

Public Document Pack

**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



**Belfast
City Council**

16th October, 2024

MEETING OF THE LICENSING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in a hybrid format, both in the Lavery Room, City Hall and via Microsoft Teams, on Wednesday, 16th October, 2024 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. Delegated Matters

- (a) Houses in Multiple Occupation (HMO) Licences Issued Under Delegated Authority - **Item withdrawn**
- (b) Licences Issued Under Delegated Authority (Pages 1 - 8)
- (c) Application for the Variation of 7-Day Annual Entertainments Licence for The Flint Hotel (Pages 9 - 20)
- (d) Application for a New Licence to operate a House of Multiple Occupation for 6 Rugby Parade (Pages 21 - 40)

3. **Non-Delegated Matters**

- (a) Notices of Motion - Annual Update (Pages 41 - 46)
- (b) Road Closures - Oral update



Subject:	Licences Issued Under Delegated Authority
Date:	16 October 2024
Reporting Officer:	Stephen Hewitt, Building Control Manager, Ext. 2435
Contact Officer:	James Cunningham, Senior Licensing Officer, Ext. 3375

Restricted Reports													
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
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Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues																																				
1.1	Under the Scheme of Delegation, the Director of Planning and Building Control is responsible for exercising all powers in relation to the issue, but not refusal, of Permits and Licences, excluding provisions relating to the issue of Licences where adverse representations have been made.																																				
2.0	Recommendations																																				
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	<u>Key Issues</u>																																				
3.1	Under the terms of the Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1985 the following Entertainments Licences were issued since your last meeting.																																				
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Conway Mill, A1/4 Conway Mill, 5-7 Conway Street, Belfast, BT13 2DE.	Renewal	Mr Andy Donnelly, Conway Street Community Enterprises Project Ltd
Crowne Plaza Hotel, 117 Milltown Road, Shaw's Bridge, Belfast, BT8 7XP.	Renewal	Mr Rajesh Rana, Andras House Ltd
Darragh's Bar, 120 Great Georges Street, Belfast, BT15 1FH.	Grant	Mr Seamus Darragh
Deanes at Queens, 1-6 College Gardens, Belfast, BT9	Renewal	Mr Michael Deane, Deanes Restaurant Group
Downshire Community Centre, Downshire Hall, 340-342 Cregagh Road, Belfast, BT6 9EX.	Renewal	Ms Catherine Taggart, Belfast City Council
Dunmurry Golf Club, 91 Dunmurry Lane, Belfast, BT17 9JS.	Renewal	Mr Colin Adair
Europa Hotel, 11 Great Victoria Street, Belfast, BT2 7AP.	Renewal	Mr Peter Gibson, HHG No4 Ltd
Forthriver Bowling And Tennis Club, 104A Woodvale Road, Belfast, BT13 3BU.	Renewal	Mr Thomas Taylor
Haymarket, 84 Royal Avenue, Belfast, BT1 1DJ.	Renewal (Outdoor)	Mr Gareth Murphy, Coobet Trading Ltd
Henry's & The Jailhouse, 4 Joys Entry, Belfast, BT1 4DR.	Renewal	Mr Paul Langsford, 3 Wise Men Pubs Ltd
Hibernian Sports & Social Club, 71 Falls Road, Belfast, BT12 4PD.	Renewal	Mr Gerry McCloskey
Hollywood Bowl, Unit 2, Odyssey Pavilion, 2 Queens Quay, Belfast, BT3 9QQ.	Renewal	Mr Stephen Masterson, The Original Bowling Company (NI)Ltd
Kelly's Cellars, 30-32 Bank Street, Belfast, BT1 1HL.	Renewal	Mr Henry Downey, Kelly's Cellars Ltd
Knock Golf Club, Summerfield, Upper Newtownards Road, Belfast, BT16 2QX.	Renewal	Mr Aaron McConnell, Knock Golf Club Ltd
Lamh Dhearg CLG, 168 Upper Springfield Road, Belfast, BT17 0LZ.	Renewal	Mr Michael Boyle
Lansdowne Hotel, 657 Antrim Road, Belfast, BT15 4EF.	Renewal	Mr Andrew Simpson, JPE Hotels Ltd
McConnell's Distillery, Crumlin Road Gaol, 53-55 Crumlin Road, Belfast, BT14 6ST.	Grant	Mr John Kelly, Belfast Distillery Company Ltd
My Ladys Inn, 36 My Ladys Road, Belfast, BT6 8FB.	Grant	Mr Zaffar Ali, My Ladys Inn Ltd
Ormeau Park Bowling Pavilion, Ormeau Road, Belfast.	Renewal	Mr David Sales, Belfast City Council
Parlour Bar, 2-4 Elmwood Avenue, Belfast, BT9 6AY.	Renewal	Mr Robert Davis, Regency Hotel (NI) Ltd

Premises and Location	Type of Application	Applicant
Portside Inn, 1 Dargan Road, Belfast, BT3 9JU.	Renewal	Mr Alan Simms
Pug Uglys, 21 Bedford Street, Belfast, BT2 7EJ.	Renewal (Outdoor)	Mr Paul Langsford, Bedford Taverns Ltd
Ronnie Drews, 79-83 May Street, Belfast, BT1 3JL.	Renewal	Mr Dominic Malone, Lameno Ltd
Royal Bar, 33-35 Donegall Road, Belfast, BT12 5JJ.	Renewal	Mr Ronald Brown
St Bartholomews Parochial Hall, 183 Stranmillis Road, Belfast, BT9	Renewal	Mr Ian Berryman
St John's Presbyterian Church, 374-378 Ormeau Road, Belfast, BT7	Renewal	Ms Patricia Mills
St Matthews Church Hall, 403 Shankill Road, Belfast, BT13 3AF.	Renewal	Rev Tracey Elaine McRoberts
St Michaels Parish Centre, 206 Finaghy Road North, Belfast, BT11 9EH.	Renewal	Ms Catherine Doone
St Molua's Parish Church Hall, Upper Newtownards Road, BT4 3LR.	Renewal	Ms Frances Hastie
St Pauls GAC, 98A Shaws Road, Belfast, BT11 9QR.	Renewal	Mr Mark Carey
Stormont Presbyterian Church, 618 Upper Newtownards Road, Belfast, BT4 3HH.	Renewal	Ms Frona Clarke
Stranmillis College Drama Theatre, Central Building, 187 Stranmillis Road, Belfast, BT9 5DT.	Renewal	Mr Gerard Lamb, Stranmillis University College
The Belfast Barge, Lanyon Quay, Belfast, BT1 3LG.	Renewal	Ms Joyce Anderson, Lagan Legacy Ltd
The Crown Bar, 46 Great Victoria Street, Belfast, BT2	Renewal	Mr Maclain Wilson, Mitchells & Butlers Leisure Retail
The Errigle Inn, 312-320 Ormeau Road, Belfast, BT7	Renewal	Mr Philip McGurran, T.J.McGurran Ltd
The Flint Hotel, 48 Howard Street, Belfast, BT1 6PG.	Grant	Mr Ben Ringland, Victoria 2 Ltd
The Malone, 54-64 Eglantine Avenue, Belfast, BT9 6DY.	Renewal	Mr Ashutosh Kumar, Malone Lodge Hotel Ltd
The Marcus Ward, 1 Bankmore Square, Belfast, BT7	Renewal	Mr Lawrence Bannon, Tobar Inns Ltd
The Metropolitan Arts Centre, 10 Exchange Street West, Belfast, BT1 2NJ.	Renewal	Ms Lisa McGinley
The Parador, 471-473 Ormeau Road, Belfast, BT7 3GR.	Renewal	Mr Peter Murray, Blaney Inns Ltd

