

Minutes of the Meeting of the **BEACH GARDENS**
BEST VALUE REVIEW WORKING GROUP held at the
Town Hall on **Monday, 7th November 2005** at **9.30 a.m.**

Present: -

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| Councillor A H Miller | Chairman |
| Councillor C Bright | |
| Councillor Mrs J Farrow | |
| Councillor M Pratt | |

Also in attendance: -

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| Mr A Leeson | Town Clerk |
| Mr G Brookes | Operations Manager |
| Mrs A Holmes | Tourist Information Centre Manager |
| Mr J Jervis | Carpenter |
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| Mrs W Clark | Swanage Tennis Club |
| Mr J Morley | Swanage Tennis Club |
| Mr D Pratt | Swanage Tennis Club |
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| Mr P Huntsman | Swanage Bowling Club |
| Mr K Morgan | Swanage Bowling Club |

1) Apologies

Apologies for her inability to attend the meeting were received from Councillor Mrs J D Wheeldon.

The Chairman summarised the Best Value process for the benefit of the representatives of the Swanage Tennis and Bowling Clubs. He explained the poor financial position of Beach Gardens, which was currently making a loss and required substantial investment to prolong the life of the Pavilion. He stressed that the aim of this meeting was to consult the Tennis and Bowling Clubs on the Town Council's current proposals and he hoped that a consensus could be reached on the way ahead.

2) Review of Minutes – 24th October 2005

The minutes were noted as having been agreed by the Town Council.

3) Future Use of Beach Gardens Facilities

i) Tennis Club Representations

Mr Pratt made representations on the current proposals for Beach Gardens, on behalf of the Swanage Tennis Club.

In reference to the block booking policy, Mr Pratt stated that the Club always left one court available for the public and that five courts were essential for Club use, given its number of members.

The Chairman raised the possibility of some flexibility over this matter, to the extent that the Club could use more than four courts if the others were not in use by the public, or that the hours for Club use might be extended.

Mr Pratt expressed concern over the proposed use of Court 7 for crazy golf. The Club had agreed to give up use of that court for the benefit of the

youth of the town, and it was a well used facility. He also felt that there might be objections from local residents due to a potential noise nuisance.

The Chairman replied that the crazy golf equipment would be removable and only in use during the summer months. He briefly outlined the other options that had been discussed by the Working Group, and the reasons for their rejection. The Town Clerk reported that there would be an attendant on site to respond to any reports of anti-social behaviour.

In respect of the Pavilion, Mr Pratt expressed concern over plans for the amalgamation of the changing rooms for both Clubs. The Tennis Club is especially concerned over the prospect of mixed child and adult changing facilities.

The Town Clerk reminded the Club that it was their duty to appoint a designated child protection officer, and Mr Pratt confirmed that the Club had done so. The Chairman remarked that the current proposals were open for further discussion.

Mr Pratt next raised the issue of the use of a store room by the Tennis Club, and expressed the Club's desire to see a partition retained in the Pavilion. The installation of a kitchen area was discussed, along with the Club's catering commitments.

The Chairman stated that the Council intended to retain the partition, thereby enabling Clubs to hold social events whilst the new refreshment area was open to the public. Councillor Pratt noted that it was not the Council's intention to install any equipment in the Club's allocated store room, but that the Council would consider each Club's proposals for their area. If approval was given to the installation of a sink unit this would have to be financed by the Clubs.

Mr Pratt enquired over future cleaning arrangements at the Pavilion and the Chairman stated that it was envisaged that the Council would clean the refreshment area, hall and changing rooms, but that each club would be responsible for their own rooms and storage areas.

Mrs Clark expressed concern over the size of the area available for Club use. Councillor Pratt drew attention to the Working Group's plan to offer the Clubs storage space in the area beneath the Pavilion. The Chairman stated that if the Club came back with further suggestions these would be considered at the next meeting of the Working Group.

ii) Bowling Club Representations

Mr Huntsman made representations on the current proposals for Beach Gardens on behalf of the Swanage Bowling Club and began by agreeing with the previous speakers that a compromise was achievable.

