scheme – Triax Proposal - as Members of Triax.

## **ER225/17    Deputation- Disabled Parking Bays**

The Committee received Mr D McBride, Department for Infrastructure to address Members on the Accessible Parking Bays Scheme.

Mr McBride gave a brief presentation on The Accessible Parking Bays Scheme concentrating on the Department's Information for Applicants document a copy of which had been circulated to Members. He advised however that this was currently being updated in line with changes in DLA and the introduction of PIP. Mr McBride outlined for Members the three stages of the application process which were as follows:

- Assessment stage – this involves checking the eligibility of the applicant and determining if they meet the criteria required for the allocation of an accessible parking bay. A site survey is also carried out to determine if the applicant is experiencing parking difficulties.
- Legislation Stage – completed applications are referred to Headquarters and for reasons of efficiency applications are batched together and orders are legislated six times each year. Applications are advertised in the local press outlining the proposed location of the accessible parking bay and 21 days are given for the receipt of objections. Applications are ultimately referred to the Minister and/or the Permanent Secretary for determination. This process can take 3-6 months.
- Marking Stage – following the signing off of the legislation it is necessary to appoint a contractor to physically place the markings required for the accessible parking bay. This stage can prove time consuming as in order to attract contractors the work is allocated in batches which is also more cost effective. The Department endeavours to have this process completed as quickly as possible.

Members thanked Mr McBride for his presentation. Members then raised the following issues:

- Referred to major difficulties being experienced in Patrick Street, Strabane in relation to excessive traffic levels due to free parking in the area and the impact thereof on elderly residents living in the area. In some instances ambulances had been unable to gain entry to the street due to the lack of available parking spaces and as such enquired as to the possibility of the Department providing accessible parking bays in this area.

- Expressed concern that in some instances the process involved had taken approximately nine months.
- Referred to the fact that the most time consuming aspect of the process appeared to be the appointment of a contractor to prepare the markings for the accessible parking bay and enquired if a more efficient method could be used.
- Referred to the fact that accessible parking bays were necessary to enhance the life of many disabled people and expressed concern that the entire assessment was swamped in unnecessary bureaucracy.

Mr McBride advised that he had been making detailed enquires into the issue and had explored the possibility of the markings being carried out in-house in order to reduce the time involved in processing applications. He stated that the Department had the capabilities within its Strabane Depot to carry out this task. He undertook to explore this approach and oversee the time involved in processing applications.

Councillor Tierney welcomed Mr McBride's response and stated that any suggestion to carry out this work in-house would surely reduce the time involved in processing applications and would ultimately prove more cost effective.

Alderman Warke expressed concern that accessible parking bays were not sufficiently large to accommodate wheelchair accessible vehicles and enquired if this could be addressed throughout the City and district.

Mr McBride advised that he had not previously been made aware of this problem. However, he undertook to investigate the possible provision of adequate sized spaces at the Diamond given the increase in the number of wheelchair accessible vehicles.

Councillor Hassan referred to the need for an increase in the number of accessible parking bays within the City and particularly in the Diamond. He stated that the current time involved in processing applications was disgraceful. He welcomed the suggestion to consider carrying out the siting of road markings in-house.

Alderman Hussey enquired if the Department and relevant authorities could ensure that those who inappropriately use disabled parking bays were firmly dealt with.

Mr McBride explained that this was an enforcement issue and was overseen by Traffic Wardens. He stated that whilst there was a customary presence of Traffic Wardens in the City centre this was not possible in residential and rural areas and the problem was therefore difficult to police.

Members thanked Mr McBride for his response and he withdrew from the meeting.

**ER226/17 Sustainable NI**

The Committee received Ms Nichola Hughes who gave an in-depth presentation on Supporting Sustainability Goal covering the following areas:

**Ecological Footprint**

**Social Justice**

**World Population Projections**

**Unthinkable – Unimaginable**

**So What is Sustainability?**

**Global Goals 2030**

**Sustainable Development and Climate Change are Two Sides of the Same Coin**

**Climate and Energy Policy**

**The Ostrich Problem**

**It Doesn't Matter What Others are Doing It Matters What You are Doing**

**Sustainable Communities**

**Clean Energy – Density - Infill – Growth Management – Urban Transport**

**Sustainable Buildings**

**Zero Energy Retrofit**

**Car Clubs**

**Smart Technology**

**Ecosystem Services**

**Grassroots Solutions**

**Implementation – Policies – Partnerships – Programmes**

**Policies**

**Partnerships**

**Projects**

**Inspire – Influence – Inform**

**Support Available – Expertise – Workplan**

Members thanked Ms Hughes for her presentation and commended her on its detailed content.