Premises and Location	Type of Application	Applicant
The Skainos Centre, 239 Newtownards Road, Belfast, BT4	Renewal	Mr John Nicholson
The Suffolk Inn, 12-14 Suffolk Road, Belfast, BT11 9RZ.	Renewal	Mr Tony Clarke, The Suffolk Inn Ltd
The Whitefort, 67 Andersonstown Road, Belfast, BT11 9AH.	Grant	Mr James Conlon, The Wolf and Whistle Ltd
Times Bar, 24-28 York Road, Belfast, BT15 3HE.	Renewal	Mr Brian Boyd
Voodoo, 9-11 Fountain Street, Belfast, BT1 5EA.	Renewal	Mr Ciaran Smyth, Phoenix Wine & Spirit Stores Ltd
Whiterock Community Centre, Whiterock Road, Belfast, BT12 1FW.	Renewal	Ms Catherine Taggart, Belfast City Council

3.2 Under the terms of the Betting, Gaming, Lotteries and Amusements (Northern Ireland) Order 1985 no Amusement Permits were issued since your last meeting.

3.3 Under the terms of the Cinemas (Northern Ireland) Order 1991 the following Cinema Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Fratelli Belfast, Unit 1, Andras House, 60 Great Victoria Street, Belfast, BT2 7BB.	Renewal	Mr Colin Johnston, Fratelli Belfast Ltd
Omniplex Cinema, Kennedy Centre, 564-568 Falls Road, Belfast, BT11 9AD.	Renewal	Mr Paul Anderson, Omniplex Holdings NI Ltd

3.4 Under the terms of the Petroleum Consolidation Act 1929 the following Petroleum Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Beechlawn Filling Station, 124-126 Kingsway, Dunmurry, Belfast, BT17 9NP.	Renewal	Mr Alan Pollock, Maxol Oil Ltd
Belmont Service Station, 119-125 Holywood Road, Belfast, BT4	Renewal	Mr Frank Melia, The Maxol Group
Centra Foxes Glen Service Station, 228-232 Stewartstown Road, Belfast, BT17 0LB.	Renewal	Mr Connor Fitzgerald, Musgrave Retail Stores
Cooleys Filling Station, 200 Andersonstown Road, Belfast, BT11 9EB.	Renewal	Mr Conor Cooley, Cooleys Ltd
Creightons of Balmoral, 2 Upper Lisburn Road, Belfast, BT10	Renewal	Mr Andrew Porter, Creightons of Balmoral Ltd
Creightons of Blacks Road, 243-267 Upper Lisburn Road, Belfast, BT10 0LN.	Renewal	Mr Andrew Porter, Creightons of Blacks Road Ltd

Premises and Location	Type of Application	Applicant
Creightons of Finaghy Ltd, 87-89 Upper Lisburn Road, Belfast, BT10 0GY.	Renewal	Mr Andrew Porter, Creightons of Finaghy Ltd
Eurospar Filling Station, 250-252 Donegall Road, Belfast, BT12 5NE.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Eurospar Ladas Drive Filling Station, 101 Ladas Drive, Belfast, BT6 9FH.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Eurospar/BP Filling Station, 276 Upper Newtownards Road, Belfast, BT4 3EU.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Gilnahirk Filling Station, 109A Gilnahirk Road, Belfast, BT5	Renewal	Mr Kevin Reid, Property Management Services Ltd
Lanark Way Filling Station, 18 Lanark Way, Belfast, BT13 3BH.	Renewal	Mr Karl Hunter, Rathen Ltd
Lisnasharragh PSNI Station, 42 Montgomery Road, Belfast, BT6 9LD.	Renewal	Ms Angela Mcallister, #@Transport Services Branch PSNI
Maguires Garage, 534-538 Falls Road, Belfast, BT12 6EQ.	Renewal	Mr James Maguire
Moneen Filling Station, 339 Finaghy Road North, BT11 9EH.	Renewal	Mr Brendan Nugent, Andersonstown Services Ltd
Rosepark Service Station, 719-721 Upper Newtownards Road, Belfast, BT4 3NU.	Renewal	Mr Frank Melia, Henderson Retail Ltd
Sainsburys Petrol Station, 302 Airport Road West, Belfast, BT3 9EJ.	Renewal	Ms Michelle Robertson, Sainsburys Shared Services
Saveways Eurospar, 111 Springfield Road, Belfast, BT12 7AE.	Renewal	Mr Brendan Mc Kee
Spar Filling Station, 211 Knock Road, Belfast, BT5 6QE.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar Musgrave Park, 136 Stockmans Lane, Belfast, BT9	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar/BP Filling Station, 70-74 Malone Road, Belfast, BT9 5BU.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar/BP Filling Station, 220-230 Holywood Road, Belfast, BT4 1PD.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Spar/BP Filling Station, 318 Ravenhill Road, Belfast, BT6 8GL.	Renewal	Mr Alan Armstrong, Henderson Retail Ltd
Speedline Filling Station, 45 Kennedy Way, Belfast, BT11 9AP.	Renewal	Mr Arthur Eugene O'Reilly, Jesroe Services Ltd
Tesco Filling Station Yorkgate, 100- 150 York Street, Belfast, BT15 1WA.	Renewal	Mr Arkan Kuldip, Tesco Stores Ltd

3.5 Under the terms of the Street Trading Act (Northern Ireland) 2001 the following Street Trading Licences were issued since your last meeting.

Location	Type of Application	Commodity	Hours Licensed	Applicant
Arthur Square, Belfast.	Temporary	Virgin Media services	26 September 2024 09:00 – 22:00	Mr Andrew Macleod
Dargan Crescent at Musgrave cash and carry, Belfast.	Stationary	Hot & cold food & beverages	Mon – Sat: 09:00 – 21:00	Mr Aref Akhavan
Boucher Crescent at lamp post No.16, Belfast.	Stationary	Hot & cold food & beverages	Mon – Sat: 07:00 – 15:30	Mr Brian Moran

3.6 Under the terms of the Road Traffic Regulation (Northern Ireland) Order 1997 the following Road Closure Orders were issued since your last meeting.