In reference to the proposed limits on block bookings, Mr Huntsman stated that this would be problematic when matches were to be played on all six rinks, on approximately 20 days or nights per annum. The Club was happy with the present system of writing in advance for the Town Council's approval of extra rinks at the start of the season. Otherwise, the Club would be happy to leave two rinks available for public use throughout the season, and would be prepared to give up a further rink if there were no club members to make use of it. Mr Huntsman stated that at present there was a good relationship between club members and the kiosk staff and they were able to negotiate use of the rinks between them.

The Chairman stated that the Council had requested that all booking of the rinks be done through the Tourist Information Centre so that the Council had a clear idea of the availability of rinks for public use.

Mr Huntsman reported that the Bowling Club shared many of the concerns of the Tennis Club over the limited size of the proposed changing rooms, as the existing larger changing rooms were often packed. There was also concern over changing facilities for children, especially if a shower was to be introduced.

In reference to the Club's catering arrangements, Mr Huntsman stated that the Club provided a full sit-down meal for up to 65 people on a number of occasions in the year. More frequently, lunch was provided either before or during a match. He enquired whether the Council's furniture could be cleared to one side to make way for the Club's own tables and chairs.

The Chairman noted that the Council's furniture could easily be stacked away and remarked that the Council would be unlikely to object to the use of the Pavilion hall by either Club outside of the peak of the holiday season. It was also agreed that there would be little problem with the Clubs having full use of the building for evening events.

The Town Clerk left the meeting at 10.20 a.m.

Councillor Bright enquired what catering facilities the Club required. Mr Morgan replied that hot meals were prepared off site and that a sink and urn were the Club's only requirements, although they also needed preparation space. The possibility of Club members purchasing refreshments from the Council's kiosk was raised, but Mr Morgan questioned whether one member of staff would be able to cope with the demand from up to 60 bowls players and spectators coming into the Pavilion at one time.

Mr Morley raised the possibility of both Clubs sharing a single larger kitchen. It was agreed that representatives from each Club would meet to discuss this issue and report back to a later meeting.

The use of the area beneath the Pavilion was discussed and it was felt that there would be space available for the Bowling Club's lockers. It was estimated that the Council would wish to retain one-third of this area for its own use, with the remaining two thirds to be divided between the Clubs as they best see fit.

Mr Huntsman enquired whether the Clubs were able to suggest alterations to the size of their allocated rooms. Councillor Bright noted that although nothing was yet fixed in stone, the Council's aim was to reserve the largest possible area for the public hall. The Chairman stated that the Clubs would have to come back with a persuasive argument if they wished to have larger rooms.

The seasonal usage of the facilities was discussed and Mr Huntsman stated that the Bowling Club made no use of the Pavilion over the winter season. Mr Pratt stated that the Tennis Club did use the facilities over the winter as they were able to play under floodlights.

Finally, Mr Morgan requested the Town Council's assistance in increasing the Bowling Club's membership, especially through the formation of a youth section. The Chairman and Councillors fully supported this aim and suggested that the Club contact Purbeck District Council's Sports Centre Manager.

4) **Crazy Golf Equipment**

The Operations Manager reported that he was acquiring further documentation concerning crazy golf equipment and the matter was therefore deferred to a future meeting.

5) **Pavilion Alterations – Budget Update**

The Operations Manager reported that quotations for some of the work remained outstanding and further consideration of this matter was also deferred to a future meeting.

6) **Any Other Matters**

No matters were reported under this item.

7) **Date of Next Meeting**

It was agreed that both the Tennis and Bowling Clubs would put the Council's proposals to their respective AGMs and report back to the next meeting. The date of the next meeting of the Beach Gardens Best Value Review Working Group was set for Wednesday 30th November at 9.30 a.m.

The Meeting closed at 10.50 a.m.