The Chairperson stressed that Derry City and Strabane District Council were to the forefront in terms of sustainable awareness and this was being led by local primary schools who had fully embraced the concept and were striving to promote environmental governance.

Alderman Hussey referred to the significance of sustainability in terms of the planning process and queried what engagement had taken place with the Planners particularly in relation to the Local Development Plan.

Ms Hughes agreed that sustainability was one of the major challenges to be addressed by Council in terms of the planning process. She stated that she would welcome an opportunity to engage with Council's Planning Committee. She stated that Sustainable NI had prepared a planning policy statement which provided an overarching best practice guide that Council could adopt and go over and beyond the existing standards.

Councillor Campbell stated that schools were key in terms of promoting environmental awareness. He reflected however on the negative effect of capitalism in relation to progressing this ideal. He referred to the presentation to the December Meeting of the Committee by Eunomia on the Zero Circular Waste Economy which he described as timely.

Councillor Hastings referred to the need for Council to encourage a sustainable environment. He said it was important however that a balance was struck in terms of maintaining a healthy economy and achieving a sustainable environment referring particularly to the increasing numbers gravitating towards an urban lifestyle. He referred to Council's objective of a zero circular waste economy and its commitment to the practices involved in achieving this goal. He felt Council should be proud of its undertakings and achievements in relation to recycling.

In response to a query from Councillor O'Reilly regarding the balance between profit and sustainability and the possible introduction of measures to ensure sustainable neighbourhoods, Ms Hughes explained that a sustainable environment was conducive to economic wellbeing. She stated that development of sustainable neighbourhoods was ultimately more economically viable and also addressed the major problem of fuel poverty so prevalent in Northern Ireland. She stated that in the UK proposals were afoot to introduce a zero carbon home points system in the next five years which would inform the use of materials in all new developments.

Alderman Ramsey expressed his Party's support for a sustainable environment. He referred to the various recycling initiatives introduced by Council and commended officers on their endeavours in this regard.

The Committee thanked Ms Hughes for her presentation and she withdrew from the Meeting.

## **Chairperson's Business**

### **ER227/17 Closure of Ulster Bank Branches**

Alderman Hussey expressed concern at the recent announcement by Ulster Bank to close ten of its branches and the serious impact thereof on sustaining community regeneration. He said he was devastated at

the Bank's proposals to close its Castledearg branch which was the last remaining bank within the community. This totally flew in the face of their proclamation to be a customer focused bank. He continued that Ulster Bank had realised £58m pre-tax profits in 2015 and their parent bank RBS was still owned by the British taxpayer. He stated that they had shown no loyalty to longstanding customers.

Alderman Hussey acknowledged that the face of banking was changing with the increase of digital banking however, this did not ultimately have to result in the closure of branches and the loss of contact with customers. He said the proposed closure would make daily banking more difficult for many longstanding customers of this branch and a particular disadvantage for those who had limited access to online services.

Councillor Reilly concurred with the previous speaker's comments.

Councillor McHugh reiterated the fact that this would result in the closure of the final remaining bank branch in Castledearg. He said such multi-million pound companies had little interest in local loyalty. He expressed concern that the proposed closures would result in forty staff facing redundancy with no guaranteed alternative employment.

Subsequently the Committee

**Recommended**      **that Council write to Ulster Bank seeking a meeting with them to discuss their decision to close a number of its branches including one located within the Council district and requesting that they reconsider their decision to close their branch in Castledearg.**

### **Open for Decision**

#### **ER228/17      Confirmation of the Open Minutes of the Environment and Regeneration Committee Held on 11 October 2017**

Minutes of the Environment and Regeneration Committee held 11 October 2017 (ER200/17-ER216/17) were submitted.

Councillor Reilly advised that he had submitted apologies for non attendance at the October Meeting of the Committee however these had not been recorded in the Minutes.