Location	Type of Activity	Date and Hours permitted	Applicant
Beverley Street	Filming	Fri 27 and Sat 28 September 2024 09:00 – 19:30	Mr Robbie Huffam
Botanic Avenue	Community Event	Sun 15 September 2024 09:00 -17:00	Ms Lizzie Howard
Crescent Gardens, Upper Crescent	Filming	Wed 25 and Thurs 26 September 2024 09:30 – 19:30	Mr Robbie Huffam
Linenhall Street, Clarence Street, Linenhall Street West, Franklin Street	Filming	Thus 19 September 2024 06:00 – 16:00	Mr David Cooke
Lismore Street, Canada Street, Donard Street	Filming	Fri 27 and Sat 28 September 2024 09:00 – 19:00	Mr Robbie Huffam
Little Donegall Street	Filming	Fri 27, Sat 28, Sun 29, Mon 30 September 2024 and Tues 1 October 2024 09:30 – 16:00	Mr Robbie Huffam
Ormeau Embankment, Ormeau Road, Ravenhill Road, East Bridge Street Mays Meadow, Laganbank Road, Albertbridge Road, Lower Newtownards Road, Severn Street, Connswater Street, Mersey Street, Queen's Quay, Station Street fly over, Queen's Bridge A2 Sydenham bypass off-slip to Dee Street roundabout, Sydenham Road, M3 Middlepath off-slip – Sydenham Road slip, Donegall Quay Queen's Square, High Street, Cornmarket William Street South, Montgomery Street, Chichester Street, Donegall Square North, Wellington Place	Half Marathon	Sun 22 September 2024 04:00 – 14:30	Ms Eimear Degan

Location	Type of Activity	Date and Hours permitted	Applicant
Ormeau Embankment	Centra Run Together	Sun 20 October 2024 09:00 – 12:30	Ms Beth Healy
York Lane	Filming	Tues 13 to Sat 17 Aug 2024 06:30 – 20:00	Mr Gareth Hogan

3.7 Under the terms of the Licensing of Pavement Cafés Act (Northern Ireland) 2014 the following Pavement Café Licences were issued since your last meeting.

Premises and Location	Type of Application	Applicant
Avoca, 41 Arthur Street, Belfast, BT1 4GB.	Grant	Ms Ann Smyth, Avoca Handweavers NI Ltd
Caffe Nero, Unit A, Ground Floor, Soloist Building, 1 Lanyon Place, Belfast, BT1 3LP.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 28-30 Castle Lane, Belfast, BT1 5DB.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 11A Ormeau Avenue, Belfast, BT2 8HD.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 379-381 Ormeau Road, Belfast, BT7 3FD.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 2-4 Chichester Street, Belfast, BT1 4LA.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 1-2 The Carriages, 42 Botanic Avenue, Belfast, BT7 1JQ.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 330 Lisburn Road, Belfast, BT9 6GH.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 91 Royal Avenue, Belfast, BT1 1FE.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 48-50 Ann Street, Belfast, BT1 4EG.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Caffe Nero, 21-27 Lombard Street, Belfast, BT1 1RB.	Grant	Ms Charlotte Griffin, Nero Holdings Ltd
Greggs, 52-54 Botanic Avenue, Belfast, BT7 1JR.	Grant	Ms Karen Towel, Greggs PLC
The Flint Hotel, 48 Howard Street, Belfast, BT1 6PG.	Grant	Mr Ben Ringland, Victoria 2 Ltd

Financial & Resource Implications

3.8 None

Equality or Good Relations Implications/Rural Needs Assessment

3.9 There are no issues associated with this report.



Subject:	Application for the Variation of 7-Day Annual Entertainments Licence for The Flint Hotel.
Date:	16 October 2024
Reporting Officer:	Stephen Hewitt, Building Control Manager, Ext. 2435
Contact Officer:	Quintin Thompson, Senior Building Control Surveyor, Ext 2570

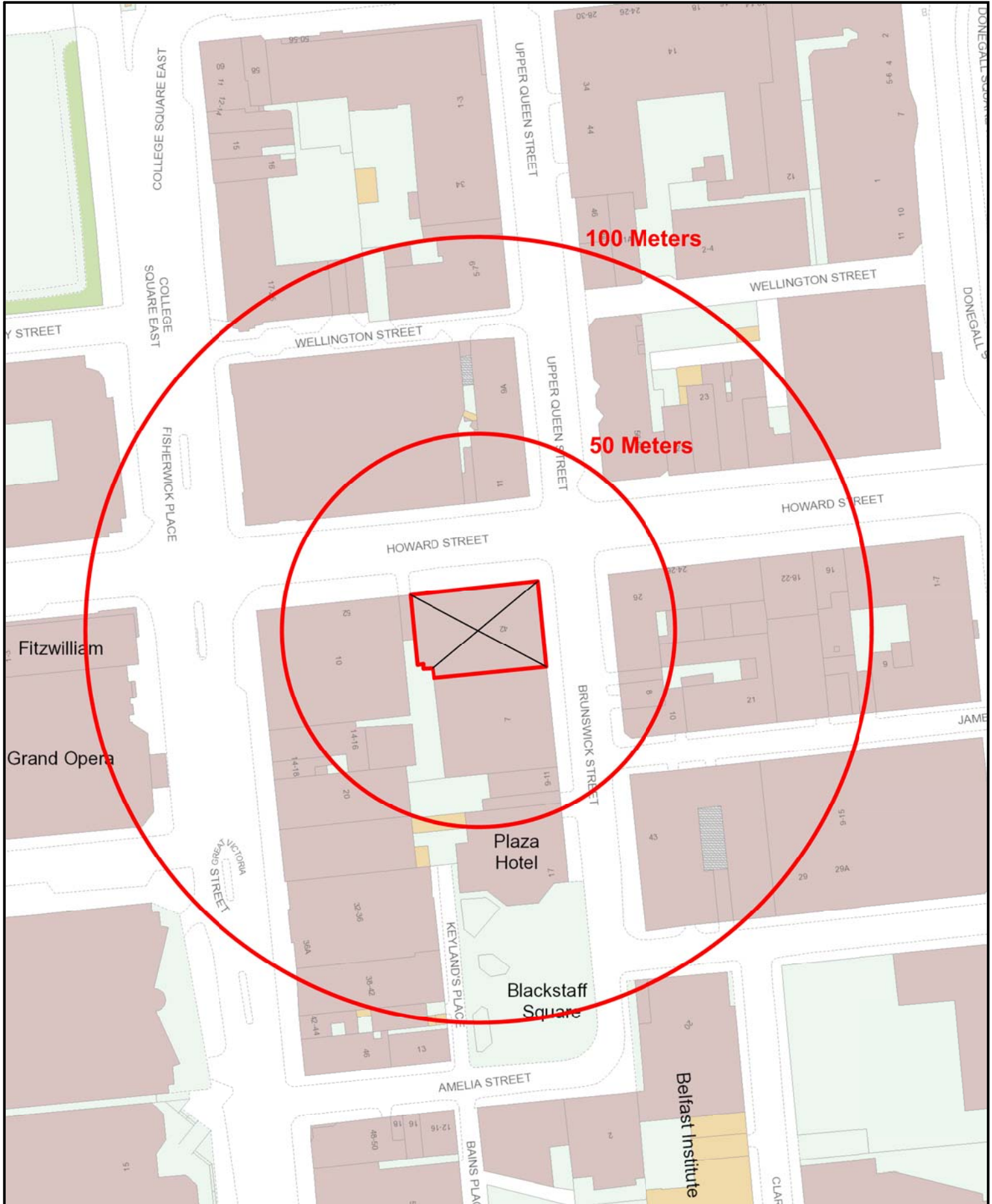
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Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues						
1.1	<p>To consider an application for the variation of a 7-Day Annual Indoor Entertainments Licence for the hours during which entertainment may be provided at The Flint Hotel based on the Council's Standard Conditions to provide music, singing, dancing or any other entertainment of a like kind.</p> <table border="0"> <tr> <td style="text-align: center;">Area and Location</td> <td style="text-align: center;">Ref. No.</td> <td style="text-align: center;">Applicant</td> </tr> <tr> <td>The Flint Hotel 48 Howard Street Belfast BT1 6PG</td> <td>WK/202204429</td> <td>Victoria 1 Limited 12-13 Lower Crescent Belfast BT7 1NR</td> </tr> </table>	Area and Location	Ref. No.	Applicant	The Flint Hotel 48 Howard Street Belfast BT1 6PG	WK/202204429	Victoria 1 Limited 12-13 Lower Crescent Belfast BT7 1NR
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The Flint Hotel 48 Howard Street Belfast BT1 6PG	WK/202204429	Victoria 1 Limited 12-13 Lower Crescent Belfast BT7 1NR					
1.2	A location map is attached as Appendix 1.						
2.0	Recommendations						
2.1	<p>Taking into account the information presented and any representations made in respect of the application you are required to make a decision to either:</p> <ul style="list-style-type: none"> a) Approve the application for the variation of the 7-Day Annual Entertainments Licence to vary the hours during which entertainment may be provided as requested, or b) Approve the application for the variation with special conditions, or c) Refuse the application for the variation of the 7-Day Annual Entertainments Licence. 						
2.2	If an application is refused, or special conditions are attached to the licence to which the applicant does not consent, then the applicant may appeal the Council's decision within 21 days of notification of that decision to the County Court. In the case that the applicant subsequently decides to appeal, entertainment may not be provided to the later hours requested until any such appeal is determined.						
3.0	Main report						
	<u>Key Issues</u>						
3.1	<p>The area currently Licensed to provide indoor entertainment and their maximum occupancies are:</p> <ul style="list-style-type: none"> • Amelia Hall – 445 persons 						
3.2	<p>The days and hours during which entertainment may be provided under the terms of the current indoor Entertainments Licence are:</p> <ul style="list-style-type: none"> • Monday to Saturday: 11.30am to 1.00am the following morning, • Sunday: 12.30pm to midnight. 						
3.3	The variation application relates to a proposed extension to the hours during which entertainment can be provided to 2.00am the following morning every night of the week.						

