

**BALLYMONEY BOROUGH COUNCIL****Leisure & Amenities Committee Meeting No 355 – 19th December 2008****Table of Contents****AMENITIES**

<b>355.1</b>	Intermediate Football Ground Improvement Projects	<i>Accept IFA grants and provide match funding from Council reserves</i>
<b>355.2</b>	Riada Stadium Upgrade	<i>Accept plan as 'blueprint' for future development and seek planning approval for the measures required to bring the ground up to IFA Premier League standards</i>
<b>355.3</b>	Ballymoney Cemetery Memorials	<i>Grant permission</i>
<b>355.4</b>	Priests Well PROW	<i>Note</i>
<b>355.5</b>	Community Hall Projects:-	
	5.1 Balnamore	<i>Note progress, finalise project proposals at January LAC meeting</i>
	5.2 Stranocum	<i>Finalise plans and seek planning approval</i>
	5.3 Ballybogey	<i>Finalise plans and seek planning approval</i>
<b>355.6</b>	Proposed Multi-Purpose Building and Access Improvements at Drumaheglis Marina & Caravan Park	<i>Obtain planning approval and undertake any necessary site flood risk assessment</i>
<b>355.7</b>	Metal Bridge at Stranocum	<i>Note cost of maintenance work and consider at Rates Estimates meetings for 2009-2010</i>
<b>355.8</b>	Access to Car Park	<i>Do not grant permission</i>
<b>355.9</b>	Sport NI Funding Application re. Riverside Park shared use path	<i>Note</i>
<b>355.10</b>	Cloughmills Community Facility	<i>Note and further consider at the Committee's January meeting</i>
<b>355.11</b>	Translink Ulster in Bloom Competition	<i>Nominate Ballymoney and</i>

	2009	<i>Stranocum</i>
<b>355.12</b>	Drumaheglis Marina & Caravan Park AA Quality Standard Award	<i>Note</i>
<b>355.13</b>	3 <sup>rd</sup> Generation Synthetic Pitch at Riada Playing Fields	<i>Note that planning permission granted on 2<sup>nd</sup> December 2008</i>

**BALLYMONEY BOROUGH COUNCIL**

Minutes of Leisure & Amenities Committee Meeting No 355 held in the Council Chamber, Riada House on Friday 19th December 2008 at 10.30 am.

**IN THE CHAIR:** F Campbell

**PRESENT:** **Alderman**  
H Connolly  
C Cousley, Deputy Mayor  
J Simpson

**Councillors**  
J Finlay  
M McCamphill  
A Patterson  
E Robinson  
I Stevenson

**APOLOGIES** A Cavlan

**IN ATTENDANCE** Director of Borough Services  
Committee Clerk

**355.1 INTERMEDIATE FOOTBALL GROUND IMPROVEMENT PROJECTS**

The Director advised Council at its meeting on 1<sup>st</sup> December that the offer of grant from the IFA was conditional – that all grant aided work must be completed, paid and necessary documentation submitted by 30<sup>th</sup> April 2009.

**IT IS RECOMMENDED** that Council accept the grants offered by the IFA to undertake necessary work at both Drumbolcan Park and McCamphill Park and that it incur the additional cost not budgeted for this year estimated at up to £7,328.

It was proposed by Councillor McCamphill, seconded by Alderman Connolly and **AGREED:**

***to recommend that Council accept the grants offered by the IFA to undertake necessary work at both Drumbolcan Park, Rasharkin and McCamphill Park, Dunloy and that it incur the additional cost [match funding] not budgeted for this year estimated at up to £7,328, taking the match funding from the Council's reserves.***

- \* **Councillor Patterson and Alderman Simpson arrived at 10.40 am.**

### **355.2 RIADA STADIUM UPGRADE**

Further to the discussion which took place on this matter at the previous Committee meeting (Minute LAC352.10 refers) it is the case that the plan which delineates the necessary upgrades at Riada Stadium in order that the facility would comply with both -

- 1) the IFA Premier League ground criteria; and
- 2) the UEFA Stadium Infrastructure Regulations Edition 2006 (Category One Stadium),

has been on display in the Members Room at Riada House since 3<sup>rd</sup> December.