It was agreed that the Minutes would be amended accordingly.

Subsequently Minutes of Environment and Regeneration Committee held on 11 October 2017, as amended, were confirmed and signed by the Chairperson as correct.

## **Matters Arising**

### **ER229/17 Deputation – Environment Agency**

Councillor Donnelly referred to a presentation from the Environment Agency at the September Meeting of the Committee following which he had queried if an assessment had been carried out at the lagoons at Drumahoe and if there had been any damage following the recent flooding. He stated that Dr Kearney had been unable to comment at that time but had undertaken to respond thereon by 3 November and queried if any such response had been received given the importance of this issue for local Anglers.

The Director of Environment advised that a response had not yet been received however she undertook to follow up on this the following day.

Alderman Hussey enquired if there had been any engagement with NIEA regarding their response on the issue of illegal waste.

The Head of Environment advised that an initial meeting had taken place the previous week and a follow-up meeting would take place in December. He said he had been unable to attend the previous week's meeting however he undertook to obtain a copy of the minutes in respect thereof and would be in attendance at the scheduled December meeting.

Alderman Hussey welcomed this response.

The Head of Environment undertook to submit a report to the January Meeting of the Committee on the outcome of discussions.

## **ER230/17 Council Car Pool Scheme- Policy**

The Head of Environment presented the above report a copy of which had been previously circulated. He advised that the purpose of this report was to seek Members approval with regard to the adoption of a policy relating to the use of Councils Car Pool Scheme.

The Committee

**Recommended that the Members endorse the Car Pool Policy.**

## **ER231/17 Culmore Country Park – Request to Site Portacabin**

The Head of Environment presented the above report a copy of which had been previously circulated. He advised that the purpose of the report had been to advise Members of and seek their recommendations with regard to correspondence received from Culmore Community Partnership with regard to the siting of a temporary office within Culmore Country Park.

Councillor Hassan advised that Culmore Community Partnership were working towards establishing a number of projects in the area. They felt that the positioning of a portacabin on the site would be ideal for people using the Park to meet and consult on the ongoing projects. He referred to the need for a Community Centre in Culmore however it was felt that the portacabin would meet the current needs of the Culmore Partnership.

Alderman Hussey questioned if it was the most appropriate way to address the needs of the local community other than by providing a temporary structure and queried if there were plans for a permanent structure in the longer term. He acknowledged the immediate benefits which could be derived from a temporary structure however this would prove inadequate in the longer term.

Councillor Tierney stated that one of the key issues for the local community in Culmore was the lack of any community facilities. He queried that if Council were to proceed with the proposed portacabin if it would be for the benefit of the local community. He acknowledged Alderman Hussey's comments that monies would be better used towards a permanent structure as opposed to a temporary structure which would not meet the long term requirements of the local

community. He suggested that the reason that the Culmore Community Partnership had brought forward this proposal was to provide them with a base which could ultimately be a pre-cursor for a community centre and identified the benefits of agreeing to the proposal.

Councillor Hassan referred to the need to address the needs of the local community on a step by step basis. He agreed that the long term plan was for the provision of a Community Centre and work was ongoing in this regard. However it would make sense to secure the portacabin at this stage. He stated that if Council approved the provision of a portacabin at this site it would prove beneficial for the Culmore community in terms of providing a base in the Park.

Councillor Hassan stated that the number of projects which would be developed in Culmore in the coming years would undoubtedly increase and the lack of facilities was one of the major concerns for the local community. He said the provision of the portacabin would assist in the regeneration of the entire area.

Councillor Tierney enquired if Officers were proposing to approve the Culmore Community Partnership's request to locate a portacabin at the site and investigate costings in relation thereto.

Alderman Hussey said he was voicing an opinion in terms of a permanent way forward. However if the proposal moved towards a community centre he would have no objection.

The Director of Environment and Regeneration suggested that Officers bring forward a report outlining costings in connection with locating a portacabin on the site and have subsequent discussions with the Culmore Community Partnership in an effort to identify potential funders.

