

**Minutes of a Special Meeting of the General Committee**  
**held in the Clubhouse on 18<sup>th</sup> September, 1969**

**Members Present.**

The Captain the Chair  
The President  
Messrs. Cooper, Fiddian, Howard (A.N.) Howard (N.)  
Meeks (R.H.), Meeks (J.C.E), Dixon, Brodie, Greenhough,  
Stephenson, Carter and Butlin.

**Gaming Machine Licence Duties.**

The Honorary Treasurer reported upon the provisions of Notice No. 454 issued by H.M. Customs and Excise relating to the new rates of gaming machine licence duties which would operate from 1<sup>st</sup> October, 1969. He also reported in a conversation with the local Customs and Excise Office, in which he had sought clarification on several points, and as a result –

- (1) It was made clear that if it was decided not to licence one of the two existing machines, the one not licenced would have to be removed from the Club premises, and
- (2) It would appear that if one of the machines was converted to give two chances for 6d., it would be classified as a machine chargeable at the lower rate, which would mean that licence duty on the two machines would cost £150 annually.

The Honorary Secretary stated that he had been advised that it would not be difficult to convert the “one arm bandit” to give two chance for 6d., but so far he had not received any estimate for the conversion.

**RESOLVED** - (1) That the “mountain climber” gaming machine be licenced as from 1<sup>st</sup> October, 1969, at a cost of £100.

- (2) That the Honorary Secretary be authorised to arrange for the conversion of the “one arm bandit” to give two chances for 6d., provided that the estimate of the cost of conversion is reasonable, and that from the end of September the machine is removed from the Club premises. After conversion, the machine is to be licenced at the rate of £50 per annum.

**Future Development.**

Mr. Dixon reported that he had privately approached the Steward of Lord Deramore’s Ashton-under-Lyne Estates with regard to the future development of Gorse Lane Farm. Mr. R. Cordingley was away on holiday, but he had learned from members of his staff that the Estate had drawn up tentative plans for the future development of the golf course involving the use of Gorse Lane Farm as the site of a Golf Club House, and the withdrawal of 14.85 acres of land west of the existing Club House from the land at present leased by the Estate to the Golf Club. A typewritten draft of the tentative proposals of the Estate had been given to Mr. Dixon, a copy of which is set out overleaf -

“Brief Appraisal of the Proposals on  
Behalf of Lord Deramore’s Ashton-  
under-Lyne Estates for the Future  
Development of Ashton-under-Lyne  
Golf Club.”

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1. For some time the Estate has been considering proposals for the redevelopment for residential purposes of the 14.85 acres west of the Club House bounded by Gorsey Lane and the existing residential properties.

For Estate purposes it is fairly certain that the Estate will require this land for residential development in the near future.

2. From previous discussions with the County Planning Office we feel that there is a possibility of obtaining the necessary planning permission for the above mentioned area of land. Obviously one cannot guarantee planning permission but it is felt that the Planning Office would accept Gorsey Lane as an excellent demarcation line for residential development in this area.
3. The Golf Club hold approximately half the Golf Course on Lease from Lord Deramore’s Ashton-under-Lyne Estates and although this Lease has a few years to run, eventually the term will of course expire at which time the Estate will look on the Golf Club’s Lease in a very different light to the terms of the existing Lease.
4. With reference to the plan, we think we have shown that it is to the advantage of the Ashton-under-Lyne Golf Club to move their Club House to the approximate position of Gorsey Lane Farm. From the plan it is fairly obvious that 18 holes can be accommodated in the land that would remain after deducting the area to the west of the existing Club House. It would also appear that the layout of the proposals for the Golf Course are certainly an improvement on the existing course layout and also the new proposed Club House would be so sited to have a view of the majority of the course.
5. As far as the existing Club House is concerned it is felt that there is an excellent market to sell this property to a Brewery for conversion into a public house. In this respect, the Estate would be quite prepared to come to some terms with the Golf Club, or with a prospective purchaser, to allow extra land round the Club House to be sold along with The Club House as ancillary land for use as a car park and the like.
6. It is also anticipated that the Estate would be prepared to come to terms concerning Gorsey Lane Farm so that the Golf Club will be able to build a new Club House on this location.

It must be pointed out however that part of the Farm is tenanted and comes under the scope of the Rent Acts. Before the Farm and adjoining cottage can be used, alternative accommodation will have to be provided for the tenants. This, however, is not considered and unsurmountable problem.

7. With regard to the rest of the land that the Estate owns which is at present used as a

Golf Course, the Estate would be quite willing to come to terms to sell this land to the Golf Club of course excepting the 14.85 acres which is our primary concern at the moment.

8. In brief, the Estate will do everything possible to assist the Golf Club to make a move as far as the Club House goes providing they are willing to relinquish their hold on the land below the existing Club House.
9. It is obvious that planning permission for residential development would prove difficult whilst the land is still being used as a Golf Course but at the end of the term of the present Lease the Estate might well bring pressure to bear not to renew the Lease and to leave the land lying fallow and unused for such a time as planning permission would have to be forthcoming. In fact it is a matter of mutual co-operation on both sides for the improvement of Lord Deramore's Ashton-under-Lyne Estates holdings and also the improvement of Ashton-under-Lyne Golf Course and Club.
10. It should be noted no final decision has been reached by Lord Deramore's Ashton-under-Lyne Estates or by Mr. R. Cordingley, the Steward of the Estate as to when and how the approach should be made to the Ashton-under-Lyne Golf Club. These notes are only the thoughts which exist within the organisation of Lord Deramore's Ashton-under-Lyne Estates and any final decision has not, as yet, been definitely reached."

After a very long discussion on the many issues involved in the foregoing tentative proposals of the Estate, it was RESOLVED -

1. That a Sub-Committee comprising of the Captain, President, Captain-Elect, and the Honorary Secretary and Honorary Treasurer be appointed to discuss with the Steward of Lord Deramore's Ashton-under-Lyne Estates the proposals for redevelopment of the Golf Course when these proposals are formally submitted to the Golf Club, and to consider the report upon the matters which arise from these discussions, and
2. The Honorary Treasurer be requested to discuss the town planning aspects of the present tentative proposals with the Town Clerk of Ashton-under-Lyne.

#### Winter Programme.

The Committee then discussed the work to be done on the Course during the coming winter. Full details of the approved programme appear in the Minutes of the Greens Committee held this day.

#### Vote of Thanks.

The meeting concluded with a vote of thanks to the Captain for presiding.

Apologies were received from Mr. N. Sykes.

F Robinson  
9/10/69.