3.4	Members are reminded that applications to provide indoor entertainment beyond 1.00am are subject to consideration by Committee.
3.5	The applicant has stated that the extension of hours to 2.00am is to allow more flexibility to provide late night music entertainment and this will be used in conjunction with the Article 44a extension to Liquor Licensing hours.
3.6	A layout plan for the premises is attached as Appendix 2.
	<u>Representations</u>
3.7	Public notice of the application has been placed in the newspaper and no written representation has been lodged as a result of the advertisement.
	<u>PSNI</u>
3.8	The Police Service of Northern Ireland have been consulted and have confirmed that they have no objection to the variation application.
3.9	A copy of their response is included as Appendix 3 to this report.
	<u>NIFRS</u>
3.10	The Northern Ireland Fire and Rescue Service have been consulted in relation to the application and has confirmed that they have no objection to the application.
	<u>Health, safety and welfare</u>
3.11	The premises has been subject to inspections as part of the licensing application process and all technical requirements and associated operational and management procedures have been checked and are satisfactory.
	<u>Noise</u>
3.12	This is a new premises which was granted an Entertainments Licence from 16 August 2024 and no noise complaints have been received by the Service since this date.
3.13	Members are reminded that the Clean Neighbourhood and Environment Act 2011 gives the council additional powers in relation to the control of entertainment noise after 11.00 pm.
	<u>Applicant</u>
3.14	The applicant, and/or their representative will be available at your meeting to answer any queries you may have in relation to the applications.
4.0	Financial & Resource Implications
4.1	None
5.0	Equality or Good Relations Implications/Rural Needs Assessment
5.1	There are no issues associated with this report.
6.0	Appendices – Documents Attached

- | | |
|--|---|
| | <ul style="list-style-type: none">• Appendix 1 – Location maps• Appendix 2 – Layout plans• Appendix 3 – PSNI Response |
|--|---|