Subsequently the Committee

**Recommended that Officers prepare a report in costings in regard to costings in siting a portacabin at Culmore Country Park and engage with Culmore Community Partnership in an effort to identify potential funding opportunities.**

**ER232/17 Notice of Application from Flintridge Resources for Mineral Prospecting Rights**

The Director of Environment and Regeneration presented the above report a copy of which was previously circulated. She advised that the purpose of the report was to advise Members of the receipt by the Department of the Economy of an application for the Mineral Prospecting Rights under Section 11 of the Mineral Development Act (Northern Ireland) 1969.

Councillor Gallagher welcomed the corporate decision of Council to oppose the granting of a licence by the Department in this instance. He advised that he had recently attended a presentation by Dalradian Gold Limited who had indicated that they planned to remove thousands of tonnes of earth from their site and shatter it and subsequently replace it in this area of land in the countryside. He said he felt this would play an important role in supporting the corporate role of the Council and the corporate position of Council which was relevant to Committee and to ratepayers.

Councillor McHugh endorsed the comments contained in the report. He stated that it was worthwhile pointing out the disregard shown to Council by not following procedures in providing maps of where they intended to explore.

Alderman Warke advised that he also attended the site visit arranged by Dalradian following which he had felt reassured by their comments.

The Committee

**Recommended that the Members endorse the attached response written by the Director of Environment and Regeneration to the Department of the Economy.**

**ER233/17 Street Naming and Postal Numbering – Development of 30 New Dwellings at Cloghole Road Derry- Request for Development Name**

The Head of Capital Development and Building Control presented the above report a copy of which had been previously circulated. He advised that the purpose of the report was to gain Members consent to name a new development of thirty dwellings at a site on Cloghole Road, Derry.

In response to a query from Alderman Hussey, the Director of Environment and Regeneration advised that the policy referred to in 5.2 was one of the policies which was considered at the beginning of the new Council and undertook to provide the said Member with the details in respect thereof.

The Committee

**Recommended that the Members endorse the Developer's second preference "Corn Mill Park" in respect of the new development at Cloghole Road.**

### **Open for Information**

#### **ER234/17 Update on Refuse Collection Arrangements at Ballyarnett Travellers Site**

The head of Environment presented the above report a copy of which had been previously circulated. He advised that the purpose of the report was to update the Members with regard to refuse collections services at the Travellers' Accommodation site operated by the Northern Ireland Housing Executive at Ballyarnett.

Members commended the Head of Environment on the consideration given to this issue.

Councillor Tierney referred to discussions he had with the Director of Environment and Regeneration regarding the siting of skips and suggested that given the views of the travellers consideration be given to locating these at the rear of the site. He stated that there were still a number of major issues at this site which must be addressed and requested that this matter be retained on the agenda and continued assistance be given to the Travellers in conjunction with the other statutory partners involved.

Councillor Duffy referred to the importance of this issue in the local area and stated that it would require ongoing work by both Council and the Housing Executive to address the range of issues which remained outstanding. However she thanked Council and the Housing Executive for their efforts to date in addressing the situation.

Councillor Robinson welcomed the recent developments at the site. He referred to the serious impact on the site of bins having insufficient capacity. He also referred to a number of issues which must still be addressed however the first step had been in addressing this problem.

#### **ER235/17 Proposed Disabled Parking Bays**

The Director of Environment and Regeneration presented the above report a copy of which had been previously circulated. She advised that the purpose of the report was to advise Members of correspondence dated 25 September and 25 October 2017 from Transport NI, Network Development Section, regarding proposed disabled parking bays throughout the district.

Members noted the content of the report.

#### **ER236/17 Environmental Awards 2017**

The Head on Environment presented the above report which had been previously circulated. He stated that the purpose of the report was to update Members on Councils recent success at the 2017 Britain in Bloom competition.

The Head of Environment referred to 3.3 of the report and pointed out that this was the first time that a perfect score had been awarded in terms of cleanliness and the judges had noted the cleanliness of the City which was a reflection of the work carried out by Council

The Chairperson advised that she had attended the Awards Ceremony to collect the Award on behalf of the Mayor and she commended Officers on this wonderful achievement. She said there was a general perception among the guests regarding how outstandingly clean the City was. She stated that it was the first time a Cleansing Section had been awarded one hundred per cent.

