

**LAND AND PROPERTY SUB-COMMITTEE MEETING
WEDNESDAY 6 JANUARY 2021**

No	Item	Summary of Key Recommendations
1.	Apologies	<i>None</i>
2.	Declarations of Interest	<i>None</i>
	'In Committee' (Item 3 – 7)	
3.	Minutes of Previous Meeting held on 4 th November 2020	<i>Confirmed</i>
4.	Requests for Use of Council Land	<i>73/20 and 74/20 Approved 43/20 Refused 71/20 Approved subject to cost recovery and site inspection</i>
	4.1 Officer Feedback and Assessment of Limepark Playing Fields, Armoy-	<i>Noted</i>
5.	Leases/Licenses	
	5.1 Glenariff Beach Café	<i>to recommend that Council grants Glenariff Improvement Group until 30th June 2021 to consider their options.</i>
6.	Requests to Purchase or Dispose of Council Land	
	6.1 Former Dungiven Sports Pavilion – Update D1 Expressions of Interest	<i>that the site is sold in its entirety via a single sale to one party or to joint parties acting together and not via multiple sales. Officers are authorised to accept offers no less than £230,000.</i>

7.	Legal Issues	<i>None further.</i>

Unconfirmed

**MINUTES OF THE MEETING OF THE
LAND AND PROPERTY SUB-COMMITTEE MEETING
HELD VIA VIDEO-CONFERENCE ON
WEDNESDAY 6 JANUARY 2021 at 7.00PM**

Chair : Councillor Knight-McQuillan (R)

Present : Alderman Baird (R), Fielding (R), Hillis (R)
Councillors Beattie (R), McGurk (R), McLean (R), C
Mc Shane(R)

Officers Present : M Quinn, Director of Corporate Services (R)
P Donaghy, Democratic Services Manager (R)
J Mills, Land and Property Solicitor (R)
J Lundy, Senior Planning Officer (R)
D McLaughlin, Land and Property Officer (R)

In attendance: W McCullough, Head of Sport and Wellbeing

Non-Committee

Member: Alderman A Robinson (R)

Key (R) = Remote attendance

1. APOLOGIES

There were no apologies recorded.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

MOTION TO PROCEED 'IN COMMITTEE'

Proposed by Councillor McGurk

Seconded by Councillor McLean and

AGREED – that the Sub-Committee move *'In Committee'*.

The information contained in the following items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

3. MINUTES OF PREVIOUS MEETING HELD ON 4TH NOVEMBER 2020

Summary minute, previously circulated.

AGREED – that the Minutes of the Land and Property Sub-Committee meeting held Wednesday 4 November 2020 are confirmed as a correct record.

4. REQUESTS FOR USE OF COUNCIL LAND

Confidential report, previously circulated, presented by the Land and Property Officer.

There were 3 new requests for the Sub-Committee to consider. The requests are summarised in the table below with further detail provided at Appendix 1 (circulated).

Further information including maps and photographs were made available at the meeting.

There was 1 repeat event for the Sub-Committee to consider. The report was attached at Appendix 2 (circulated).

There were 3 retrospective events for the Sub-Committee to note. The report was attached at Appendix 3 (circulated).

Issues for Consideration

The following factors should be taken into account when considering each request:-

- 2.1 Right of way issues
- 2.2 Setting precedent
- 2.3 Impact on Council's strategy
- 2.4 Valuation
- 2.5 Long term impact on Council's asset
- 2.6 Legal implications
- 2.7 Health and Safety, Insurance, Risk Assessments and Event Management Plans

It is recommended that the requests listed at Appendices 1 and 2 (and table below) are considered and recommendation made.

It is recommended that the requests at Appendix 3 are noted.

Reference	Date	Location	Detail
74/20	January until August 2021 initially with an extension dependent on availability of site.	Lime Park Playing fields, Armoy	A request from the Causeway Giants' American Football Club to use Council land at, Lime Park Playing fields, Armoy, for American football training and games, from January until August 2021 initially or until a decision has been taken regarding the future use of the asset. Recommended for approval
73/20	January 10th to 13th of June 2021 initially with an extension dependent on availability of site	Lime park Playing fields, Armoy	A request from Armoy Community Association to use Council land at, the Limepark Playing Fields, Armoy for various community activities as part of the Armoy Community Covid Recovery plan, from January 10th to 13th of June 2021 initially or until a decision has been taken regarding the future use of the asset. Recommended for approval.
49/20	TBC	Main Street, Limavady.	A request from Donaghy Brothers Ltd to use Council land at, Main Street Carpark, Limavady, for a proposed new vehicle access route through the car park to the rear of their property on Main Street. Recommended for refusal.
71/20	6 th June 2021	West Bay Car Park and adjacent grass area	A request from Causeway Coast Ford Fair to use Council land at West Bay car park and adjacent grass area, Portrush, to hold their annual static motor vehicle display on the 6th June 2021.