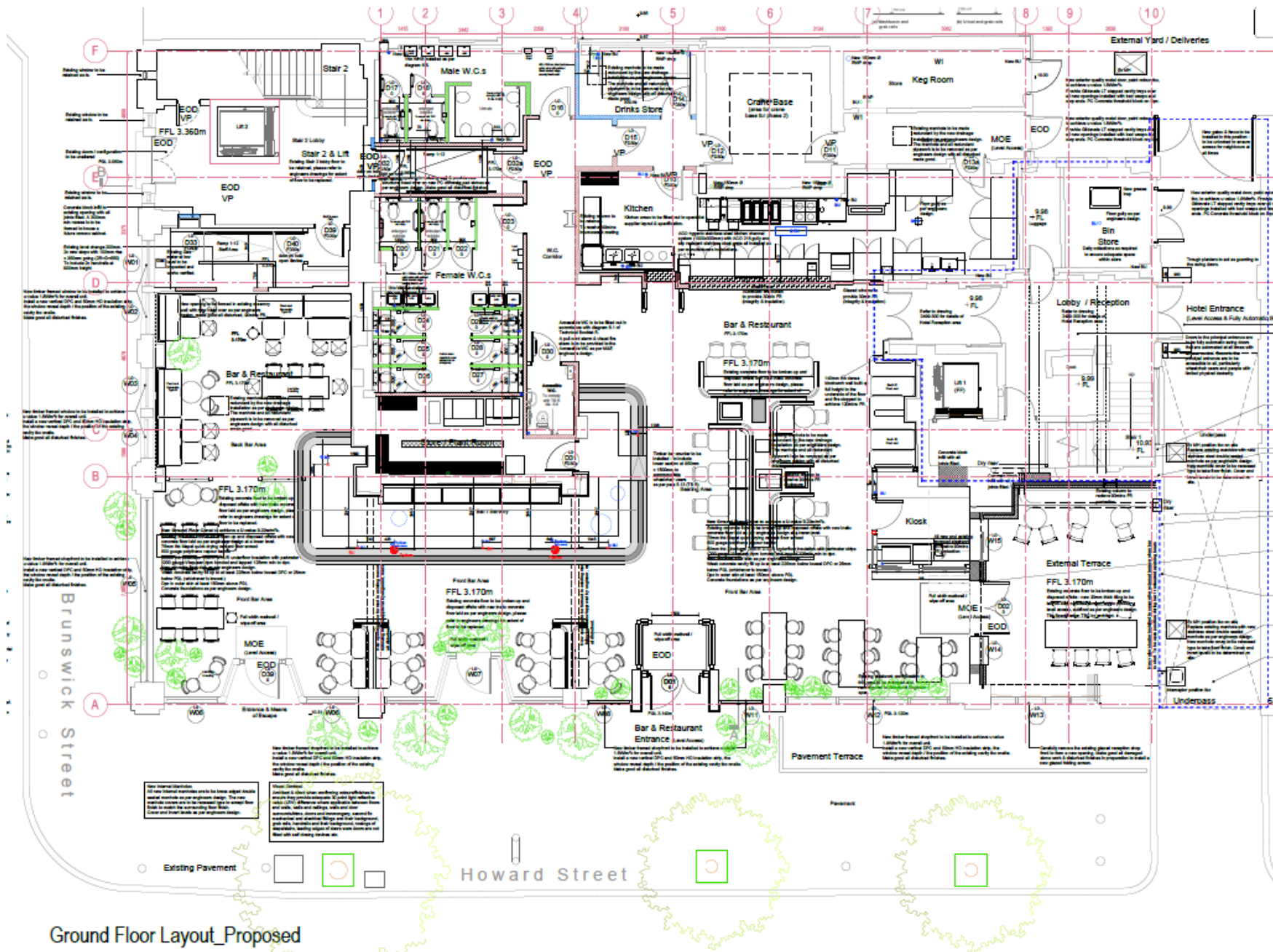


Drawn By: **M Treacy**
Date: **07/10/2024**

Page 13
The Flint Hotel
48 Howard Street

Scale: **1:1,250 @ A4**

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Ground Floor Layout_Proposed

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Building Control Service
Ground Floor
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

1st October 2024

Dear [REDACTED]

Re:-

[REDACTED]



The Flint Hotel, 48 Howard Street, Belfast, BT1 6PG.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please note that District Councils are the lead organisation for Entertainment Licensing and the provisions of the Order under Schedule 1 allows for the application, regulation and restriction following consideration by the licensing authority.

The Order allows for the granting of a licence with conditions with the overarching aim of maximising safety and minimise risk and impact that may result from the granting of a licence.

The role of the Police Service in consideration of entertainment licences is limited however I would highlight current regulatory practice:

- Private Security Industry Act 2001 – covers the requirement for the provision of licensed activities that may impact this application.
- Responsible retailing code (NI) – covers the responsible promotion and retail of alcohol.
- The Registration of Clubs (NI) Order 1996
- The Licensing (NI) Order 1996
- The Licensing and Registration of Clubs (amendment) Act (Northern Ireland) 2021.

There are no current grounds for PSNI objections to the grant of the entertainment licence applications above being further considered by Belfast City Council, residents, other local business and NIFRS.

Police would also request the following special conditions be considered for inclusion on the licence to ensure the peaceful and orderly conduct of the premises and that the appropriate number of SIA approved only doorstaff be deployed throughout the premises.

- **APPENDIX E – Safer Dancing / Reduction in the supply of drugs within the BCC Rules of Management be complied with ASAP**
- **The licence holder to take positive steps to manage the premises responsibly in a peaceful and orderly manor**
- **Robust complaints procedure in place for dealing with residents' concerns expeditiously.**

Please note if a Pavement Café area is included within the Entertainment Licence an application under the permanent scheme should be made to Belfast City Council ASAP as any existing temporary Pavement Café Licence will no longer be valid.

If the Entertainment Licence applications are granted in due course police note that APPENDIX E – Safer Dancing / Reduction in the supply of drugs within the BCC Rules of Management it is the responsibility of the licence holder. Any breaches or non-compliance should be managed by Belfast City Council.

Please forward police a copy of the above Entertainment Licences with any special conditions or restrictions with confirmation that all Belfast City Council requirements and conditions including all Building Regulations approvals have been adhered to and that the Licensing (NI) Order 1996 will be adhered to by the licence holder.

Can you please ensure that the applicant has registered the premises with the ongoing 'Ask for Angela' campaign as we continue to raise awareness for this simple, yet effective initiative that allows those who may find themselves in a vulnerable situation, with a quick and discreet way to access the help they need. Please feel free to share and encourage your applicants to registered and appear on the province wide map.



The Police Service of Northern Ireland has developed a short training package, in partnership with Hospitality Ulster for the 'Ask for Angela' safeguarding initiative across Northern Ireland. People who feel unsafe, vulnerable or

threatened can discreetly seek help by approaching venue staff. Asking

for 'Angela' will indicate to trained staff that this person requires help in the form of; reuniting them with a friend, seeing them to a taxi, or by calling venue security and/or Police. The training package for the scheme is now available to access on the Hospitality Ulster website here: <https://hospitalityulster.org/askforangela> or on the Northern Ireland Hotel Federation website here: <https://www.nihf.co.uk/ask-for-angela/> Any venue that wishes to take part must **first register via the link** above to sign up to the scheme and then they will be given access to the bespoke training package for their staff and promotional materials for their venue.

Once venues have signed up they will be added to a map that has been designed to make the public aware of what once venues have signed up they will be added to a map that has been designed to make the public aware of what venues are involved.

██████████
Licensing Constable
Belfast City
Extension: 21812
Mobile: ██████████
Email: ██████████@psni.police.uk Musgrave Police Station • 60
Victoria Street • Belfast • BT1 3GL



Subject:	Application for a New Licence to operate a House of Multiple Occupation for 6 Rugby Parade Belfast, BT7 1PY
Date:	16 October 2024
Reporting Officer:	Caroline Naylor, Assistant HMO Unit Manager
Contact Officer:	Caroline Naylor, Assistant HMO Unit Manager Cormac McLaughlin, Solicitor

Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues								
1.1	<p>To consider an application for a Licence permitting the use of premises as a House in Multiple Occupation (HMO).</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 5px 0;"> <thead> <tr> <th style="width: 30%;">Premises</th> <th style="width: 20%;">Application No.</th> <th style="width: 30%;">Applicant(s)</th> <th style="width: 20%;">Managing Agents</th> </tr> </thead> <tbody> <tr> <td>6 Rugby Parade, Belfast, BT7 1PY</td> <td>11440</td> <td>Mr Peter Stewart</td> <td>None</td> </tr> </tbody> </table>	Premises	Application No.	Applicant(s)	Managing Agents	6 Rugby Parade, Belfast, BT7 1PY	11440	Mr Peter Stewart	None
Premises	Application No.	Applicant(s)	Managing Agents						
6 Rugby Parade, Belfast, BT7 1PY	11440	Mr Peter Stewart	None						
1.2	Members are reminded that licences are issued for a 5-year period with standard conditions. Where it is considered necessary to do so, the Committee can also impose special conditions.								
2.0	Recommendations								
2.1	<p>Taking into account the information presented Committee is asked to hear from the Applicant and make a decision to either:</p> <ul style="list-style-type: none"> (i) Grant the application, with or without any special conditions; or (ii) Refuse the application. <p><u>Notice of proposed decision</u></p>								
2.2	On the 18 September 2024, pursuant to Paragraph 9 of Schedule 2 of the Houses in Multiple Occupation Act (Northern Ireland) 2016 (“the 2016 Act”), officers issued a Notice of Proposed Decision. Appendix 2								