Alderman Hussey congratulated the Head of Environment and his staff on this achievement. He expressed concern at the final six words of 3.3 "how outstandingly clean the City was" and said he looked forward to "an outstandingly clean City and district". He referred to the rural area expressed concern at the delay in having debris removed from crossings and traffic islands which detracted from the aesthetics of the area. He requested that this problem be addressed by the relevant statutory authority.

The Head of Environment advised that arrangements had been made for a Supervisor located in Strabane to assess this problem and anticipated that it would be addressed in the coming weeks.

Councillor Donnelly acknowledged the Award but expressed concern at the unsatisfactory condition of streets and laneways in Creggan which was presenting a major problem.

#### **ER237/17 Magheramason Play Provision Update**

The Director of Environment and Regeneration presented the above report which had been previously circulated. She advised that the purpose of the report was to update members on the Magheramason Play Project.

#### **ER238/17 Newtownstewart Play Provision Update**

The Director of Environment and Regeneration presented the above report which had been previously circulated. She advised that the purpose of the report was to update the Members on the Newtownstewart Play Project.

Members agreed that the above two reports would be considered simultaneously.

Alderman Warke referred to the need for play provision in Magheramason. He referred to the suggested two phase approach, which he said the Magheramason community who had campaigned so vigorously for many years for play provision in the Magheramason area, would be willing to consider.

Alderman Bresland suggested that Officers further examine the suggested two stage approach. He expressed concern at the possibility of the Magheramason community being disappointed given their endeavours in this regard.

Alderman Devenney stated that this had been a legacy project from the former Strabane District Council and campaigners had been working hard for ten years for play provision in the Magheramason area. He stated that whilst planning permission had been granted funding was not forthcoming in respect of the project. He stated that following the amalgamation of the two Council he had attended an on-site meeting

with the Parks Development Manager to consider proposals which the Parks Development Manager felt were somewhat outdated and suggested submitting a new planning application in respect of the proposal. He said that whilst he would welcome the progression of the Newtownstewart Scheme he expressed concern that Magheramason had not reached the criteria for rural development funding due to the fact that it did not have a sufficient population. He stated that he had since been in touch with the Magheramason Community Association and they had indicated that they would be willing to proceed on a two phased basis. He referred to the excellent credentials of the group and anticipated that phase I would proceed and a scoping exercise be carried out in an effort to identify funding opportunities in respect of the proposed works.

Alderman Hussery referred to 4.4 and expressed disappointment that Magheramason would not be eligible for capital funding under the Rural Development Programme. He stated that anyone who was familiar with the Magheramason area would realise that this was an expanding community. He presumed that if a number count of the area was carried out it would have a sufficient population to meet the criteria. He advised that he engaged with the Community Association who had considered what could be provided in the area in terms of play provision. He stated that it would be a travesty if there was no development in relation to play provision given the efforts and forward planning by the community association in this regard. He agreed that a two phased approach could be a possible way forward and suggested that Council investigate possible funding in respect of these works.

Councillor P Kelly concurred with the comments made by the previous speakers. He welcomed the Newtownstewart scheme but pointed out that in general play provision in the rural area was somewhat lacking referring specifically to Plumbridge.

Councillor Hastings, as a member of the Rural Development Group, stated that the criteria used by the Rural Development Programme was fair and was developed by an independent consultant. He advised that £150,000 of the funding in respect of the Strathfoyle scheme had not been forthcoming from Council. He said there were little comparisons between small and larger communities. He stated that the redevelopment plans for the next five years highlighted equality and investment across the entire area and it was important that Council was not seen to be overly thrifty when considering the needs of the community.

The Director of Environment and Regeneration stated that as Members were aware Officers had been endeavouring to secure funding for this project however it had not been successful in this regard. She stated that Officers would be willing to consider a two-phased approach as suggested in the report and undertook to bring forward a detailed report through Council's Capital Review Group to consider prioritisation. She further undertook to prepare a detailed report of the matter for consideration at the next Meeting of the Committee.

The Director of Environment and Regeneration advised that Council had been successful in the appointment of a Play Development Officer who would be responsible for scoping the entire Council area in terms of play provision in order to decide on prioritisation.

Councillor Donnelly endorsed the previous comments in regard to play facilities. He commended Officers on the progress of the Brandywell Scheme which reflected the views of local residents. He urged a similar approach in relation to other schemes throughout the Council area.

