

LYME REGIS TOWN COUNCIL

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

MINUTES OF THE MEETING HELD ON TUESDAY 10 APRIL 2018

Present

Members: Cllr Mrs M. Ellis (chairman), Cllr J. Broom, Cllr D. Hallett, Cllr O. Lovell, Cllr Mrs C. Reynolds, Cllr J. Scowen, Cllr S. Williams

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

1. Apologies

Cllr R. Doney
Cllr B. Larcombe

2. Minutes of the meeting held on Tuesday 31 October 2017

Cllr O. Lovell requested that his apologies were recorded.

Proposed by Cllr J. Broom and seconded by Cllr Mrs C. Reynolds, with the above amendment, the minutes of the meeting held on Tuesday 31 October 2017 were **AGREED.**

3. Bowling club car parking

The town clerk gave a summary of the recent decisions and the current position regarding the bowling club.

Cllr S. Williams asked if the town clerk had checked if the lease stated the club had to have a steward available every day in the summer.

The town clerk said there was a reference to opening it to the public, but stewarding was not a requirement in the lease. He said the relevant section would be sent to members of the working group.

As per the most recent council resolution, the town clerk said the operations manager had looked at the current capacity and configuration of the bowling club car park and had come up with four options, which would comply with the current standard for parking spaces.

The town clerk said 19 vehicles could fit in, but the council charged for 24 as it was aware the club could fit 24 vehicles in by blocking each other in. He said this decision went back some time.

Based on the operations manager's assessment, 12 to 20 spaces could be created if the bowling club car park was incorporated into the council car park. The 20 spaces could only be achieved if the public footpath was moved.

The town clerk said he was looking for a clear brief from this meeting, and if appropriate, from the committee, about what should be discussed with the bowling club.

Members discussed the possibility of the bowling club using the car park for only part of the year. It was noted the bowling club was willing to consider this but the current lease didn't allow it. Members also acknowledged that the bowling club would want to use the car park during the peak season, when the council would also have the greatest need for it.

Cllr O. Lovell said if the club wanted exclusive use of the car park all-year-round, the council should stick to its recent decision. However, if the club was willing to break the lease and hand the car park back to the council, the council would be able to generate a bigger income and could look differently at what it charges the club.

Members acknowledged it would be difficult to move forward until the two parties agreed on the number of spaces and the price per space. The town clerk said each space generated just under £2,000pa, so it was important the council got a reasonable return from the club.

Members acknowledged the contribution the club made to the town and how this was reflected in the rent to be charged for the clubhouse and green, for which the council could also provide a grant, if it wished.

Members considered the four car park configurations and how much income each option would generate for the council if it was incorporated into the council car park. It was noted the club would be receiving a substantial discount, regardless of which option was chosen.

Cllr J. Broom said 13 spaces could be created using the British standard, or 11 at Dorset County Council standards.

Members agreed with the principle that if the club wanted exclusive use of the 12 spaces all-year-round, it would have to pay the commercial rate for the spaces. If the club wanted use of the spaces for certain months, the council could consider charging a percentage of the commercial rate.

Proposed by Cllr J. Broom and seconded by Cllr O. Lovell, members agreed to **RECOMMEND TO THE STRATEGY AND FINANCE COMMITTEE** to charge the bowling club for 12 spaces at the full market value, but to negotiate a percentage figure if the club is willing to relinquish use of the car park during agreed months, and if the club is willing to break the lease immediately.

4. Meeting with bowling club

It was agreed two members would be nominated to meet with representatives of the club after the working group's recommendation had been considered by the Strategy and Finance Committee and agreed by Full Council.

5. Power boat club

The town clerk said the new lease took effect on 1 April 2018 but discussions were ongoing and the club was being represented by a chartered surveyor.

The meeting closed at 7.58pm.