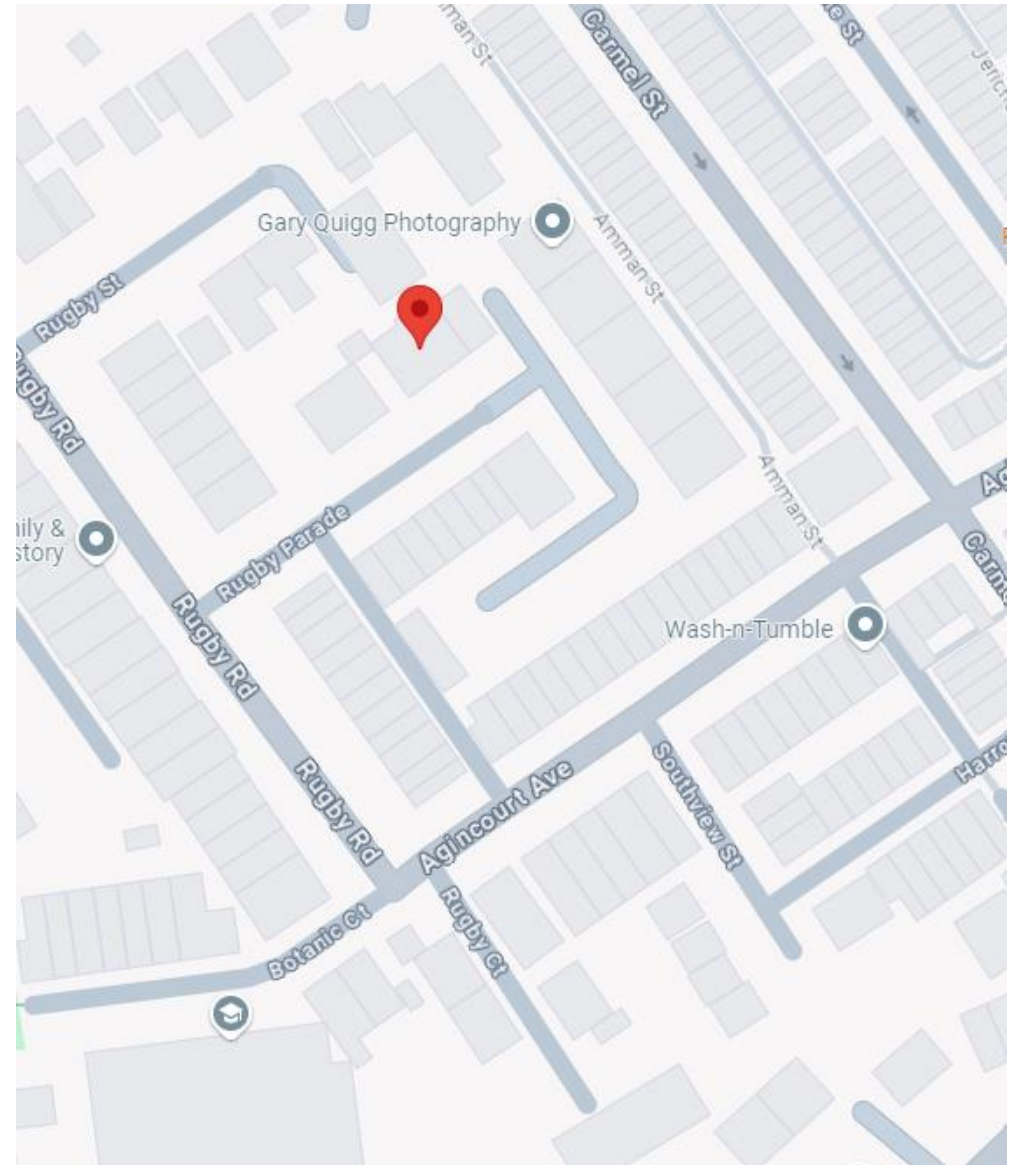
2.3	The Notice of Proposed Decision stated that the Council proposed to refuse the licence on the grounds of overprovision. A statement of reasons for the proposal was included in the Notice of Proposed Decision.
2.4	If the application is refused, the Applicant has a right of appeal to the County Court. An appeal must be lodged within 28 days of formal notification of the Council's decision.
3.0	Main report
	<p data-bbox="258 461 434 495"><u>Background</u></p> <p data-bbox="165 528 1474 696">3.1 The property had the benefit of an HMO licence issued to the previous owner by the Housing Executive on the 24 December 2017 which expired on the 24 December 2022. Reminder letters were sent to the licence holder on 25 July 2022 and 14 November 2022 informing them of the need to renew the HMO licence before the expiry of the existing licence. However, it has subsequently transpired that ownership transferred to the applicant in February 2019.</p> <p data-bbox="165 730 1474 864">3.2 On the 07 March 2023 an application for a Temporary Exemption Notice "TEN" was received and subsequently approved on the 15 March 2023, an extension to the TEN was approved on the 15 June 2023 which expired on the 15 September 2023. No further extension to the TEN are permitted under the 2016 Act.</p> <p data-bbox="165 898 1474 965">3.3 On the 25 May 2023 an HMO licence application was received from the owner of the accommodation which was rejected on 02 June 2023 for breach of planning control</p> <p data-bbox="165 999 1075 1032">3.4 A further licence application was received on the 07 July 2024.</p> <p data-bbox="258 1066 418 1099"><u>Key Issues</u></p> <p data-bbox="165 1111 1474 1469">3.5 Pursuant to the 2016 Act, the Council may only grant a licence if it is satisfied that:</p> <ul style="list-style-type: none"> <li data-bbox="306 1167 1474 1234">a) the occupation of the living accommodation as an HMO would not constitute a breach of planning control; <li data-bbox="306 1234 1246 1267">b) the owner, and any managing agent of it, are fit and proper persons; <li data-bbox="306 1267 1126 1301">c) the proposed management arrangements are satisfactory); <li data-bbox="306 1301 1398 1335">d) the granting of the licence will not result in overprovision of HMOs in the locality; <li data-bbox="306 1335 1474 1469">e) the living accommodation is fit for human habitation and— <ul style="list-style-type: none"> <li data-bbox="354 1368 1474 1435">(i) is suitable for occupation as an HMO by the number of persons to be specified in the licence, or <li data-bbox="354 1435 1270 1469">(ii) can be made so suitable by including conditions in the licence. <p data-bbox="258 1503 386 1536"><u>Planning</u></p> <p data-bbox="165 1570 1474 1671">3.7 As this is a new application the Council's Planning Service was consulted. It confirmed that a Certificate of Lawful Existing Use or Development ("CLEUD") was granted on 18 June 2024 with the planning reference LA04/2023/3823/CLEUD</p> <p data-bbox="258 1704 370 1738"><u>Fitness</u></p> <p data-bbox="165 1771 1474 1939">3.8 When considering the fitness of an applicant the Council must have regard to any offences concerning fraud/ dishonesty, violence, drugs, human trafficking, firearms, sexual offences, unlawful discrimination in, or in connection with, the carrying on of any business; or any provision of the law relating to housing or of landlord and tenant law. It also permits the Council to take into account any other matter which the council considers to be relevant.</p>