It is considered that it would be prudent for Council to agree its aspirations for Riada Stadium and thereby have an established 'blueprint' for possible future development at the facility. With such a blueprint and planning approval in place, Council would be well positioned to apply for funding and also implement a phased approach to addressing facility shortfall.

**IT IS RECOMMENDED** that Council accept the plan furnished by its consultants in November 2008 as its 'blueprint' for possible future development at Riada Stadium and that planning approval now be sought for the measures required to bring the ground up to the IFA Premier League ground criteria.

It was proposed by Councillor Stevenson, seconded by Councillor McCamphill and **AGREED:**

***to recommend that Council accept the plan furnished by its consultants in November 2008 as its 'blueprint' for possible future development at Riada Stadium and that planning approval now be sought for the measures required to bring the ground up to the IFA Premier League ground criteria.***

- \* **Councillor Robinson arrived at 10.50 am.**

### **355.3 BALLYMONEY CEMETERY MEMORIALS**

Applications have been received as undernoted for the erection of memorials in Ballymoney Cemetery.

Section I3 No.99

Mrs Louise Laverty, 23 Dehra Gardens, Ballymoney  
Grey Granite Headstone and Base

Section I3 No. 90

Mr. Jim Lynch, 59 Millgrange, Ballymoney  
Black Granite Headstone and Base

Section I2 No. 55

Mr. Stephen Currie, 19 Greengage Lane, Ballymoney  
Blue Pear Heart Shape Headstone and Base

**IT IS RECOMMENDED** that Council grant permission to the above applicants to erect memorials in Ballymoney Cemetery, subject to the usual requirements.

It was proposed by Alderman Connolly, seconded by Councillor Patterson and **AGREED**:

***to recommend that Council grant permission to the above applicants to erect memorials in Ballymoney Cemetery, subject to the usual requirements.***

**355.4 PRIESTS WELL PROW**

Committee is asked to note that following an earlier risk assessment, the shallow well at which the public right of way terminates has been fenced off – a photograph was circulated.

**355.5 COMMUNITY HALL PROJECT**

This business, that is, the provision of community facilities at Ballybogey, Balnamore and Stranocum has been considered by Committee at its meetings on 24<sup>th</sup> October and 18<sup>th</sup> November.

Further work has been undertaken as regards the proposals previously before Committee, which the Director will speak to at the Committee meeting.

As stated previously, it is envisaged that Committee/Council will determine what it is minded might be provided at Ballybogey, Balnamore and Stranocum, given other spend priorities, so that further necessary steps for the delivery of any project such as obtaining planning approval might be achieved.

**5.1 Balnamore**

The Director gave a short resume of the project options as discussed by Committee. He then advised Members that he had discussed with the NIHE District Manager the lease held by the Community Association and its possible extension beyond 2015. He explained that the 10 year lease granted to the Community Association in June 2005 was a term not now usually given and outlined the implications to the project of the limited timeframe of the extant lease and the other

temporary arrangements made. He again advised that it would be advantageous to pursue alternatives. He responded to queries by Councillor Robinson regarding the possible use of a pre-fabricated building and ownership of any such building provided by Council post 2015.

The possibility of grant funding via DARD Rural Development proposals was mentioned. The Director emphasised that for Council to be in a position to avail of possible grant it was imperative that its proposed projects had been determined and the process of obtaining planning permission was being advanced. He intimated that it was his understanding that the timescale DARD would allow for the submission of grant applications would be very short and that it was probable that the various measures would be grossly oversubscribed. Alderman Simpson expressed the view that the availability of private funding should be identified.

## 5.2 Stranocum

The Director gave a brief resume of the project as discussed with the Committee previously. He then advised that having again discussed the extent of the accommodation which might be provided to satisfy the Community Association's aspirations with the Chair, that he had estimated the cost at £426,000 for a traditionally built building of 284 square metres. The Chair advised that the line drawing given to the Director related to a 'typical country church hall' and responded to further questions from Councillor Robinson. The Director advised that it was necessary that Committee 'sign off' the project it was minded Council might provide were funding to be available, so that planning approval then might be sought as this may not be an altogether straightforward process and time was of the essence.

