

Minutes of the Meeting of the **BOATPARK**
COMMITTEE held at the **Town Hall** on
Friday, 6th February 2004 at **2.15p.m.**

Present:-

Councillor AH Miller – Chairman
Councillor CBright
Councillor MPratt
Councillor MTyrer (from 2.20p.m.)

Also in attendance:-

Mr AJ Leeson	Town Clerk (from 2.30p.m.)
Mr GB Brookes	Operations Manager
Mr MCiantar	Boat Park Users Group
Mr ALander	Swanage Fisherman's Association

1) **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Agelink, Mrs Farrow and Mrs Gainsborough.

2) **Review of Minutes of Meeting held 24th November 2003**

With reference to Minute 2), the Chairman stated that funding for CCTV could be available from the South Purbeck Task Group. It was noted that the Operations Manager would meet with the Police on 10th February to discuss the installation of CCTV at the Boat Park.

Referring to Minute 2) the Operations Manager reported that boats and dinghies were still causing an obstruction on the slipway.

After discussion it was PROPOSED by Councillor Tyrer, SECONDED by Councillor Bright and AGREED:

That all boats and dinghies that are on the slipway are issued with a seven day notice.

With reference to Minute 2) the Operations Manager reported that he had removed two fridges and freezers from the Boat Park with contents hazardous to health. The Operations Manager stated that he would not remove any further objects from the Boat Park and would inform Environmental Health if this does occur again. It was also reported that two of the bins that had been placed in the Boat Park had already been removed by person(s) unknown.

With reference to Minute 3) the Operations Manager reported that he had consulted with suppliers of barriers and that the problems of access for day users had not yet been overcome. The possibility of taking a deposit for an entry card was suggested or a programmable card that would only allow for access once was discussed.

3) **Matters Arising from the site visit**

The Chairman reported upon matters arising from the site visit undertaken earlier that day.

Members noted the comments of the Operations Manager in highlighting the area to be infilled, levelled and relayed with new tarmac. There was general agreement that preference be given to 50mm depth being used. Consideration was given to logistics of carrying out the work in phases.

After discussion it was AGREED:-

a) That priority be given to the resurfacing in the area highlighted by the Operations Manager and that quotations be sought on the cost of new tarmac and line marking.

b) That the proposed grid size should be tried and tested during the summer season.

c) That the changes be implemented during the winter of 2004/05 and

d) That the User Group be asked to put forward suggestions set against

the criteria that there be no reduction in revenue.

4) **Boat Park Users Group Report**

Mr Ciantar reported on a meeting of the Boat Park Users Group held on Thursday 29th January 2004. Mr Ciantar stated that there had been a good turnout with approximately fifteen people attending and that overall the meeting had been very positive.

Mr Ciantar reported that the response to the proposed installation of CCTV was unenthusiastic, with users preferring to have resources used for visible improvements to the Boat Park, especially in view of the introduction of a 13% increase. The consensus on the proposed introduction of a barrier entry system was well received.

Mr Ciantar brought forward a request to introduce electric and water points at the end of each row, with any trailing wires going under the walls on each row, so as to neutralise any potential trip hazard. This was seen as the main issue arising from the Boat Park Users Group's meeting. This issue was discussed at great length. It was noted that electric points had been addressed by a previous Council, however Members of the Committee recognised the users' concerns. The introduction of electric points was deemed untenable, due to the fact that there is a discernable difference to be made between a boat park and a boat yard. At present the Boat Park exists as an extension of Broad Road Car Park, under the Road Traffic Act and the supply of electric points would contravene this Act. The issue of health and safety was also a major concern, as the Boat Park is an open area with public access. This would make any control of safe working practices impossible to enforce. With regard to the issue of installing water points at the end of each row, Members agreed to look at this further with a view to installing water pipes at the end of each row.

