

## LYME REGIS TOWN COUNCIL

### TOWN MANAGEMENT AND HIGHWAYS COMMITTEE

#### MINUTES OF THE MEETING HELD ON WEDNESDAY 18 APRIL 2018

##### Present

**Chairman:** Cllr J. Scowen

**Members:** Cllr R. Doney, Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr P. Hicks, Cllr B. Larcombe, Cllr Mrs C. Reynolds, Cllr G. Turner, Cllr S. Williams

**Officers:** Mr M. Adamson-Drage (operations manager), Mr M. Green (deputy town clerk), Mrs A. Mullins (administrative officer)

**Other members:** Cllr O. Lovell

#### 17/107/TMH Public Forum

##### Mrs M. Amesbury

Mrs Amesbury spoke in relation to agenda item 8, Request to Trade in Lister and Langmoor Gardens, as she was the applicant. She said the business she proposed was a tricycle selling ice-cream and cold drinks. She said she initially made an enquiry to the council in September 2017 about siting the tricycle initially in the Langmoor Gardens. She said she was aware the council was considering a full-time refreshment kiosk in the gardens so that idea didn't appear to be on the table at that time. However, as the council was not proceeding with the project in the foreseeable future, she made further enquiries to operate her tricycle. Mrs Amesbury said owing to delays, she didn't hear anything back so in the meantime she had found out she could operate a business as a pedlar under the Pedlars Act. She said this was old legislation which allowed people to sell their wares. She said she was currently operating her business in this way but she was asking the council for a more permanent site in Lyme Regis, ideally around Langmoor Gardens and the seafront. Mrs Amesbury said she understood there had been some complaints regarding her current operation and she hoped those individuals would be at the meeting because she didn't know what those complaints were. She said she was working within the law and she wanted to work harmoniously with the people of Lyme Regis and the town council.

#### 17/108/TMH Apologies

Cllr S. Miller – illness  
Cllr J. Broom – personal commitment

#### 17/109/TMH Minutes

Cllr O. Lovell declared a pecuniary interest in minute number 17/105/TMH, regarding View Road access arrangements.

Proposed by Cllr B. Larcombe and seconded by Cllr Mrs M. Ellis, the minutes of the previous meeting held on 28 February 2018 were **ADOPTED**.

**17/110/TMH Disclosable Pecuniary Interests**

Cllr O. Lovell declared a pecuniary interest in agenda item 12, View Road Access Arrangements and he would leave for the room for this item.

**17/111/TMH Dispensations**

There was no grant of dispensations made by the town clerk in relation to the business of this meeting.

**17/112/TMH Matters arising from the minutes of the Town Management Committee meeting held on 28 February 2018**

**Guildhall window**

Cllr B. Larcombe said the new sign on Charmouth Road was at a point so far down the road, lorries would have difficulty turning around. He said he had asked the deputy town clerk to follow up on size restriction signs at Fernhill and Boshill, which had been proposed to the Highways Agency.

The deputy town clerk said signs had been proposed to appear on the A35 to discourage HGVs from coming into Lyme Regis and the planning consultant was liaising with the Highways Agency to try and get them agreed. He said this issue would also be raised by the mayor and town clerk when they met with the Dorset police and crime commissioner, as contravention of any sign like this would be a moving traffic offence, which had to be enforced by the police.

**CCTV**

Cllr R. Doney was concerned the council hadn't yet decided what the purpose of the system would be, and engaging a consultant would be a waste of money until this was decided.

The operations manager said the consultant would be able to create a case for whether CCTV was required or not. He said the consultant could discuss the council's requirements as part of the process and members agreed this should happen.

**Harbour dredging**

Cllr Mrs M. Ellis said she was concerned about the sand beach as there was a big ridge.

The operations manager said the ridge had gone down and it might now be feasible to get the tractor on the beach to level it out.

The deputy town clerk said he had contacted the West Dorset District Council (WDDC) engineer who had dealt with the harbour dredging because there was also concern a lot of sand had been lost and replenishing the beach would be a major engineering job.

**17/113/TMH Update Report**

## **Town bus**

The deputy town clerk said a meeting would be arranged with Damory as soon as possible.

## **Woodmead car park bin store**

Cllr O. Lovell was concerned the new bin store was obscuring the view of vehicles coming out of the access road and turning left. He suggested putting the store over the large manhole.

The operations manager said it was re-located for several reasons and he asked members for suggestions of where else it could go.

## **Clappentail roundabout**

Cllr B. Larcombe said it was important to pursue traffic measures in this area, as the bus stop had been there for more than 50 years, it was used by Woodroffe pupils, and cars parked in front of the bus stop.

