

Minutes of the **EXTRAORDINARY MEETING** of the Swanage Town Council held at the Town Hall, Swanage on **WEDNESDAY, 11th APRIL 2007** at 2.15 p.m. _

PRESENT:-

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

Councillor B. Audley

Councillor Mrs. C.A. Bartlett (until 3.30 p.m.)

Councillor C.R. Bright

Councillor Mrs. J. Farrow

Councillor Mrs. C. Gainsborough JP

Councillor M. Hadley

Councillor Mrs. G.A. Marsh (from 2.45 p.m.)

Councillor M. Pratt

Councillor Mrs. A. Turner

Councillor W.S. Trite (from 2.30 p.m.)

Public Participation Time

There were no members of the public present.

1. **APOLOGIES**

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

2. **ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS**

The following item was highlighted for inclusion on a forthcoming Agenda:-
Headstone – Stillborn Babies.

3. **EXCLUSION OF PRESS AND PUBLIC**

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

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.

4. **SWANAGE BAY VIEW HOLIDAY PARK**

(a) **Caravan Sales Policy**

Further to Minute No. 5 (a) of the Special Meeting of the Council held on 5th April 2007, the Clerk reported on issues relating to caravan sales at the Holiday Park.

The Clerk then referred to Minute No. 179 (a) of the Monthly Meeting of the Council held on 26th February 2007. In accordance with revised advice received from the Council's legal advisers, it was recommended that a settlement in the sum of £8,000, together with costs, be granted.

It was then proposed by Councillor Bright, seconded by Councillor Pratt, and RESOLVED UNANIMOUSLY:-

To approve the settlement in the sum of approximately £8,300.

Consideration was given to the profit margins, and the siting and plot development costs for new caravans. At the present time these varied considerably, depending on the location and terrain of the plot and the services provided. During the debate, consideration was also given to the open market values of "sale in situ" and prices of second-hand caravans.

It was suggested that the sales of new caravans could bear the introduction of "pitch premiums", whereupon it was proposed by the Town Mayor, seconded by Councillor Hadley, and RESOLVED UNANIMOUSLY:-

That all caravan pitches be graded, and that the following premiums be levied for the introduction of new caravans on site:-

Grade A	£25,000
Grade B	£15,000
Grade C	£ 5,000

It was FURTHER RESOLVED:-

That costs of £2,500 plus VAT be levied as a standard charge for siting of new caravans (to include connection fees etc.). The cost of any additional services/facilities to be recovered as a separate matter.

It was also RESOLVED UNANIMOUSLY:-

That applications for decking etc should be submitted for approval to the Town Council.

Consideration was then given to the sale of second hand caravans. Reference was made to Minute 4) e) of the Caravan Park Committee Meeting held on 2nd November 2005, stating that the re-siting of caravans over 5 years old, taken in part exchange would not be permitted. It was noted that owners could sell older caravans in situ.

After further discussion it was RESOLVED:-

That where caravans are taken in part exchange, the guide price should be paid together with a pro-rata share of the premiums agreed above, calculated on the length of time remaining on the existing licence agreement.

(b) **Site Maintenance and Plot Developments**

The Town Clerk reported problems in the control over site maintenance and plot development exercised by the previous Caravan Sales and Operations Manager. It was noted that the Town Clerk was currently overseeing these matters.

(c) **Internal Improvements**

Consideration was given to the condition of the upstairs toilets, adjoining The Quarryman. It was AGREED:-

That Councillor Bright and the Operations Manager be given delegated authority to inspect the toilets and consider estimates for any work required.

Councillor Mrs Bartlett left the meeting at 3.30 p.m.

(d) **Shop – Change of Use**

It was reported that the Holiday Park shop had proved uneconomic to run over the 2006 season. It was proposed by the Town Mayor, seconded by Councillor Mrs Farrow and RESOLVED UNANIMOUSLY:-

That the Holiday Park shop be converted to a caravan sales office.

(e) **Adherence to Park Rules**

Attention was drawn to a blatant breach of the Holiday Park Rules, whereby a caravan was being sub-let to permanent residents, and it was AGREED:-

That strict adherence to the Holiday Park Rules be enforced.

(f) **Contractual Matters – Terms of Agreement**

Further to Minute No. 5 (a) of the Special Meeting of the Council held on 5th April 2007, the Town Clerk reported that the interim arrangements regarding Mr David Taylor, the bars and

catering contractor, for the management of the Holiday Park complex to the end of the 2007 summer season, were working well initially. The detailed terms for the agreement were yet to be finalised.

(g)

Staffing Issues

There were no additional staffing issues to consider at the present time, but Members wished to record their appreciation of the additional work undertaken at the Holiday Park by Council officers, with particular mention of the Operations Manager and the Tourist Information Centre Manager.

(h)

Surplus Equipment

The Clerk reported that, as the Council no longer had a hire fleet, some caravan equipment was surplus to requirements (i.e. secondhand televisions and other electrical equipment).

During the ensuing discussion, it was acknowledged that these goods had little or no re-sale value, and it was AGREED:-

That the goods be disposed of in an appropriate manner.

The meeting concluded at 3.50 p.m.