It was proposed by Councillor Robinson, seconded by Alderman Connolly and **AGREED:**

***to recommend that the Council's consultants be tasked with preparing plans for a traditionally built community building of approximately 284 square metres to be sited on the Council's land at Stranocum as outlined to the Committee and that as decided previously by Council planning approval now be sought.***

## 5.3 Ballybogey

The Director gave a short resume of the project as discussed with the Committee previously. He then advised that the Council's consultants had revised the previous plans in order to increase the ceiling height to the main hall and to extend the kitchen and provide a store at the front of the building. He estimated that the building work now envisaged would cost approximately £200,000. Both the Chair and the Director responded to Member questions. Committee noted that further work was needed on the plans received on 19<sup>th</sup> December and that this would be progressed.

It was proposed by Councillor Robinson, seconded by Councillor Finlay and **AGREED:**

***to recommend to Council that the plans be finalised and planning approval sought for the proposed refurbishment and extension of Ballybogey Community Centre.***

- \* **Alderman Simpson left the meeting during the discussion at 11.40 am.**
- \* **Alderman Connolly left the meeting during the discussion at 11.45 am.**

### **355.6 PROPOSED MULTI-PURPOSE BUILDING AT DRUMAHEGLIS MARINA & CARAVAN PARK**

Following presentation of proposals for a new multi-purpose building at Drumaheglis at the previous Committee meeting (18<sup>th</sup> November) it was agreed that the matter be further considered at the Committee's December meeting.

It is envisaged that Committee/Council will determine what its vision for Drumaheglis is, both in terms of the proposed multi-purpose building and the improvement of the facility access, given the importance of the Marina & Caravan Park in the Causeway Coast tourist portfolio.

The Director made reference to the plans for the multi-purpose building circulated at the previous meeting and then referred to plans, again circulated, which indicated proposals relating to the facility access. He intimated that the estimate of cost for the total project was £467,000. He reminded Members that any planning application for a location such as Drumaheglis now entailed a flood risk assessment and that this would be the next step, were Committee minded to progress the project so that Council could be in a position to avail of NI Tourist Board grant assistance when the next opportunity might arise in the Spring of 2011.

It was proposed by Councillor Stevenson, seconded by Alderman Campbell and **AGREED:**

***to recommend to Council that it obtain planning approval for the proposed Multi-Purpose Building and Access Improvements at Drumaheglis Marina & Caravan Park and in that regard undertake any necessary site flood risk assessment.***

### **355.7 METAL BRIDGE, STRANOCUM**

At the Committee's meeting on 24<sup>th</sup> October 2008 (Minute LAC350.4 refers) Members were advised and Council asked to note in respect of the Metal Bridge Walk, Stranocum –

- the on-going work with regard to the possible assertion as a public right of way; and

- (as Council had provided the present bridge) its obligation as regards the maintenance of its bridge.

The work which is required by way of maintenance to the metal bridge (mainly painting) is estimated will cost £3,850.

Members are asked to note that the estimated cost will be included (as an option) within the Directorate budget estimate for 2009-2010.

### **355.8 ACCESS TO CAR PARK**

Correspondence has been received from Triangle Housing Association Limited advising that the Association has recently submitted a planning application to demolish its existing offices at Eastermeade Gardens and replace same with new build larger office accommodation with which comes an increased parking requirement.

The Association has written to formally request Council permission to construct a pedestrian access from its site to the rear area of the car park. A copy of the "site layout as proposed" is included in the Committee papers.

Committee is asked to consider the request made by Triangle Housing Association Limited for an access to the Council's land and make recommendation to Council on the matter.

In the discussion which ensued the Director responded to Member questions, including the matter of ownership and mention was made that the Council ought to consider the sale of its land at Eastermeade Gardens.

It was proposed by Councillor Finlay, seconded by Alderman Cousley and **AGREED:**

***to recommend that Council does not grant permission to Triangle Housing Association Limited to construct a pedestrian access from its site onto the Council's land.***

### **355.9 SPORT NI FUNDING APPLICATION**

As Committee was advised on 24<sup>th</sup> October, an application for funding was made to the Sport NI: Places for Sport Surfaces 2008-2009 for the cycle/shared use path (final phase) at Riverside Park, Ballymoney. Sport NI has recently advised that the application was unsuccessful.