74/20 Causeway Giants' American Football Club and 73/20 Armoy Community Association

The Land and Property Officer advised Members that consideration of the requests 74/20 and 73/20 should be considered in conjunction with Item 41. Officer Feedback and Assessment of Limepark Playing Fields, Armoy.

The requests and the Feedback and Assessment Report follow the decision of Council dated 1st December 2020, *that Armoy Giants' American Football Club and other community groups who had expressed an interest be permitted to use the Playing Fields at Lime Park, Armoy until a decision is reached regarding the future of this asset.*

The Feedback and Assessment report was previously circulated and shared via Teams at the meeting. The Land and Property Officer outlined the main points as follows:

Site security

Gates are not secured – no restriction exists to prevent unauthorised access e.g. Scramblers, quads which could damage playing surfaces. There are signs that 'grandstand' used as meeting place.

The two groups requesting short term use of the site would need to ensure that the gates are secured, and any local "unauthorised" access is monitored and addressed by both groups locally.

Signs of illegal dumping at the site – to be removed by Council prior to the land use request being granted, thereafter the two groups would take on responsibility.

Sporting activities / Ground conditions

Pitch surface has reverted to a 'field' – although out of growing season the grass is long. Surface is likely to provide a suitable playing surface if grass is cut back. It does not appear to be uneven (below the thick grass covering). There has been a bonfire in one corner of pitch which would need to be rectified (scorched, no grass and debris. Needs re-seeded).

The Walking/Running path is not a 'prepared surface' – no stone/kerbing etc. It exists by virtue of foot traffic walking/running the same route on a regular basis. It is in a reasonable condition and does not have any potholes or other hazards.

Council's Estates department can provide advice to the groups on how to maintain the pitch playing surface and what type of on-going upkeep would be recommended for the footpath.

Sports infrastructure

There are no goalposts on site for the playing of Rugby/American Football, the Causeway American Football club would have to source, purchase and install.

There is no changing accommodation or associated toilet / first aid facilities on site to support the training or playing of matches. Query the practicalities of match play and the hosting of visiting teams.

Whilst the previous tenant had installed electrical cabling for floodlighting there are no floodlights or stanchions on site to facilitate activities for either American football, walking or running thereby restricting activities to daylight hours during winter/spring months.

If this site was to be used for the stated purposes and operated by Council, it would require significant investment to bring the site up to a suitable standard for sports and community physical activity / participation.

Car parking

Car park surface (hardcore) in reasonable shape although some water filled potholes exist at low end.

There is a smaller car park behind grandstand in reasonable shape

Council Estates section can carry out minor repairs to potholes prior to any temporary transfer of the site to the two groups. Thereafter the two groups would assume responsibility for maintaining the surface.

Additional comments

Access steps to 'grandstand would need 'tidied up' (remove vegetation and loose stones to prevent trips).

Council's Estates department can carry out minor works on the access steps, thereafter responsibility with transfer to the two groups.

There is an electricity cabinet on the touchline furthest from the grandstand. At present the cabinet is secured with locks and should remain so during any occupation of the site by the two community groups.

On approval, both groups will be required to continually review and update their site specific risk assessments once they taken temporary responsibility for the site and the grounds maintenance requirements.

In summary, the pitch and walking/running surfaces would be suitable for the proposed short term use if maintenance is carried out by the groups to keep grass at a suitable length, car park inspected and potholes filled as required and path inspected regularly to flag up any issues which may arise.

Alderman Baird requested that additional information is provided at the Council Meeting when the matter comes for ratification in terms of work the Council's Estates department would carry out prior to the two groups occupying the site.

Proposed by Alderman Baird
Seconded by Councillor McLean and

AGREED – to recommend that the requests 74/20 from Causeway Giants' American Football Club and 73/20 Armoy Community Association for the use of Limepark Playing Fields are approved and that both groups have the same period of use up to 31st August 2021 under licence for a fee of one peppercorn and that the content of the Feedback and Assessment Report is noted.

* Councillor Beattie joined the meeting at 7.20pm

43/20 Donaghy Bros Limited

The Land and Property Officer advised Members that a request had been received from Donaghy Bros Limited for use of Council land in Limavady for a vehicle access route at Council's car park at Main Street Limavady. No dates have been provided at the point of request.

Members viewed the maps of the site and considered the information provided following officer consultation.

Following discussion and clarification on the impact on Council's land it was

Proposed by Alderman Hillis
Seconded by Alderman Baird and

AGREED – to recommend that the request from Donaghy Bros Limited for use of Council land at Main Street Limavady for a vehicle access route is refused.

71/20 Causeway Coast Ford Fair

The Land and Property Officer advised Members that a request had been received from Causeway Coast Ford Fair to use Council land at West Bay car park and adjacent grass area, Portrush, to hold their annual static motor vehicle display on the 6th June 2021.

