

Minutes of the Meeting of the **CARAVAN PARK COMMITTEE** held at the **TOWN HALL, SWANAGE** on **WEDNESDAY, 29<sup>th</sup> MARCH 2006** at 2.15 p.m.

PRESENT:-

Councillor G.M. Suttle (Town Mayor) – Chairman.

Councillor C.R. Bright

Councillor Mrs. J. Farrow

Councillor Mrs. C. Gainsborough, JP

Also in attendance:- Mr. A. Leeson – Town Clerk

Mr. N. Pearce – General Manager.

1. **APOLOGIES**

An apology for his inability to attend the Meeting was received from Councillor Trite.

2. **CARAVAN SALES AND OPERATIONS MANAGER'S REPORT**

The Caravan Sales and Operations Manager reported on the following matters:-

- (a) Upgrading of the water supply at the Holiday Park was continuing. As a result, water loss through leakage had been considerably reduced and a saving of approximately £1,500 had been made during the past month.
- (b) Unfortunately, due to the inclement weather, re-instatement and re-seeding works at the Holiday Park were running slightly behind schedule.
- (c) At the present time, twelve Park homes were on the market for private sale. It was unusual for this number of units to be available at any one time, but there did not appear to be any apparent reason for these sales.

3. **CONCESSIONS**

(a) **Staff**

The Clerk reported on a concessionary scheme for the use of the swimming pool at the Holiday Park that had been introduced for Town Council employees in October 1996. This scheme had not been revoked, but many staff were unaware of its existence, and consideration was given to the continuation of this concession.

Following discussion, it was proposed by Councillor Bright, seconded by the Town Mayor, and AGREED:-

To recommend that the concessionary scheme be retained, but should not be extended to include elected Council members.

(b) **“Exercise on Prescription”**

A letter dated 21<sup>st</sup> February 2006 was submitted from three local residents requesting that, as local doctors are issuing “exercise on prescription”, consideration be given to making the swimming pool facilities available for use under this scheme. A “follow on” concessionary scheme was also requested.

Following a brief discussion, it was AGREED:-

To recommend that the matter be deferred to enable further information to be obtained from the Primary Care Trust.

4. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, and RESOLVED:-

That, as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public be excluded from the Meeting during consideration of the following matters.

5. **MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 20<sup>th</sup> FEBRUARY 2006**

(a) **Snagging Issues**

Further to Minute No. 5 of the Caravan Park Meeting held on 20<sup>th</sup> February 2006, and the earlier meeting held with Leisure Concepts and Elm Contractors on 10<sup>th</sup> February 2006, the Clerk reported that the snagging issues identified had now been addressed.

During the ensuing discussion, concern was expressed at the problems encountered with the replacement sails, and Councillor Bright also raised concern at the unresolved issue related to the disabled lift.

(b) **Pitch Development**

Further to Minute No. 6 (b) of the Caravan Park Meeting held on 7<sup>th</sup> February 2006, the Caravan Sales and Operations Manager reported that sixteen pitches had been identified as suitable for siting larger units, although these pitches were not available at the present time.

Following discussion, during which consideration was given to the size of units that could be accommodated and the possible introduction of a premium for these pitches, it was proposed by Councillor Bright, seconded by Councillor Mrs. Farrow, and RESOLVED:-

That the matter be deferred for consideration at a future meeting of the Caravan Park Committee to enable further information regarding the pitches to be compiled.

(c) **Caravan Sales**

Further to Minute No. 6 (c) of the Caravan Park Committee Meeting held on 20<sup>th</sup> February 2006 and Minute No. 168 of the Council Meeting held on 27<sup>th</sup> February 2006, the Caravan Sales and Operations Manager provided further information obtained from other Holiday Park operators regarding deposits for caravan sales.

Following a lengthy discussion, it was proposed by the Town Mayor, seconded by Councillor Bright, and RESOLVED:-

To recommend that no deposit be charged, but that caravans must be paid for in full on occupancy, or within 30 days of siting or agreement to purchase. (Interest to be charged after 30 days at Bank Base Rate plus 2.5% on all transaction – new or secondhand caravans).

6. **BARS AND CATERING FUNCTION**

The Clerk was pleased to report that David and Kate Taylor were preparing to open the bars and catering function on 31<sup>st</sup> March 2006.

He gave a brief summary of their proposals, which included the provision of entertainment/cabaret at certain times in the Bay View Restaurant, the introduction of a pool table and, possibly, a gaming machine, in the lower bar area, and the retention of the existing facilities in The Quarryman bar.

The shop was now fully stocked in readiness for the forthcoming opening.

7. **ANY OTHER MATTERS THE CHAIRMAN DECIDES ARE URGENT**

(a) **Hire Fleet**

Further to Minute No. 5 of the Caravan Park Committee Meeting held on 11<sup>th</sup> January 2006, the Clerk reported that two stock caravans had now been transferred to the Town Council's hire fleet for 2006.

These had been purchased in situ and would be financed from the Council's Capital Receipts, as follows:-

Cosalt Coaster 2002	£17,000
Bluebird Conquest 1998	£ 4,926

It was RESOLVED:-

To recommend that the above action be approved.

(b) **Caravan Display Area**

The Caravan Sales and Operations Manager put forward a suggestion that it may be possible to create additional caravan pitch(s) by re-locating the site workshop to an area within the caravan display ground.

It was RESOLVED:-

That this matter be deferred for consideration at a future meeting of the Caravan Park Committee.

(c) **Future Business Strategy**

Consideration was given to the future business strategy for the Swanage Bay View Holiday Park, but having regard to the financial and legal implications of the matter, the need for detailed consideration was acknowledged.

It was proposed by the Town Mayor, seconded by Councillor Bright, and RESOLVED:-

To recommend that the Caravan Park Best Value Working Group be reconvened, and that the matter be referred for detailed consideration by the newly appointed Group.

8. **DATE OF NEXT MEETING**

It was AGREED:-

That the next meeting of the Committee be held on Wednesday, 26<sup>th</sup> April 2006 at **2.15 p.m.** in the **Town Hall**.