The proposed reorganisation of the Boat Park was welcomed by the Users Group however the practicalities of reversing the larger boats into the recommended grids for 29ft boats was questioned. The possibility of lessening the maximum length of boats in the Boat Park was put forward. After discussion:

It was AGREED:

That the redesign of the Boat Park, with reference to the 29ft grids be further reviewed.

Cosmetic improvements to the Boat Park were discussed. The Boat Park Users Group felt that the slipway was in need of improvement and that the pillars on the jetty were in need of attention. The Clerk stated that the need for repairs to the jetty had been identified and were included in the Council's capital programme. There was a concern at the lack of ladders on the jetty. It was noted that it had been previously agreed that the ladders would be replaced.

Mr Ciantar made a proposition from the Users Group that a higher charge should be levied to non-residents. Members of the Committee felt that it could not expect non-residents to pay a higher charge. Further discussion arose with regard to the Council's accounts in respect of the Boat Park. The Clerk issued Committee Members with a statement of accounts, which is available on request. It was noted that the Boat Park runs at a loss and is subsidised by the Council.

Mr Ciantar expressed the Group's concern with regard to the introduction of launching of jetskis from the slipway.

EXCLUSION OF PRESS AND PUBLIC

It was PROPOSED by the Chairman 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 matter.

5) **Fisherman's Huts - Update**

The Committee was updated on the outcome of the review that was undertaken on the Fisherman's Huts. It was stated that at present only nine tenants had produced a current Certificate of British Registry for a boat, with a further three tenants stating that they were looking to purchase a boat, two with no timescale given.

A request had been received from Mr ALander to exchange the tenancy of hut numbers six with Mr JLander. A further request had also been received from Mr Smalet to exchange the tenancy of hut number seven with Mr Wait, with both proposed tenants holding a current Certificate of British Registry. After a brief discussion:

It was AGREED:

That the tenancies on huts numbers six and seven be exchanged.

The position of the further seven huts that had not produced any registration documentation was discussed. It was stated that the Boat Park Attendant had not had access to hut number nine and that a letter had been issued to the tenant issuing notice to enter the hut. It was also noted that the tenant was believed to be sub-letting the hut, contravening the tenancy agreement. All of the other huts had been accessed. It was reported that the tenant of hut number twelve had not paid the second instalment of the yearly rent, in breach of the tenancy agreement. Upon discussion:

It was AGREED:

That the tenants of hut numbers fourteen, fifteen and sixteen be allowed to continue their tenancy, that further investigation is required on the occupancy of hut number eighteen and twenty and that the Clerk reviews the tenancies of huts nine and twelve with a view to giving notice to quit the huts.

The Committee examined the waiting list for the Fisherman's Huts. After a brief discussion:

It was AGREED:

That Mr Dyke and Mr Lander are offered the tenancy on the next available huts and that the Clerk investigate the eligibility of other persons on the waiting list.

6) **General Issues**

a) **Use of Jetty**

With reference to the use of the jetty, Mr Ciantar highlighted the conflicts that existed and caused by casual users. Attention was also drawn to the possibility of installing fenders.

After a brief discussion it was AGREED:

That priority for use of the jetty be incorporated within the Rules & Regulations.

b) **Provision of Water Supply**

It was requested that provision be made for water supplies to a number of distribution possible distribution points, as part of any resurfacing works.

It was AGREED:

That ducting to allow for the provision of water supply points be incorporated into the scope of works planned for the 2004/05 winter season.

c) **Boat Park Users Group**

Mr Ciantar informed the meeting that he had been elected as the Representative for the Boat Park Users Group.

d) **Fishing Quota's**

Mr Lander highlighted his concerns for the future of the Swanage fishing fleet

following the recent announcement of the “Western Waters–Directive” issued by the European Commission. His comments were noted with interest and concern.

7) **Date of Next Meeting**

The date of the next Meeting was set for **Friday 12th March 2004** in the **Town Hall** at **9.30 a.m.**