

Minutes of a meeting of the **Town Council Meeting** held in the Council Chamber, North Street, Ilminster on Wednesday 25th February 2015 at 19:30hrs

Present:

Chairman: Cllr E J Taylor

Councillors: Cllr P Burton, Cllr C Goodall, Cllr V Higgins, Cllr V Keitch, Cllr A Lawson, Cllr D Miller, Cllr R Neave, Cllr J Pallister, Cllr A Shearman, Cllr S Shepherd, Cllr S Storey and Cllr R Swann

In Attendance

Officers: Miss J Norris (Town Clerk)

PC A Stuart

12 members of the public attended the meeting, two of whom wished to speak as part of public participation.

Speaker 1

Speaker 1 spoke on behalf of the Cricket Club – wished the football Club well and would like the Council’s support with moving forward with the long term future of the Sports Club

Speaker 2 spoke immediately before the agenda item “Football And Community Facility Project Governance Group”

377. Apologies for Absence

An apology for absence was received from Councillor Sothern and County Councillor Vjeh also sent her apologies

378. Declarations of Interest

The declarations of interest outlined in the table below were made:

Name	Agenda Item	Minute No	Interest	Nature of Interest	Action
Cllr Pallister	Agenda 5 Sports Club Licence	381	Personal	Member of cricket club & sports club	
Cllr Shepherd	Agenda 5 Sports Club Licence	381	Personal	President Cricket Club	

379. Minutes

RESOLVED to confirm the minutes of the meeting held on 17 February 2015 as a correct record

380. Police Report

An Ilminster Beat Report for February had been circulated for the Town Council meeting held on 17th February 2015. PC Stuart was in attendance at this meeting and was thanked for his presence.

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Issues raised included:

- There was no update on the attempted robberies in Oxonford and Greenway
- The Town Council had previously been made aware of 7 offences of violence, the alleged perpetrator is now fit to be interviewed but due to his or her health issues it is likely that the incidents will be recorded as “no crime”
- An incident outside Greenfylde First School involving a female taking photographs who then ran off when approached by parents received a lot of coverage on the Ilminster Facebook page. PC Stuart confirmed that the police had not been made aware of the incident but he would now look into the matter.

381. Sports Club Licence

The Town Council were asked to consider the short-term conditions for a licence to occupy the land upon the termination of the existing licence to the Sports Club. The Mayor read out the Town Council’s resolution from 17 February 2015 regarding the termination of the existing licence and the agreement in principle that the Cricket Club will be granted a new licence.

Letters from the Cricket Club and the Football Club had been circulated to Councillors prior to the meeting.

The Mayor reminded everyone present that the Town Council had already agreed that the 6 month notice period required for The Sports Club to terminate the existing licence would commence on 17 February 2015 - the date on which the notice was received.

The Mayor read out a proposal from Cllr Neave

Issues discussed during consideration of this item included:

- Cllr Neave said that her proposal for one licence to be drafted which included provision for the football club to use the sports club and then withdraw from the arrangement when their new facility was completed would only involve solicitors; this would be cheaper than having a new licence in 6months and then a further new licence when the football club moved to their new facility.
- A notice period of 2 months for the football club to withdraw from the licence arrangement should be enough time from giving notice to resolve any snagging issues with the new football and community facility
- If the clause in the licence agreement is worded appropriately the Football Club will have the right to use the Sports Club until such time as they voluntarily give notice to end the arrangement; such a clause would stand indefinitely
- The current Sports Club licence is in place until 17 August 2015 this gives time for a new licence to be drawn up that can be discussed with all the involved parties
- This agenda item is about a licence to occupy land; the liquor licence is not being discussed
- Currently the rent payable to the Town Council is approximately £125 per month
- The Football Club and Cricket Club each pay £250 per month to the Sports Club when they occupy the Sports Club premises - £125.00 is for the rent and balance goes to the sports club fund
- The Football Club uses the Sports Club for approximately 8 months of the year and the Cricket Club for approximately 4 months of the year.
- When the new football clubhouse and main pitch are fully operational the Football Club will give notice to cease using the