The deputy town clerk said although it had been used as a bus stop for many years, there was no bus stop order on it. He said the process for making a bus stop order was less complicated than waiting or other restrictions, so this would be pursued.

## **Sidmouth Road park and ride**

The deputy town clerk said a company called Hydrock had been appointed as the traffic and parking consultant and this information had been relayed to the planning authority.

## **17/114/TMH Request to Trade in Lister and Langmoor Gardens**

The deputy town clerk said the report didn't deal with issues of pedalling and what may or may not be allowed under the law. He said the applicant's request had been extended to include the seafront, but he reminded members not to get this mixed up with the broader issue of pedalling.

The deputy town clerk reminded members there were parts of the seafront which were not owned or controlled and therefore couldn't give permission to operate on. These areas included the pebble beach, Cobb Gate car park, East Cliff walkway, and the Cobb and harbour.

Cllr Mrs C. Reynolds said members needed to decide first if they wanted to allow this type of business to operate, and if so, she believed it had to be put out to tender to give others an opportunity to apply.

Cllr B. Larcombe asked if bicycles were allowed in the gardens.

The deputy town clerk said an ancient byelaw did exist but further advice would need to be taken on its relevance, which members agreed with. He added that the gardens were town council property, so it could make whatever decision it wanted on concessions.

Members generally agreed there were enough outlets already selling ice-creams and drinks and that the gardens were intended to be a quiet haven.

Proposed by Cllr B. Larcombe and seconded by Cllr G. Turner, members agreed to **RECOMMEND TO FULL COUNCIL** to refuse the request to sell ice-creams and cold drinks from a purpose-built mobile tricycle in Lister and Langmoor Gardens and the seafront and generally not to allow this type of trading in these areas.

#### **17/115/TMH Request for Free Parking Spaces in Monmouth/Cabanya Car Parks**

Cllr Mrs M. Ellis said if free parking was given to the Boat Building Academy (BBA) staff, other people who worked in the area would want free parking. She said the BBA already had a big parking area but suggested the council could consider concessionary parking rates.

Cllr Mrs C. Reynolds suggested a concessionary parking rate of £100 per space in the western end of Monmouth Beach car park.

The deputy town clerk said the winter boat parking could be arranged better to allow vehicles to park there on a charged basis.

There was concern traders paid WDDC to park at Monmouth Beach, and allowing this request, either on a free or concessionary basis, would set a precedent and prompt other businesses and traders to make the same request to the town council.

Proposed by Cllr G. Turner and seconded by Cllr Mrs M. Ellis, members agreed to **RECOMMEND TO FULL COUNCIL** to refuse the request from Lyme Regis Boat Building Academy to allow staff to park in Monmouth/Cabanya car park for free during the winter season.

#### **17/116/TMH Beach Hut Replacement**

Members were divided on whether the huts should be replaced with wooden or composite material huts. Cllr Mrs M. Ellis also suggested huts with pitched roofs to prevent people from climbing on top of them.

There was some concern about how the private huts would be brought into line if the wooden huts were replaced with composite material huts.

The deputy town clerk said the new site licences included a substantial section on the obligations on licensees in terms of maintenance and repair.

The deputy town clerk reminded members there was an approved budget of £15,000pa for three years. He said the council could choose to spend more, but he reminded members there were several other projects proposed for the seafront, including the railings and the replacement roof. He advised members to be careful about what the council committed itself to.

It was proposed by Cllr B. Larcombe to pursue replacing the Cart Road beach huts with huts made of a composite material, subject to the available funds over a three-year period.

This motion was not seconded.

Members agreed more consideration needed to be given to the budgetary implications, the pros and cons of composite material or wooden beach huts, and how private huts would be brought into line.

The deputy town clerk said whichever material was chosen, the required budget had not been approved, based on the estimates set out in the report.

Cllr B. Larcombe asked if members could see images of composite material huts.

The operations manager said interested members could go and see a composite material hut from a supplier in Blandford Forum. Cllr B. Larcombe asked if members could see them in-situ in a beach resort.

The operations manager said this could be arranged and he asked for a show of hands from interested members.

Cllr R. Doney requested more financial information, including the cost over the life of the huts, how much was spent each year maintaining the existing huts, and how much it was costing employees to do that work when they could be doing something else.

Proposed by Cllr B. Larcombe and seconded by Cllr S. Williams, members agreed to **RECOMMEND TO FULL COUNCIL** to defer consideration of the proposed replacement of the Cart Road beach huts until more information was obtained, including financial information and a viewing of composite material huts.

