

LYME REGIS TOWN COUNCIL

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

MINUTES OF THE MEETING HELD ON WEDNESDAY 15 JANUARY 2019

Present

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

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

1. Apologies

Cllr O. Lovell
Cllr S. Williams

2. Minutes of the meeting held on Tuesday 12 September 2018

Cllr B. Larcombe said on page 2 of the minutes, he said he didn't agree with paying for the club's 'utilities', not 'rates'.

Proposed by Cllr J. Broom and seconded by Cllr G. Turner, with the above amendment, the minutes of the meeting held on Tuesday 12 September 2018 were **AGREED**.

3. Summary

The town clerk gave a summary of the background to the issue of the bowling club car park and highlighted key dates and decisions.

4. Update on negotiations from Cllrs B. Larcombe and G. Turner

Cllr B. Larcombe said following discussions with the bowling club representatives, they had been asked to come back to the council with their view on what they wanted. He said it was clear the bowling club didn't want the suggested permits and were not in favour of the other two options put to them.

5. Bowling club's response

Cllr Mrs M. Ellis said the club's response was almost exactly the same as its position four years ago when negotiations started, but with the addition of a proposal for the club to sub-let the car park.

Cllr J. Scowen believed the council should agree to the club's proposal due to the risk of closure, and how this would reflect badly on the council.

Cllr Mrs M. Ellis said agreeing to the bowling club's proposal would encourage other clubs at Monmouth Beach to ask for the same deal, and the council had to be seen to be fair to all clubs.

Cllr B. Larcombe there was concern the club would close, especially due to the age profile of its members, and the council should not be seen to contribute to its closure. For this reason, he believed the council should agree to the club's proposal as it wouldn't break the council financially.

Cllr S. Miller suggested the council came up with a figure which acknowledged there were 12 spaces, and the car park would be handed back to the council in the off-season for public parking

Cllr J. Broom said on the basis of 12 spaces at £1,800 per space, if the council charged 30% of the potential revenue, the cost to the bowling club would be £6,480. If it was 40% of the potential revenue, the cost would be £8,640.

The town clerk advised members that if they were considering agreeing to the bowling club's proposal, it could be seen as a climb-down by the council. He suggested if the council agreed to the club's proposal, there should be some conditions, such as a five-year agreement and a rent review after three years.

Cllr S. Miller said if the council takes back the car park for six months of the year, it would have something it could hold up to anyone who scrutinised the council's position. He said although off-season parking wouldn't generate a lot of money for the council, this allowed the council to be able to offer a lower charge to the bowling club.

The town clerk said in any calculation, the value of each space was now £1,950, based on the current charging structure.

Based on this value and at 30% of the income, the charge to the club would be £7,020 ($12 \times £1,950 = £23,000 - 70\%$).

Members agreed the number of spaces should be calculated at the British standard, which meant there were 12 spaces, as opposed to the Dorset County Council standard which would mean there were 11 spaces.

It was agreed the recommendation from this working group would be considered by the Full Council on 13 February 2019.

Proposed by Cllr S. Miller and seconded by Cllr B. Larcombe, members agreed to **RECOMMEND TO THE FULL COUNCIL** to agree there are 12 parking spaces in the existing bowling club car park, to agree a deal where the council takes back the car park for six months in the off-season for public parking, to agree a 30% charge on fee (£7,020), with flexibility for the bowling club to fit as many vehicles as it wanted in the car park, and to enter into a five-year agreement on this basis, with a rent review after three years.

The meeting closed at 8.12pm.

DRAFT