

## **ARDS BOROUGH COUNCIL**

A meeting of the Council Services Committee was held in the Boardroom, 2 Church Street, Newtownards on Wednesday, 18 March 2009 at 7.00 p.m.

### **PRESENT:-**

**In the Chair:** Councillor Elliot

**Aldermen:** Craig  
Gibson  
McCarthy  
Shannon

**Councillors:** Bell (7.11pm) T Hamilton  
Boyle (7.05pm) McBriar  
Carson (7.05pm) McDowell  
Drysdale McIlveen (7.18pm)  
Elliott Montgomery  
Ferguson (7.10pm) Oswald  
Fletcher Smyth (8.14pm)  
S Hamilton

**In Attendance:** Chief Executive, Director of Environmental Services, Director of Leisure Services, Borough Inspector, Project Officer, Public Relations Officer & Committee Administrator

**Apologies:** Alderman Ennis, Councillor Gregory & Williams  
Councillors Bell, McIlveen & Smyth

### **CONGRATULATIONS**

Members congratulated Alderman Shannon on recently becoming a grandfather.

**Agreed.**

### **DEPUTATIONS**

#### **Mr Conor McCarthy – Fiddlers Green**

The Chairman advised members that Mr McCarthy would not be in attendance.

**Noted.**

(Councillors Boyle & Carson entered the meeting at 7.05pm)

### **Killinchy Community Hall**

The Chairman welcomed Mr Philip Smith and Ms Susy Glossop to the meeting and invited them to make their presentation.

Mr Smith thanked members for the opportunity to make a presentation adding that a copy of the Business Plan for the 2009/2010 year had been tabled for members.

He commenced by outlining a brief history of the Community Hall:-

- Built in 2000 on Council-owned land using funding secured from the Millennium Fund
- Purpose to provide a hall and changing facilities for the adjacent football pitch
- It had initially been run by Community Association volunteers
- It was managed by a Limited Liability Company

He next outlined the various problems which there had been relating to the hall:-

- No football pitch had been developed on the adjacent Council land
- Vandalism had caused significant problems
- Insufficient Use for financial sustainability
- Financially insecure
- Insufficient volunteers
- Long term viability in doubt

(Councillor Ferguson entered the meeting at 7.10pm)

Mr Smith proceeded to outline the assistance which was required by the reconvened Development Association:-

- A partnership approach with the Council
- Councillor representation
- Assets to be secured – oil tank, external lighting, repair of internal assets
- Achieve financial stability
- Leisure Services 'outreach'
- Point of contact, website

(Councillor Bell entered the meeting at 7.11pm)

He next outlined the vision of the Association, which was to develop a partnership that would secure and grow a sustainable and well used community facility in Killinchy.

He outlined in closing the Association's request for report:-

- Fence Oil Tank
- Provide flood lighting in car park
- Increase annual grant support to £2,700 which would fund Insurance of £1,600; Website £300 and 30% of annual utilities/fuel £800.
- Provide 'outreach' classes from Comber Leisure Centre
- Promote use of hall via Council media and at Council Offices & Comber Leisure Centre
- Two Councillors to be appointed to attend quarterly meetings with Management Committee

One member referred to the Business Plan, and asked Mr Smith the reason for deregistering for VAT.

Mr Smith stated there was a financial benefit in deregistering.

The member further enquired if there had been any current problems with leakage from the oil tanks.

Mr Smith stated that vandals had only managed to pierce the external skin.

The member further enquired if there had been any application for Peace III funding.

(Councillor McIlveen entered the meeting at 7.18pm)

Ms Glossop stated that information had been forwarded regarding funding.

Another member asked how the Community Association intended to increase the income from parties.

Mr Smith stated that 25% was not a huge income, perhaps 10 or 12 parties per year. He added that a number of initiatives had been undertaken to promote the use of the hall for parties.

Another member enquired if the facility was still being used by SERC.

Mr Smith confirmed that the facility was not being used by SERC at the present time.

Mr Smith added that there had been a number of meetings to obtain greater community support and usage of the hall.

Ms Glossop added that the development of a website would be helpful in promoting the hall. She further commented that a newsletter was being created for the community group.

One member enquired if the website would be updated on a regular basis.

Mr Smith stated that the website would be a first point of contact, and would simply display information about the facilities available, the pricing structure and availability of the hall. Contact details would also be made available on the website.

In response to a further query, Mr Smith stated that there had been interest across the community in enhancing and promoting the community hall.

One member enquired why the Association, which had initially been so successful, had faded.

Mr Smith suggested that there would have been initial enthusiasm due to the new facility, but as problems occurred this could have caused some de-motivation.

The member enquired what additional funding the Association was requesting from the Council.