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Sports Club; the Football Club may, if they so wished, give notice to cease using the Sports Club at an earlier date

- The Cricket Club want to continue their use of the existing Sports Club premises and get the income from the bar; they have no wish to have a new facility in another location
- The Cricket Club would like a bond / deposit from the Football Club to cover any damage whilst the Football Club occupy the Sports Club; this could be an annual amount that increases as work / investment is done to the building
- There has not been any damage previously reported during the occupation of either the Football Club or the Cricket Club
- Any enhancement work will impact on whichever club is in place at that time and their ability to make revenue and use the facility
- The roof of the Sports Club building needs to be made watertight very soon
- The Cricket Club want to get on with improvements outside and inside
- There could be a clause in any licence to say when work is done it should be by pre-arrangement
- The Town Council wants to support both clubs to move forwards
- Both clubs are trying to secure income and it is in their interests to have a pleasant environment
- The Town Council will need to consider the length of tenure, the rent, what input the Town Council would require to any internal and external changes to the building and any maintenance requirements as part of any conditions of any new licence

The Mayor took the meeting out of session and asked both the Cricket Club and the Football Club if they wished to raise any additional issues. The Cricket Club confirmed they were broadly happy with the suggestions that had been put forward and gave their word that they will try to minimise disruption to the building when it is open. The Football Club had no further comments.

The meeting went back into formal session.

RESOLVED that a new licence to occupy the building known as The Sports Club is granted to Ilminster Cricket Club with the provisos that:

- (a) Ilminster Football Club are entitled and allowed to use the premises during the football season (such period to be agreed with the Town Council and the Cricket Club) until such time as the new football and community facility and the main pitch is fully operable or Ilminster Football Club notify the Town Council in writing they wish to give 2 months notice to withdraw from the arrangement.
- (b) That the rent payable by Ilminster Football Club for their period of occupation is commensurate with the rate charged by the Town Council to the Ilminster Cricket Club and that Ilminster Football Club are charged an additional (to the rental amount) amount which is proportionate, reasonable and fair to cover wear and tear, insurance and utilities
- (c) That upon the expiry of the period referred to in (a) above the licence will be solely with Ilminster Cricket Club
- (d) That Ilminster Football Club pay, at the start of the licence commencement and then annually if they still occupy the Sports Club premises, a deposit equivalent to 2 months rent, which will

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be held by the Town Council; the deposits paid will be returned to the Football Club, at the expiry of their notice to withdraw from the licence arrangement for the Sports Club, less any sums deducted for either damage to the building or in recognition of improvements made to the building other than by the Football Club from which the Football club have benefitted; the amount to be of any deductions and thus the amount to be repaid to be solely the decision of the Town Council

- (e) That any works to the building arranged by the Cricket Club e.g. improvements and alterations, which are scheduled to take place during the Football Club's occupation of the building will be arranged by mutual consent between the Football Club and the Cricket Club.
- (f) That the Cricket Club will be responsible for making all rental payments to the Town Council

The Mayor took the meeting out of session and invited Speaker 2 to address the meeting. **Speaker 2** was a representative from the Football Club and said he had been informed by telephone earlier that day letters were being sent via the Football Foundation approving 2 grants for the football and community facility - one for £50,000 and the other for £282,545; this meant that it would not be necessary for the Town Council to apply for borrowing approval.

382. Football And Community Facility Project Governance Group

The Football And Community Facility Project Governance Group had sought advice from an appropriate Officer at South Somerset District Council and requested further information from the Quantity Surveyor regarding the appointment of an organisation to design the structural engineering elements of the project; both advisors had confirmed that the quotations received covered the same requirements

RESOLVED that contractor B be appointed to undertake the structural engineering design for the football and community facility project

The Town Clerk informed the meeting that since the last update to Council, the invitations to submit a fee proposal for the contract administrator role had been issued and the Governance Group had also considered the actions needed to meet the planning conditions.

The meeting closed 21:14 hrs

Chair's signature & date