**ER239/17 Street Naming and Property Numbering- Requests for Installation of Bilingual Signage**

The Head of Capital Development and Building Control presented the above report which had been previously circulated. He advised that the purpose of the report was to inform Members of the outcome of recent applications to provide bilingual signage at Durrow Park, Derry and Mount Carmel Heights, Strabane.

Members noted the content of the report.

**ER240/17 Applications Processed Under Building Regulations (NI)**

The head of Capital Development and Building Control present the above report which had been previously circulated. He advised that the purpose of the report was to advise Members of applications processed under Building regulations (NI) between 1 September 2017 and 30 September 2017.

Members noted the information contained in the Report.

**ER241/17 Mews Lanes Scheme – Triax Proposals**

Members requested that the above item which was in confidential business be discussed in open business.

The Chairperson subsequently advised however that the item had been withdrawn at the request of the proposer.

The Director of Environment and Regeneration referred to an email which had been received from Triax requesting that this item be withdrawn as they did not wish to proceed with their proposals at this stage and would contact Council regarding a re-worded proposal. She stated that if Members were satisfied could bring forward a further report when additional information was received.

Councillor Donnelly enquired if this proposal would be put out to tender for other groups to undertake.

The Director of Environment and Regeneration advised that the original report had requested Members' comments and recommendations in relation to the report. Council was not however proposing any action in this regard at this stage. She stated that as Triax had indicated they wished to withdraw their proposals. She stated however that if any further plans were received these would be presented to Committee for Members comments and consideration and to agree a way forward.

Councillor Tierney stated that the proposal was worthy of consideration if it was spread throughout the Council district and was not concentrated in Triax areas. He referred to his Party's concerns regarding the proposed roll-out of the scheme. He referred to the need for fairness and balance given the number of groups which existed throughout the Council district. He queried the possibility of Council undertaking the scheme and as such suggested that funding be set aside in respect thereof. He stated that this was an ongoing problem throughout the City and district and must be addressed. He referred to the proposed establishment of a Working Group previously considered by Council to address this problem.

The Director of Environment and Regeneration stated that this had been an issue of major concern. She suggested that Officers bring forward proposals for consideration by Members and decide on how to address potential additional costs through the rates estimates process. She agreed with the establishment of a Working Group to consider costed options.

Councillor Donnelly referred to his concerns when he had initially viewed the proposals put forward by Triax. He stated that there were numerous groups throughout the City and District who carried out excellent work. He referred to a request he had made at the September Council Meeting that a report be prepared on the possibility of Council taking care of these lanes however the report suggested that this could not be done. He referred to the need to be

accountable to those groups who had invested their own money and he stated that the process must be open to all.

Councillor O'Reilly stated that extensive work had been carried out in relation to this. He referred to the problem which existed in his area. He suggested that this problem would be best addressed through educating the public in regards to the upkeep of laneways and to encourage community participation in terms of the wider issues. He referred to the importance of establishing a Working Group. He referred to Strathfoyle as an area of good practice. He reiterated the need for community engagement.

Alderman Hussey stated that Triax had submitted an excellent proposal which he felt would have been beneficial to the City and district. He referred to the need to identify a way forward to address this problem.

Councillor Campbell referred to the fact that the Triax proposal had now been withdrawn. He reminded Members however that this had been a pilot project which, if successful, could have been rolled out throughout the City and district. He stated that any proposals which were put forward to address the problem should be considered and agreed through the suggested Working Group to be established to consider a way forward in relation to the issue of mews lanes.

Councillor Hastings said that surely this was one of the major issues which must be addressed through the Community Planning process. He referred to the need to identify ownership of the mews lanes and for all of the statutory bodies concerned to participate in addressing this problem as this was not a matter specifically for Council. He said it was unfair that ratepayers should be burdened with the cost of addressing this problem.

Alderman Hussey expressed disappointment that Triax had withdrawn their proposal and felt this would have proved successful in addressing the problem.

Subsequently the Committee

**Recommended that a Working Group be established including elected Members, and representatives from the statutory and community organisations to consider a way forward in terms of addressing the issue of Mews Lanes.**

The Meeting terminated at 6.45 pm