

LYME REGIS TOWN COUNCIL

ASSETS ON-AND-AROUND MONMOUTH BEACH CAR PARK WORKING GROUP

MINUTES OF THE MEETING HELD ON WEDNESDAY 12 SEPTEMBER 2018

Present

Members: Cllr Mrs M. Ellis (chairman), Cllr J. Broom, Cllr D. Hallett, Cllr P. Hicks, Cllr B. Larcombe, Cllr O. Lovell, Cllr S. Miller, Cllr Mrs C. Reynolds, Cllr J. Scowen, Cllr G. Turner, Cllr S. Williams

Officers: Mrs A. Mullins (admin officer), Mr J. Wright (town clerk)

1. Apologies

Cllr R. Doney

2. Minutes of the meeting held on Tuesday 10 April 2018

Proposed by Cllr J. Broom and seconded by Cllr J. Scowen, the minutes of the meeting held on Tuesday 10 April 2018 were **AGREED**.

3. Report from Cllr Brian Larcombe and Cllr Graham Turner

Cllr B. Larcombe presented the report and said the bowling club did not know what he and Cllr G. Turner were proposing, as they wanted members to see it first. He said the proposal would mean the council was in profit and the club would save money, so both parties would benefit.

Cllr Mrs C. Reynolds asked if Cllr B. Larcombe and Cllr G. Turner had seen the club's accounts. She also questioned why the club's identified expenditure of £15,000 was less than the total expenditure of £32,000, and why income such as bar takings had not been included in the calculations.

The town clerk said the council hadn't seen the club's accounts so some assumptions had to be made. He said the proposal included a suggestion to discount some of the charges the council made, which would need to be in the form of a grant agreement for the length of the lease.

The town clerk said the council could consider removing the lease rent for the club house through a grant agreement, not renewing the car park lease, and paying rates through a grant agreement, creating a saving of £12,624 to the club.

Based on this proposal and taking into account the suggestion to provide parking permits to the club in lieu of the parking area, the town clerk said the net benefit to the council would be around £14,403. However, this didn't include the income which would be lost through providing parking permits.

Cllr Mrs M. Ellis was concerned that the cost of providing permits for 75 home matches would cost the council £18,000, which would mean the council would be out-of-pocket as the net benefit was estimated at £14,403.

Cllr O. Lovell was concerned the club had not been asked during Cllr B. Larcombe and Cllr G. Turner's discussions whether they would be open to ending the car park lease early, and the council would then be prepared to be more amenable about the use of the space. He was concerned the permit system would mean blocking out 20 spaces in the peak season, 75 times a year, when the council could be generating an income from those spaces.

Cllr O. Lovell said the proposed 10 parking permits for the off-season, to allow club members to maintain the building and green, wouldn't be necessary as Lyme Regis residents already had free winter parking. He added that he wanted to see the club's accounts before considering any proposal.

Cllr B. Larcombe said he didn't agree with paying for the club's utilities, as this was an unknown figure each year.

Cllr Mrs M. Ellis believed there should be a new lease agreement so the club had use of the car park from April to October, reverting to public parking for the rest of the year, although the rent should be a significant proportion of the current charge as it was during the peak season; she suggested £5-6,000.

Cllr B. Larcombe said Cllr Mrs M. Ellis's suggestion meant the council would not be able to generate income on the non-match days. He added that he believed there was no single solution for every club that used the Monmouth Beach area and each club had to be considered on its own merit.

Cllr Mrs C. Reynolds said the same principles had to be applied to all clubs. Cllr O. Lovell agreed and said any deal with the bowling club would set a precedent, and the council had to be consistent.

Members generally agreed the council needed to see the club's accounts, especially if a grant was to be given, but it was also pointed that it should be established if the club would accept a grant as they had not been agreeable to this in the past.

Cllr S. Miller said the figures supplied by the club showed they were operating on a shortfall of £20,000pa, so more information was required to show how the club was viable.

The town clerk said it was getting close to the expiry of the lease so it was important the council firmed up a position that was supported by the majority of members, to allow negotiations to begin with the club.

Cllr Mrs C. Reynolds left the meeting at 8.24pm.

Cllr O. Lovell said the most important thing to establish was whether the club was willing to relinquish a 12-month lease for a six-month lease, and until that was known, the council couldn't begin to consider any figures.

Cllr Mrs C. Reynolds returned to the meeting at 8.25pm.

Cllr J. Broom asked if the car park was under the Landlord and Tenant Act. The town clerk said he would check this.

Cllr P. Hicks left the meeting at 8.30pm.

Cllr P. Hicks returned to the meeting at 8.31pm.

The town clerk suggested an alternative option could be to carry on with the existing arrangements for five years for example, as the circumstances may be different by that time.

Cllr Mrs M. Ellis suggested two options were given to the club: continue with the existing arrangements for five years, or a lease on the car park for six months of the year during the bowling season.

Cllr B. Larcombe said these options would put a cost-burden on the club, whereas the proposed parking permit system would remove that burden. He said the permit system was flexible and the number of permits could be reduced if the membership reduced.

Cllr Mrs M. Ellis asked for members to be provided with details of how much parking spaces were worth in the public car park between October and April.

Members agreed three options should be put to the bowls club:

- continue with the existing arrangements for five years
- a new lease on the car park for six months of the year from April to October, with the potential to use the car park for the remainder of the year for either public parking or winter boat storage
- parking permits – 20 for allocated parking on match days between April and October, and 10 for unallocated parking on any day between November and March

It was agreed Cllr B. Larcombe and Cllr G. Turner would meet with the bowling club representatives again to discuss these options with them. As such, it would not be possible for the Full Council to consider this matter on 19 September 2018 as originally intended. It was agreed a report would come back to the working group or the Full Council when possible.

Cllr B. Larcombe asked for costings to both the council and the bowling club for each of the three options.

The meeting closed at 9.29pm.