### **355.10 CLOUGHMILLS COMMUNITY FACILITY**

It is hoped to have both preliminary drawings and costings of what community facilities might be provided on the Council's 'Old Mill' Site at Cloughmills by the date of the Committee meeting (19<sup>th</sup> December).



The Council's consultants: R Robinson & Sons have been asked to work within extant site building footprint as well as make provision for a children's play area and necessary car parking.

At the meeting the Director circulated plans received from the Council's consultants and advised that the cost of the project could be in the region of £1.75 million. He stated that on 16<sup>th</sup> December, at a meeting regarding the project involving Planning Service, Rivers Agency, Roads Service, the Council's consultants and himself, two options were discussed – renovating the existing structures which were in very poor condition and also vulnerable to flooding as witnessed on 16<sup>th</sup> August last and new build. The latter option was preferred and recommended in that it meant that the site could be used to best advantage for the facilities Council wished to provide. The proposed building, which would have a reduced footprint to the existing structures, would be located on the more elevated part of the site out of the floodplain and the proposed scheme would also incorporate a play park, park and riverside walk and necessary car parking. The Director advised that the representatives of both Rivers Agency and Roads Service had commented favourably on the 'new build' option, with Rivers Agency pointing out that Council in support of a planning application would have to undertake a Site Flood Risk Assessment. Planning Service indicated that it had a preference to see the site, considered to be brownfield land, developed, but pointed out that the views of NIEA would be sought. The Director advised that it was hoped to meet with NIEA early in the new year. He then responded to Member questions. At the behest of the Mayor, he agreed to provide a cost estimate regarding the possible renovation of the extant site structures. Other Council land within the Cloughmills village envelope was also discussed and Committee was advised regarding an approach by NIHE relating to the possible provision of further social housing within the village. The Mayor reminded Members of the funds already earmarked for the Cloughmills project and that Council ought to react positively to other opportunities.

It was noted that the proposed project plans would be displayed in the Members Room and that it was hoped that at its next meeting Committee would 'sign off' on the proposed scheme so that a planning application might be formally progressed. It was agreed that the Action Team would be updated regarding the Council's present proposals for Community facilities at Cloughmills.

Councillor Finlay welcomed the proposals and thanked the Director for all the work he had done to bring the project to its present stage.

- \* **Alderman Simpson joined the meeting during the discussion at 12.40 pm.**
- \* **Councillor Patterson left the meeting at 12.55 pm.**

**355.11 TRANSLINK ULSTER IN BLOOM COMPETITION 2009**

The Director requested that Members consider the nomination of Ballymoney in the town category and Stranocum in the village category of this annual competition, as was the case for the 2008 competition.

It was proposed by Councillor Stevenson, seconded by Councillor Finlay and **AGREED:**

***to recommend that Council nominate Ballymoney in the town category and Stranocum in the village category of the Translink Ulster in Bloom Competition 2009.***

**355.12 DRUMAHEGLIS MARINA AND CARAVAN PARK**

The Director of Borough Services advised that following recent inspection the Council's Drumahelis Marina & Caravan Park received for the 2009 season the highest rating possible under the AA Quality Standard.

**355.14 3<sup>rd</sup> GENERATION SYNTHETIC PITCH AT RIADA PLAYING FIELDS**

The Director advised, as Members may already be aware, Planning Service on 2<sup>nd</sup> December granted planning permission in respect of the Council's application no. D/2008/0485/F [24.10.08] in relation to the provision of a new 3<sup>rd</sup> generation synthetic pitch, installation of floodlighting and erection of fencing at Riada Playing Fields, 33 Garryduff Road, Ballymoney. He further advised that were the Council to make an application to the IFA for grant assistance it would be necessary to undertake a project economic appraisal using one of the IFA approved consultants. He estimated that such an appraisal would cost approximately £5,000.

The Chair, in response to a Member, advised that from January 2009 the Committee would revert to having a single meeting at which both Amenities and Leisure business would be considered, the next meeting of the Committee to be held on Tuesday, 20<sup>th</sup> January 2009 at 7.00pm at the Joey Dunlop Leisure Centre.

He then thanked Members for their attendance at meetings throughout 2008 and extended best wishes for Christmas and the New Year.

**The meeting closed at 1.15 pm.**