Following discussion of the comments received as a result of Officer consultation it was

Proposed by Councillor McLean
Seconded by Alderman Baird and

AGREED – to recommend that the request from Causeway Coast Ford Fair to use Council land at West Bay car park, Portrush, to hold their annual static motor vehicle display on the 6th June 2021 is approved subject to cost recovery and the site being inspected before and after the event by Council Officers.

The retrospective approvals listed at Appendix 3 were noted.

5. LEASES/LICENSES

5.1 Glenariff Beach Café

Confidential report, previously circulated, presented by the Land and Property Officer to seek approval to the request from Glenariff Improvement Group to have until 31st March 2021 to make an informed decision in relation to the renewal of their lease of Glenariff Beach Café.

Background

Glenariff Beach Café is registered title held under folio AN20477 and is freehold absolute.

The project to transform the disused toilet block into a Coastal Centre containing a beach café, with external accessed public toilet provision and a venue for exhibitions was undertaken following the award of a Coastal Communities Fund (Lottery) grant of £186,560 to Moyle District Council as lead applicant in partnership with Glenariff Improvement Group

In June 2015 Causeway Coast and Glens Borough Council granted a 5 year lease to Glenariff Improvement Group for the premises now known as Glenariff Beach Café. Glenariff Improvement Group is a company limited by guarantee with charitable status which was set up in 2007. The group has operated the café on a seasonal basis from April to September with a rent of £0.05 for the term of the lease.

The lease expired on 29th June 2020 and the group is currently “over holding” since 30th June 2020. The café has not been opened during the year due to the COVID-19 Coronavirus pandemic.

A map of the demised land included in “The Schedule” to the lease was attached as appendix A (circulated). A photograph of the building was circulated.

Proposals

Glenariff Improvement Group formally wrote to the Land and Property Section at the end of October 2020 requesting time to consider their options with regard to the renewal of the lease. The group has asked that they have until 31st March 2021 to consider their options so that they can make an informed decision on whether to renew the lease or not.

The Tenant is currently “over holding” on the lease and during this period of “over holding” they would still be required to comply with all terms of the lease until March 2021.

It is recommended that Council grants Glenariff Improvement Group until 31st March 2021 to consider their options so that they can make an informed decision on whether to renew the lease for the Glenariff Beach Café or not.

Councillor C McShane proposed the recommendation. Alderman Baird seconded and asked if the proposer would agree to the date being extended to 30th June 2021. Councillor McShane agreed to the extension of the date.

Proposed by Councillor C McShane
Seconded by Alderman Baird and

AGREED – to recommend that Council grants Glenariff Improvement Group until 30th June 2021 to consider their options so that they can make an informed decision on whether to renew the lease for the Glenariff Beach Café or not.

6. REQUESTS TO PURCHASE OR DISPOSE OF COUNCIL LAND

6.1 Former Dungiven Sports Pavilion – Update D1 Expressions of Interest

Confidential report, previously circulated, presented by the Democratic and Central Services Manager to provide the Sub-Committee with details of the offers to purchase the Former Dungiven Sports Pavilion received through the D1 Disposal of Public Land process.

Background

In October 2020 Council was advised by Land and Property Services (LPS) that initial Expressions of Interest had been received from Western Health & Social Care Trust, Department of Education, Department for Communities Affordable Housing and Department for Infrastructure.

The interested parties were invited to submit completed questionnaires by the 7th December 2020. Council has now received three responses for consideration.

The valuation figure and asking price of £230,000 as per valuation dated August 2020 was released to the interested parties in line with recent Council policy. The valuation report was attached at Appendix 1 (circulated).

Expressions of Interest

In summary, Council has received three questionnaires/offers to purchase from Land and Property Services. The offers to purchase are from the Western Health and Social Care Trust, the Department of Education and the Department for Infrastructure (Roads). The questionnaire responses were attached at Appendix 2 (circulated). Members were provided with

Legal advice was provided at the meeting.

Income generated from the sale will be subject to the repayment of an outstanding loan linked to the asset which is estimated to be £51,000.

It is recommended that the site is sold in its entirety via a single sale to one party or to joint parties acting together and not via multiple sales. Officers are authorised to accept offers no less than £230,000.

The Sub-Committee was invited to consider the offers to purchase and associated documents received.

In response to a Member's query the Democratic and Central Services Manager confirmed that the end of the term of the loan was August 2035.

Following consideration and discussion it was

Proposed by Councillor McGurk
Seconded by Alderman Hillis and

AGREED – to recommend that the site is sold in its entirety via a single sale to one party or to joint parties acting together and not via multiple sales. Officers are authorised to accept offers no less than £230,000.

7. LEGAL ISSUES

Council's Land and Property Solicitor advised Members that there were no further legal matters for consideration at the meeting.

MOTION TO PROCEED 'IN PUBLIC'

Proposed by Councillor McGurk
Seconded by Alderman Baird and

AGREED – that Sub-Committee move *'In Public'*.

There being no further business, the Chair thanked everyone for their attendance and the meeting closed at 8.45pm.

Chair

Unconfirmed