

14 July 2010

**MINUTES** of the Meeting of the Building Services Committee held in the Council Chamber, Town Hall, Carrickfergus on **WEDNESDAY**, the **FOURTEENTH** day of **JULY** 2010, at the hour of **7.30** o'clock pm, pursuant to the Town Clerk's summons calling the Meeting, the following Members were present:-

**Councillor Mrs Marsden, Chairperson Presiding**

<b><u>Alderman:</u></b>	M M Beattie	D W Hilditch	J McClurg
<b><u>Councillors:</u></b>	R Beggs	C J Brown	T R L Clements
	I E Day	S C Dickson	E Ferguson
	L McClurg		

An apology for non-attendance was received on behalf of Councillors Cosgrove and McKinney.

The following Officials were in attendance:-

Mr I Stewart	Deputy Director of Building Services
Miss A Beacom	Senior Committee Clerk

**REPORT FROM DIRECTOR OF BUILDING SERVICES**

Report from Director of Building Services for the month of June 2010, read and considered.

**ARISING OUT OF THE REPORT**

BS.51/10  
(BS.38/10)

**Schedule of Recommendations**

The Deputy Director of Building Services outlined the recommendations for approval as contained in the schedule, a copy of which had been made available for examination in Committee Room 2.

Fourteen applications were approved during June 2010, with twenty-five Building Notices recommended for acceptance. Five Regularisations had been certified and no applications had been withdrawn during the period.

It was Proposed by Councillor L McClurg, Seconded by Councillor Brown, & AGREED to recommend acceptance of the recommendations as set out in the schedule.

BS.52/10  
(BS.39/10)

**Cancellations**

Members were advised that the following applications had now reached the three years after submission without work being started. Accordingly it

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was recommended that a formal Notice of No Effect be sent to the applicants.

<b>Plan Number</b>	<b>Applicant</b>	<b>Works</b>
CN/2067/0173	Mr John Henshaw 80 Ballystrudder Road Islandmagee	Two Storey Extension
CA/2078/0015	Mr Karl Brown 6 Patterson Row Carrickfergus	New Flat Roof for Rear Return and Alterations
CA/2078/0023	Ian Cook 39 Kinbayne Crescent Greenisland	Rear First Floor Extension
CA/2078/0028	George Gilmour 30 Marshallstown Road Carrickfergus	Sunroom
C/2078/0032	NIHE 73 Glenkeen Avenue Greenisland	Single Storey Toilet Extension

It was Proposed by Councillor L McClurg, Seconded by Councillor Dickson, & AGREED to recommend acceptance of the Officer's recommendation.

**COUNCILLOR DAY DECLARED A NON-PECUNIARY INTEREST IN THE FOLLOWING ITEM.**

BS.53/10  
(BS.40/10)

**Renewal of Entertainment Licences**

The Committee was informed that the following applications had been received for renewal of Entertainment Licences. Technical matters were satisfactory and no objections had been received. In each case it was recommended that the licence be renewed under the existing terms.

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<b>Premises Address</b>	<b>Applicant</b>
Whitehead Golf Club McCraes Brae Whitehead	Mr Culbert French
First Presbyterian Church Hall War Memorial Hall Lancasterian Street Carrickfergus	Mr Victor Hart
Joymount Presbyterian Church Hall Joymount Carrickfergus	Mrs Sharon Donald

It was Proposed by Alderman J McClurg, Seconded by Councillor E Ferguson, & AGREED to recommend acceptance of the Officer's recommendation.

BS.54/10  
(BS.41/10)

**Petroleum Licences - Renewal**

Members were advised that the following applications had been received for renewal of Petroleum Licences. Technical matters were satisfactory and it was recommended that the licences be renewed.

<b>Premises Address</b>	<b>Applicant</b>
Cable Service Station 20 Belfast Road Whitehead	Mr Stephen McWilliam
Fortfield Service Station 75A Belfast Road Carrickfergus	Henderson Retail Ltd
Raw Brae Service Station 2 Larne Road Whitehead	Mr David Hall

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Greenisland Service Station Upper Road Greenisland	Property Management Services (NI) Ltd
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It was Proposed by Councillor Brown, Seconded by Councillor E Ferguson, & AGREED to recommend acceptance of the Officer's recommendation.

BS.55/10  
(BS.42/10)

**Approval to Hold Civil Registrations**

The Committee was informed that the following application had been received for renewal of approval to hold civil ceremonies. Technical matters were satisfactory and it was recommended that the premises be approved.

<b>Premises Address</b>	<b>Applicant</b>
Knockagh Lodge 236 Upper Road Greenisland	Mr J Wilson

It was Proposed by Councillor Beggs, Seconded by Councillor Day, & AGREED to recommend accordingly.