3.9	<p>The NIHMO Unit has consulted with the following units within the Council's City and Neighbourhood Services Department –</p> <ul style="list-style-type: none"> (a) Environmental Protection Unit (“EPU”) - who have confirmed that in relation to night-time noise there has been no relevant enforcement action required in respect of the HMO in the last 5 years, (b) Environmental Protection Unit (“EPU”) - who have confirmed that in relation to day-time noise there has been no relevant enforcement action required in respect of the HMO in the last 5 years, (c) Public Health and Housing Unit (“PHHU”) - who have confirmed that in relation to rubbish accumulation/filthy premises, there has been no relevant enforcement action required in respect of the HMO in the last 5 years, (d) Enforcement Unit (“EU”) - who have confirmed that in relation to litter and waste, there has been no relevant enforcement action required in respect of the HMO in the last 5 years,
3.10	<p>The applicant has confirmed that they have not been convicted of any relevant offences as set out at paragraph 3.8 of this report.</p>
3.11	<p>The Applicant has not been convicted of any HMO related offences by the Council. The EPU, PHHU and EU, solely in respect of their statutory functions, have confirmed that there are no relevant, previous convictions in respect of the Applicant, Managing Agent or occupants.</p>
3.12	<p>Officers are not aware of any other issues relevant to the Applicant's fitness.</p>
	<p><u>Overprovision</u></p>
3.13	<p>For the purpose of Section 12(2) of the 2016 Act. The Council has determined the locality of the accommodation, 6 Rugby Parade Belfast, BT7 1PY as being Housing Management Areas (HMA) “HMA 2/22 Botanic, Holylands, Rugby” as defined in the document Belfast City Council's Local Development Plan Strategy “2023 Strategy” which was formally adoption on the 2 May 2023.</p>
3.14	<p>Legal Services has advised that there is a clear requirement in section 8 of the 2016 Act upon the Council to be satisfied that the granting of a licence will not result in overprovision.</p> <p>In making this decision the Council has had regard to:</p> <ul style="list-style-type: none"> (a) the number and capacity of licensed HMOs in the locality (b) the need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.
3.15	<p>To inform the Council in its consideration of the above provisions, the Council has taken account of the 2023 Strategy given that “<i>Nurturing sustainable and balanced communities is a fundamental aim of the LDP's housing policies.</i>”</p>
3.16	<p>In particular, the Council has considered Policy HOU10:-</p> <p>HOU10 states – “<i>Within designated HMAs, planning permission will only be granted for Houses in Multiple Occupation (HMOs) and/or flats/apartments where the total number of HMOs and flats/apartments combined would not as a result exceed 20% of all dwelling units within an HMA.</i>”</p>

	<p>(a) The number and capacity of licensed HMOs in the locality</p>
3.17	<p>On the date of assessment, 18 September 2024, 88% of all dwelling units in policy area HMA 2/22 Botanic, Holylands, Rugby was made up of HMOs and (intensive forms of accommodation) flats/apartments, which in turn exceeds the 20% development limit as set out at Policy HOU10. There are 1131 (46%) licensed HMOs with a capacity of 4784 persons in HMA 2/22 Botanic, Holylands, Rugby.</p>
	<p>(b) The need for housing accommodation in the locality and the extent to which HMO accommodation is required to meet that need.</p>
3.18	<p>The total number of dwelling units in a HMA is measured by Ordnance Survey's Pointer database. There are a total of 2476 dwelling units in HMA 2/22 Botanic, Holylands, Rugby</p>
3.19	<p>On the 18 September 2024 out of 36 premises available for rent within the BT7 area on the website PropertyNews.com there were 11 licensed HMOs containing 51 bedspaces. The HMO accommodation was available immediately to early October.</p>
3.20	<p>The fact that the use of the property as an HMO is permitted for planning purposes is a relevant consideration in determining whether the grant of this licence will result in overprovision.</p>
3.21	<p>The Council recognises that there is a need for intensive forms of housing and to meet this demand, HMOs are an important component of this housing provision. HMOs, alongside other accommodation options within the private rented sector, play an important role in meeting the housing needs of people who are single, who have temporary employment, students, low-income households and, more recently, migrant workers.</p>
3.22	<p>In September 2017 the Housing Executive published the document "Housing Market Analysis Update – Belfast City Council Area" which states "HMOs form an important element of the PRS, particularly for younger people on low incomes and for single people, under the age of 35, affected by the limitation of housing benefit to the shared room rate. Anecdotal evidence also indicates that this has been a popular sector with migrant workers."</p>
	<p>Students moving out of HMO accommodation.</p>
3.23	<p>On the 7 December 2022 Ulster University Director of Campus Life told members of the Council's City Growth and Regeneration Committee that there was an "increase in competition for HMO's particularly from NIHE, Immigration Services and statutory agencies and there were increasing accommodation issues across the housing sector which required a holistic view and should include the consideration of international students, families and graduates looking for professional accommodation."</p>
3.24	<p>However, QUB Director of Student Plus confirmed to members that the current trend indicated a significant move of students to purpose-built student accommodation blocks. She told members that there were 7,000 purpose built managed student accommodation (PBMSA) rooms in the city – the majority built since 2018 and approximately 5,000 in the city centre.</p>
3.25	<p>November 2023 monitoring information produced by the Council's Planning Services for PBMSA indicates that 2055 bedspaces are currently under construction with an operational date of 2024, 92 bedspaces approved but construction hasn't commenced and 1426 bedspaces going through the planning process.</p>

3.26	<p>With the continued expansion of the PBMSA sector and students transitioning from private rentals to PBMSAs, it is too early to tell whether the increased competition from non-students for HMOs is a temporary problem (which can be managed by the contraction in students residing in existing HMO accommodation within the locality) or evidence of an emerging long-term supply issue.</p> <p>Section 8(2)(d) of the 2016 Act</p>
3.27	<p>In assessing the number and capacity of licensed HMOs as well as the need for HMO accommodation in the locality, officers cannot be satisfied that the granting of the HMO licence will not result in overprovision of HMO accommodation in the locality of the accommodation for the purpose of section 8(2)(d) of the 2016 Act.</p> <p><u>Objections</u></p>
3.28	<p>No objections were received in relation to this application.</p> <p><u>Attendance</u></p>
3.29	<p>The applicant and/or their representatives will be available to discuss any matters relating to the licence application should they arise during your meeting.</p> <p><u>Suitability of the premises</u></p>
3.30	<p>The accommodation was inspected by an officer from the NIHMO Unit on the 11 July 2024 at which time it was established additional ventilation was required to the living room. If the licence was granted officers would propose to include this as a condition of licensing.</p> <p><u>Notice of proposed decision</u></p>
3.31	<p>On the 18 September 2024, pursuant to Paragraph 9 of Schedule 2 of the Houses in Multiple Occupation Act (Northern Ireland) 2016, Officers issued a Notice of Proposed Decision to the Applicant setting out the terms of the proposed licence. Appendix 2</p>
3.32	<p>The Notice of Proposed Decision stated that the Council proposed to refuse the licence on the grounds of overprovision. A statement of reasons for the proposal was included in the Notice of Proposed Decision.</p> <p><u>Applicant's response to the notice of proposed decision</u></p>
3.33	<p>At the time of writing this report no representations had been received on behalf of the applicant.</p> <p><u>Financial and Resource Implications</u></p>
3.34	<p>None. The cost of assessing the application and officer inspections is provided for within existing budgets.</p> <p><u>Equality and Good Relations Implications</u></p>
3.35	<p>There are no equality or good relations issues associated with this report.</p>
	<p>Appendices – Documents Attached</p>
	<p>Appendix 1 – Location Map</p>