Mr Smith stated that the Association currently received £1,500 per year from the Council, and was asking for an additional £1,200 for one year to assist in a number of projects.

There being no further questions, the Chairman thanked Mr Smith and Ms Glossop for their presentation.

CG 2618

**REPORT OF THE CHIEF EXECUTIVE'S  
DEPARTMENT** (Appendix I)

**Page 2/3 – Pollution Control and Local Government (NI)  
Order 1978**

One member referred to the new system and asked if this had assisted in the reduction in the number of unwanted vehicles.

The Borough Inspector confirmed that the figure had dropped considerably in the past few years, and could not be attributed specifically to the new system, although it may have aided in the improvement, to an extent.

**Noted.**

**Page 8/9 – PEL 151 – Entertainments Licence**

The Borough Inspector reported that the outstanding certificates had been received from the applicant for Fiddlers Green, 10-12 Church Street, Portaferry and therefore the recommendation was for approval of the licence, subject to a final inspection.

It was **AGREED TO RECOMMEND**, on the proposal of Alderman Shannon, seconded by Alderman Craig, **THAT** the entertainments licence for Fiddlers Green, 10-12 Church Street, Portaferry be granted, subject to a final inspection.

**Page 3 – Bye-laws Prohibiting the Consumption of Alcohol in Public Places**

One member referred to the habitual offenders, and asked if consideration had ever been given to much more significant fines to deter the activity.

The Borough Inspector stated that the fines were made by the court.

**Noted.**

It was **AGREED TO RECOMMEND**, on the proposal of Alderman Shannon, seconded by Alderman Craig, **THAT** the report be adopted, subject to the above decision.

**GOOD RELATIONS REPORT** (Appendix II)

Good Relations Report (copy previously circulated) was tabled.

It was **AGREED TO RECOMMEND**, on the proposal of Alderman McCarthy, seconded by Alderman Shannon, **THAT** the report be adopted.

**ENVIRONMENTAL SERVICES REPORTS**

CG 2620 **Technical Services** (Appendix III)

Technical Services Report (copy previously circulated) was tabled.

**Page 2 – Blue & Brown Bins**

One member referred to the change in what waste could be disposed of in the brown bins, and asked when it would take effect.

The Director of Environmental Services reported that cooked food waste could be deposited in brown bins from 1 April 2009. He added that Kitchen Caddys would be supplied to all households with a brown bin.

Another member referred to the timetables for the collection days, asking if those had been distributed.

The Public Relations Officer stated that delivery had commenced on Monday 16 March 2009.

**Noted.**

Another member stated that there had been problems with the collection of blue bins particularly in Pound Street, where contractors had been working for the past few weeks.

The Director of Environmental Services stated that he was aware of the issue and agreed that it had to be resolved. He advised the member that consultation was underway between the Cleansing Manager and the contractor.

**Noted.**

### **Page 1 – BG 236G – Movilla Cemetery Extension**

One member enquired what the lifespan of the extended cemetery would be.

The Director of Environmental Services stated that it would provide an additional 20 years.

He added that consideration would be given to what provision could be made following the exhaustion of the extended facility.

One member asked if any enquiry had been made about green burials.

The Chief Executive stated that a few enquiries had been made.

**Noted.**

It was **AGREED TO RECOMMEND**, on the proposal of Councillor Bell, seconded by Alderman Gibson, **THAT** the report be adopted.

CG 2619 **Environmental Health** (Appendix IV)

Environmental Health Report (copy previously circulated) was tabled.

**Page 3/4 - FH 1471 – Oysters illegally gathered from Strangford Lough**

One member enquired if this had been a one off or had there been a number of instances.

The Director of Environmental Services stated that it was an issue which arose from time to time.

**Noted.**

It was **AGREED TO RECOMMEND**, on the proposal of Alderman Shannon, seconded by Alderman Craig, **THAT** the report be adopted.

CG 2621 **Building Control** (Appendix V)

Building Control Report (copy previously circulated) was tabled.

It was **AGREED TO RECOMMEND**, on the proposal of Alderman McCarthy, seconded by Alderman Craig, **THAT** the report be adopted.

CG 2616 **LEISURE SERVICES REPORT** (Appendix VI)

Leisure Services Report (copy previously circulated) was tabled.

Councillor McBriar proposed, seconded by Councillor Oswald, that a special meeting of the Council Services Committee be held on Wednesday 1 April 2009 to consider items 2, 4, 7 and 8 of the Leisure Services report in greater detail.

(Councillor Smyth entered the meeting at 8.14pm)

A number of comments were made relating to the items, and it was noted that all issues would be considered at the special meeting of the committee.

The Director of Leisure Services reported, in response to a further query, that he was meeting with representatives of Ards Football Club on 23 March 2009.