BS.56/10  
(BS.42/09)

**Cinematographic Licence**

Members were advised that the following application had been received for the renewal of a cinematographic licence. Technical matters were satisfactory and it was recommended that the licence be renewed.

<b>Premises Address</b>	<b>Applicant</b>
Carrickfergus Omniplex Unit 4 Rodgers Quay Carrickfergus	Mr P Anderson

It was Proposed by Councillor L McClurg, Seconded by Councillor Dickson, & AGREED to recommend accordingly.

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**ALDERMAN HILDITCH AND COUNCILLOR CLEMENTS DECLARED A NON-PECUNIARY INTEREST IN THE FOLLOWING ITEM.**

BS.57/10  
(BS.52/09)

**Carrickfergus Masonic Social Club – Entertainment Licence Renewal and Variation**

The Deputy Director of Building Services reported that during May 2010, an application for the renewal of the Entertainment Licence for the Carrickfergus Masonic Social Club had been received from Mr Gordon Morrison. This application also included a request for a variation to the hours when the premises may be used for entertainment (an additional thirty minutes was requested for each evening from Monday to Saturday).

The existing Entertainment Licence was for the period 1 July 2009 to 30 June 2010, but still valid as an application for renewal was made prior to the renewal date. This licence permits the premises to be used for entertainment between the following hours –

- Monday to Saturday – 11.30 to 23.00 hours and
- Sunday 12.30 to 22.00 hours

The application from Mr Morrison requested that the above licence be renewed, but with entertainment hours increased to 23.30 hours (Monday to Saturday).

No objections had been received from the Police Service of Northern Ireland (letter dated 7 June 2010) and no representations had been received from any member of the public in connection with this application. Council had no record of any complaint relating to entertainment matters pertaining to these premises.

The Deputy Director of Building Services recommended that Council grants the renewal of the licence, together with the variation requested through until 30 June 2011.

It was Proposed by Councillor E Ferguson, Seconded by Councillor L McClurg, & AGREED to recommend acceptance of the Officer's recommendation.

BS.58/10  
(BS.44/10)

**Estates Management Sub-Committee - Minutes**

Members had been circulated with copy minutes of the Estates Management Sub-Committee meeting held on 27 May 2010 which had been ratified at the subsequent meeting on 24 June 2010.

It was Proposed by Alderman Beattie, Seconded by Councillor Clements, & AGREED to recommend adoption of the minutes.

(C.154/10) Arising out of the foregoing, Councillor Brown sought up-dates on  
(C.64/10) Fisherman's Quay and Eden Community Centre.

Alderman Hilditch understood from the Technical Officer that work will have commenced at Fisherman's Quay by the date of the next Sub-Committee meeting. In relation to Eden Community Centre, presentations had been received and an appointment made to further develop the project.

Councillor Brown requested written confirmation of the situation from the Director of Building Services.

BS.59/10 **Carrick Rangers Football Club**

(BS.45/10)

(C.172/10)

(BS.36/10)

Members were reminded that at the last meeting, the Director of Building Services had been requested to prepare a report detailing the 'community' based activities of Carrick Rangers Football Club. He understood that the intent was to attribute a financial worth to this activity.

Accordingly, he had collated figures, a copy of which had been circulated to Members, based on those supplied by the Club. In totalling the figures he had applied what he regarded as a prudent and conservative approach, in that he had halved the numbers of trainers shown by the Club as active on any given day. This should take account of 'no shows', cancellations, etc. However, Members were reminded that both IFA and Child Protection requirements set minimum standards to which the Club must adhere.

The report detailed open events/courses which were open to all, mainly during the football season. Using figures provided by the Club, he estimated the worth of these events at a total of £24,896.00 per annum (average over fifty two weeks £478.00 per week).

Other works identified as having been carried out in the last year in order to meet Irish Football Association and essential maintenance requirements totalled £38,789.00 and details had been circulated to Members.

The Director had only included events run on a long term regular basis which were open to the whole community and had ignored short term events and other one off events.

In relation to the extent of Council maintenance, the Parks Section had indicated that it did carry out certain maintenance works but that this was to aid the Club prior to Council sponsored or supported events – because it occurred on an ad hoc basis, it would be extremely difficult to assess the worth of this work.

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In summary, apart from that relating to maintenance, all of the information contained in the report to Members had been circulated, in one form or another, at previous meetings.