Appendix 1 – External Photograph and Location Map – 6 Rugby Parade, Belfast, BT7 1PY



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By virtue of paragraph(s) 1 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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Subject:	Notices of Motion – Annual Update
Date:	16 th October 2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Christina Bateson, Business Research and Development Officer

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	This report provides an annual update on the Notices of Motion that the Licensing Committee is responsible for, in line with the agreement of the Strategic Policy & Resources (SP&R) Committee that all standing committees receive regular updates.
2.0	Recommendations
2.1	It is recommended that the Committee: <ul style="list-style-type: none"> • Notes the updates to all Notices of Motion that this Committee is responsible for as referenced in Appendix 1; and

	<ul style="list-style-type: none"> Agrees to the closure of 2 Notices of Motion, as referenced in Appendix 1 and noted in paragraph 3.4 below.
3.0	Main report
3.1	<p>At the SP&R Committee meeting on 25th October 2019, members agreed “<i>that this Council notes that other Councils produce a monthly status report in relation to Notices of Motion; and agrees Belfast City Council adopts a similar practice and produces a monthly Notice of Motion Update which will be brought to each full Council Meeting, detailing the following:</i></p> <ol style="list-style-type: none"> <i>Date received</i> <i>Notice of motion title</i> <i>Submitted by which Councillor</i> <i>Council meeting date</i> <i>Committee motion is referred to</i> <i>Outcome of committee where Notice of Motion will be debated</i> <i>Month it will be reported back to committee</i> <i>Other action to be taken.”</i>
3.2	<p>Accordingly, Licensing Committee will be provided with an annual report containing an overview of the actions taken and the progress of each motion that the committee is responsible for.</p>
3.3	<p>At the SP&R Committee on 20th November 2020, members approved the arrangement for the future management of motions, which included recommendations that Notices of Motion could be closed for one of two reasons:</p> <ul style="list-style-type: none"> Category 1 – Notice of Motion contained an action that has been completed. All Notices of Motion within this category contained a specific task that has since been complete. It is worth noting that, when Committee agree to action a Notice of Motion, there are sometimes additional actions agreed alongside the Motion. As these are not technically part of the Notice of Motion, they are taken forward through normal committee decision making processes. The Notice of Motion can therefore be closed, but additional actions related to it will continue to be progressed and reported to the committee. Category 2 - Notice of Motion has become Council policy or absorbed into a strategic programme of work. These Notices of Motion did not contain a specific task that could be complete but rather they are more strategic in nature and require changes in Council policy and/ or

3.4	<p>strategy for long term outcomes. Those listed within this category have all been agreed by Committee and are now either Council policy or are currently being implemented through a Council strategy that is managed by a Standing Committee through the corporate planning process.</p> <p>There are presently 4 Notices of Motion and Issues Raised in Advance for which the Licensing Committee is responsible for. Members are asked to approve the recommendation to close 2 motions (detailed below) and note status updates for the remaining 2 motions which remains open. Additional information is included at Appendix 1.</p> <p>Category 1 Recommended Closures:</p> <ul style="list-style-type: none"> • Request to receive a delegation re: the new Pavement Cafe Guidelines (ID = 382) • Street Closures (ID = 398)
3.5	<p><u>Financial & Resource Implications</u></p> <p>There are no additional financial implications attached to this report. Finance and resource implications are considered by Committee when taking decisions on the specific Notices of Motion and Issues Raised by Members.</p>
3.6	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no equality, good relations or rural needs implications contained in this report.</p>
4.0	<p>Appendices – Documents attached</p>
	<p>Appendix 1: Notices of Motion Live Database – Licensing Committee</p>

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Licensing Committee Notice of Motions

Notices of Motion and Issued Raised in Advance that remain OPEN

ID	Date	Notice of Motion	Proposed By	Referral Route	Lead Officer	Latest Status Update
265	23/08/2022	Drink Spike Testing Kits in Licensed Premises	Cllr Murray	Notice of Motion - referred to Licensing Committee	Kate Bentley	<p>EmpowHer workshops were delivered across the City from January to March 2024 by Active Communities Network (CAN) and were designed to provide safety information to women and girls in a meaningful, fun, thought provoking and informative way. Each participant received a safety pack upon completion which provides links to key organisations, a safety alarm, drug test, bottle topper and cup cover.</p> <p>In all there were 19 sessions delivered, attended by 780 participants. All who attended felt they had an improved level of awareness and were more likely to report issues to appropriate the organisations.</p> <p>In addition, the Hospitality Sector umbrella organisations including HU, have developed an information factsheet on drink spiking resources for licensees and venues.</p>
373	20/03/2024	Airbnb Accommodation	Cllr McKeown	Issue Raised in Advance (Licensing)	Kate Bentley	<p>A letter from the Committee was sent to DfC, DfE and DfI raising the importance of an appropriate model for the management of short-term let. All the departments responded to the Committee, and these were shared with Members at the August meeting.</p> <p>Following further discussion by the Committee it was agreed to write to DfE and Tourism Ni to reiterate the need for legislation and highlight the impact and concerns raised by the Committee, and request that the Council was involved in the review that had been outlined in the correspondence.</p>

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Notices of Motion and Issued Raised in Advance recommended to CLOSE

ID	Date	Notice of Motion	Proposed By	Referral Route	Lead Officer	Update / Latest Status
382	17/04/2024	Request to receive a delegation re: the new Pavement Cafe Guidelines	Cllr McKeown	Issue Raised in Advance (Licensing)	Kate Bentley	<p>Recommend to Close (Cat 1) Licensing Committee received a delegation from representative of Hospitality Ulster, Horatio Group, FSB and CQ BID at the Committee's meeting in April. The concerns of the delegation were noted and they were advised of the financial assistance available through the Go Succeed Service.</p>

398	19/06/2024	Street Closures	Cllr Gary McKeown	Issue Raised in Advance (Licensing)	Kate Bentley	<u>Recommend to Close (Cat 1)</u> The committee is scheduled to receive a briefing on street closure at its meeting in September.
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