It was **AGREED TO RECOMMEND**, on the proposal of Councillor McBriar, seconded by Councillor Oswald, **THAT** a special meeting of the Council Services Committee be held on

Wednesday 1 April 2009 to consider items 2, 4, 7 and 8 of the Leisure Services report in greater detail.

### **Page 1 – OS 2388 – Beach Cleaning**

A discussion ensued on the ownership of Ballyferris beach, due to the extensive usage of the area by those utilising the Ganaway Activity Centre and the caravan park.

It was **AGREED TO RECOMMEND**, on the proposal of Councillor Carson, seconded by Councillor Ferguson, **THAT** the following be added to the recommendation, "...and, following a report on the ownership, includes Ballyhalbert as it meets the criteria.

It was **AGREED TO RECOMMEND**, on the proposal of Alderman Shannon, seconded by Alderman Craig, **THAT** the report be adopted, subject to the above decisions.

DR 6943

### **PROPOSED NEW HOUSEHOLD RECYCLING CENTRE AT BALLYGOWAN ROAD, COMBER**

Report dated 2 March 2009 (copy previously circulated) from the Director of Environmental Services was tabled stating that as Members would be aware, the Council had agreed to replace the small Household Recycling Centre at Comber with a larger, modern facility as close as possible to the town. Members would also be aware that finding a site had presented a significant challenge. In January 2006 the Council submitted a planning application for consent on land at Ballygowan Road, Comber. After many difficulties and amendments requested by the Planning Service, permission was finally granted on 19 January 2009.

However, this consent had 12 conditions and 19 informatives attached which in general terms were reasonable considering the level of opposition by local residents to the proposed development. However, there was one condition which it was believed would present considerable operational difficulties if the Council was to proceed to purchase and develop the site.

#### **Planning Conditions and Proposed Action**

- The access to the site was via an already approved right hand turning lane into a lane which would also service the Council's new cemetery at the same location.
- Planning Service Consent condition number 3 required that the Household Recycling Centre could only operate from 8 am – 6 pm Monday to Friday and 8 am – 4 pm on Saturday. The

reason being, "...in the interest of amenity of residents living in the surrounding areas". Members were aware that all 7 existing sites operated outside those hours during the summer time, ie 8 am – 8 pm Monday to Friday and 8 am – 4 pm on Saturday (1 April – 30 September).

This could potentially cause problems because it was believed that during the summer hours closing at 6.00 pm rather than 8.00 pm Monday to Friday would displace users to Saturday mornings. This loss of 10 hours during the week could result on occasions, in queues of motorists waiting to gain access to the site from the Ballygowan Road. However, more significantly, any funerals held on Saturday mornings and using the same access to the new cemetery risked getting "mixed up" in traffic attending the Household Recycling Centre. Therefore, having discussed the matter with the current land owner/seller, and having considered the available technical solution to this potential difficulty, the Director proposed the following action and sought the Council's permission to proceed as follows.

1. Redesign the size, shape and position of the proposed Household Recycling site, although in practice this would be lower, longer and further away from the nearest dwellings which could improve the visual impact and reduce any potential noise impact arising from the site.
2. Construct a small parallel roadway servicing the Household Recycling Centre only, still using the one access point, but providing overflow capacity for vehicles using the Household Recycling Centre and therefore allowing clear access for vehicles proceeding to the new cemetery at the top of the lane.

Initial discussion with the land owner had been very positive and it was believed that there should be very little change in the overall projected costs of the development as the revised site would present less difficulties in terms of construction costs.

It was the Director's intention to have a preliminary discussion with the Planning Service on the proposed changes prior to submitting an amended application if Council agreed with the course of action.

Discussion ensued on the proposed amendment to the site, and the following responses were given by the Director:-

- The site was four times bigger than the existing recycling centre
- The Council was purchasing sufficient land for the site and road way, and would reach agreement about required planting

- There were unlikely to be any additional costs with regard to the amendment to the scheme
- The road way was two wide lanes until it reached to junction
- It was unlikely to be economically viable to retain the existing site for two hours each evening.

It was **AGREED TO RECOMMEND**, on the proposal of Councillor McBriar, seconded by Alderman Shannon, **THAT** permission be granted for the Director of Environmental Services to proceed as outlined in the report and to submit a revised planning application as soon as possible.

### **OPENING OF TENDERS**

SP 3142

#### **4 Wheel Drive Tractor**

It was **AGREED TO RECOMMEND**, on the proposal of Alderman Shannon, seconded by Councillor McBriar, **THAT** the Chairman and Officers open the tenders following the meeting.

**THAT CONCLUDED THE BUSINESS**  
**(The meeting terminated at 9.02 p.m.)**