#### **17/117/TMH Charmouth Road Park and Ride Facility**

Proposed by Cllr B. Larcombe and seconded by Cllr Mrs M. Ellis, members **RESOLVED** that under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for this item of business as it included confidential information relating to the financial or business affairs of a particular person within the meaning of paragraphs 1 and 8 of schedule 12A to the Local Government Act 1972 (see Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985), as amended by the Local Government (Access to Information) (Variation) Order 2006.

#### **17/118/TMH View Road Access Arrangements**

Proposed by Cllr B. Larcombe and seconded by Cllr Mrs M. Ellis, members **RESOLVED** that under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for this item of business as it included confidential information relating to the financial or business affairs of a particular person within the meaning of paragraphs 1 and 8 of schedule 12A to the Local Government Act 1972 (see Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985), as amended by the Local Government (Access to Information) (Variation) Order 2006.

#### **17/119/TMH Security and Alarm Review**

Proposed by Cllr B. Larcombe and seconded by Cllr Mrs M. Ellis, members **RESOLVED** that under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for this item of business as it included confidential information relating to the financial or business affairs of a particular person within the meaning of paragraphs 1 and 8 of schedule 12A to the Local Government Act 1972 (see Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985), as amended by the Local Government (Access to Information) (Variation) Order 2006.

#### **17/120/TMH Land to the Rear of Ocean View, Marine Parade, Lyme Regis**

Proposed by Cllr B. Larcombe and seconded by Cllr Mrs M. Ellis, members **RESOLVED** that under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for this item of business as it included confidential information relating to the financial or business affairs of a particular person within the meaning of paragraphs 1 and 8 of schedule 12A to the Local Government Act 1972 (see Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985), as amended by the Local Government (Access to Information) (Variation) Order 2006.

#### **17/121/TMH Complaints and Incidents Summary**

Members noted the report.

#### **17/122/TMH Exempt Business**

##### **a) Charmouth Road Park and Ride Facility**

The deputy town clerk advised members if they were willing to enter into a longer term agreement with the landowner for use of the land for park and ride, it should be for a period of at least five years. He said he was seeking authority from members to negotiate with the land owner.

Members agreed a negotiating figure.

Proposed by Cllr Mrs M. Ellis and seconded by Cllr B. Larcombe, members agreed to **RECOMMEND TO FULL COUNCIL** to give authority to the deputy town clerk to negotiate an appropriate payment for the ongoing use of the park and ride site at Charmouth Road for a period of at least five years.

##### **b) View Road Access Arrangements**

*Cllr O. Lovell left the meeting at 8.14pm in line with his declaration of pecuniary interests.*

Cllr Mrs C. Reynolds suggested instructing a land surveyor to mark the boundary and to ask the Valuation Office to advise on rates.

Cllr Mrs M. Ellis said some of the properties allowed vehicles to park on what used to be the council's grass verge, and even though the area was now tarmacked, it still belonged to the council.

Cllr D. Hallett said the council also gave permission to the police to use the road to access the police station and the council should consider whether the police should pay for access rights. It was agreed this agreement should be reviewed to determine whether access rights were granted in perpetuity.

Proposed by Cllr B. Larcombe and seconded by Cllr G. Turner, members agreed to **RECOMMEND TO FULL COUNCIL** to seek an independent valuation by the Valuation Office Agency of access rights over the council-owned road to the rear of View Road and to instruct a land surveyor to mark out the boundaries.

*Cllr O. Lovell returned to the meeting at 8.18pm.*

**c) Security and Alarm Review**

Proposed by Cllr B. Larcombe and seconded by Cllr R. Doney, members agreed to **RECOMMEND TO FULL COUNCIL** to approve implementing the recommendations from the security and alarm review and to appoint AS Alarms to carry out the upgrade and installation of the alarms on six council buildings.

**d) Land to the Rear of Ocean View, Marine Parade, Lyme Regis**

Cllr S. Williams was concerned the proposed boundary alignment meant Ocean View would gain land.

The deputy town clerk gave a summary of the history of this boundary issue. He said a definitive boundary was being proposed, which gave the council slightly more land than was last agreed in 2006. He said the owner of Ocean View gave up right of access across council land, which was quite important.

The deputy town clerk said the maintenance of the enclosed garden land would be the subject of a separate report and discussions. He said the owner of Ocean View had given a clear indication the land was no longer of use to him and he would be open to the council taking back that land and incorporating it into the gardens.

Proposed by Cllr B. Larcombe and seconded by Cllr Mrs C. Reynolds, members agreed to **RECOMMEND TO FULL COUNCIL** to agree the boundary alignment at the rear of Ocean View, Marine Parade, Lyme Regis.

*The meeting closed at 8.28pm.*