In 1985 the Club, represented by trustees, entered into a lease for the Taylors Avenue football ground. The lease was for 75 years at £2,000 per year. In 2000 the Club governance system changed to that of a limited company. The lease was not amended to take account of this change. Around 2002/2003 the payment of the rental money ceased. At present the Club owes £20,820 to Council for unpaid rent.

The Director of Support Services had examined the accounts of the Club, as submitted to the Companies Registrar and was unable to make a judgement on the ability of the Club to pay the rent in future. He had indicated that the Club is unlikely to be able to pay the outstanding rent. The Club representatives had indicated that it is not in a position to pay the outstanding rent.

In the last financial year the total contributions made in the direction of the Club, from the Council was £5,100. However, abstracting those sums attributable to charitable or other special events the figure reduced to £1,700 (this includes the £1,000 charge for a Council advertising board).

The Club, clearly, had an enthusiastic group of workers who put considerable efforts into the organisation and running of the Club. The Club accepts that the current position is not sustainable and must be resolved.

The Club is putting considerable efforts into what might be described as community events such as mini soccer, youth training, and ladies football - for example, the Club claims numbers of up to 100 children attend the Saturday event, with 40 on Monday evening. The Director had been assured that these events are open to all. Averaged out over a year, extremely conservatively, these events would cost in the region of £500 per week for staff and utilities. The Club is also laying out considerable sums on the upkeep and improvement of the ground.

The situation at Carrick Rangers is not unique. Members will be aware of the financial problems at Coleraine where Inland Revenue sought to wind up the Club due to debts of £1.3 million. Last week it was reported that Ballymena United had debts of £100,000 last year (the Council maintains their ground).

Carrickfergus Borough Council has a clearly stated wish that the Club continues in existence and operates from Taylors Avenue.

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Representatives of the Club had suggested that for example, it would be prepared to attempt to forego the income from the advertising board placed by the Council viz. £1,000 per annum (but leaving the advertising board in place).

The Club has indicated that it might attempt to raise funds to buy the ground if the Council was willing to sell and the purchase price was low enough i.e. with restrictive covenants included in the transfer. (In considering this latter option Members should bear in mind the general aim of Council to retain the Taylors Avenue/Leisure Centre/Golf Club as a substantial green/leisure area in the centre of the town. Any purchaser of Taylors Avenue could, after 21 years, refer a covenant to the Lands Tribunal for removal thus potentially opening the ground for development. The Local Government Auditor has recently drawn attention to such situations).

To date, the Council had been considering a solution whereby it would enter into a Facilities Management Agreement with the Club in that it would surrender the ground to the Council. The Club would then take on a management and grounds maintenance role with the Council being responsible for maintenance of structures and buildings. The Local Government Auditor had indicated he feels 'this proposal seems reasonable'.

**ALDERMAN HILDITCH AND COUNCILLOR E FERGUSON DECLARED A NON-PECUNIARY INTEREST IN THIS ITEM.**

Before leaving the meeting to allow other Members to consider the above information, Alderman Hilditch advised that issues to be borne in mind included the designation, through Government legislation, of Taylors Avenue as one of thirty stadia in Northern Ireland, with a ground licence to be issued in August 2010. There was also the opportunity of £60,000 funding available through Sport NI as well as potential private investment.

**ALDERMAN J McCLURG AND COUNCILLOR L McCLURG DECLARED A NON-PECUNIARY INTEREST IN THIS ITEM AND TOGETHER WITH ALDERMAN HILDITCH AND COUNCILLOR E FERGUSON, ALL FOUR MEMBERS LEFT THE MEETING AT THIS STAGE.**

**IT WAS PROPOSED BY ALDERMAN BEATTIE, SECONDED BY COUNCILLOR BROWN & AGREED THAT THE MEETING "GO INTO COMMITTEE".**

**IT WAS PROPOSED BY COUNCILLOR BROWN, SECONDED BY**

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**COUNCILLOR CLEMENTS, & AGREED THAT THE MEETING DO NOW RESUME.**

BS.60/10  
(BS.43/10)

**New Line – Salt mines – Invitation to Department for Regional Development**

Councillor Brown referred to his previous enquiry with regard to the Salt Mines at the New Line and the undertaking by the Director of Building Services to extend an invitation to the Department for Regional Development to attend a future meeting.

The Deputy Director confirmed that he had offered the Department the opportunity to attend either the September or December Building Services Committees (taking into account other presentations already arranged) and a response was awaited.

Councillor Brown requested that Members be kept informed.

**CONCLUSION OF MEETING**

The meeting terminated at 8.05 pm, when those Members present were as listed on page 1 with the exception of Aldermen Hilditch and J McClurg and Councillors E Ferguson and L McClurg who left the meeting at 7.40pm.