

CHRISTCHURCH TOWN COUNCIL

COMMUNITY COMMITTEE

Minutes of the Meeting held on 27 October 2020 at 6.00pm via Zoom conferencing facilities

Present:-

Chairman: Cllr F F T Neale

Vice-Chairman: Cllr S J McCormack

Present: Cllr Mrs S Bungey, Cllr A E Coulton, Cllr C A Gardiner, Cllr W Grace, Cllr G R Jarvis, Cllr G E E Polson, and Cllr Mrs S Spittle.

Also in attendance: Cllr L Dedman, Cllr D Jones, Cllr Tarling and Jan Hill, BCP Council

Apologies:

Officers present: Daniel Lucas, Town Clerk and Susan Roxby, Administrative Support Officer.

Members of the Public present: 2

Members of the Press present: None present

110. Declarations of Interest

There were no declarations of interest on this occasion.

111. Minutes of Previous Meeting

The minutes of the meeting held on 17 February 2020 were agreed and signed as an accurate record.

Members queried the reason that a Community Committee had not been held since February 2020 and were advised by the Chairman and Town Clerk that this had been due to lack of business.

Voting: unanimous

Cllr Mrs Bungey joined the meeting at 6.08pm.

Cllr Mrs Spittle joined the meeting at 6.10pm.

112. Public Participation

There was no public participation on this occasion.

113. Public Questions

There were no questions from the public on this occasion.

114. Druitt Hall

Members were asked to consider the report on the current lease provision and Hall circumstances as well as the reasonable estimate for replacement windows, a copy of which appears as Appendix 'A' to these minutes in the minute book.

The Town Clerk advised that there was a 10-year lease for Druitt Hall with a peppercorn rent. Due to the poor state of health of the roof, there is an exemption for the Druitt Hall Community Association (DHCA) and therefore they do not have to repair the roof. The hall sits in a conservation area and a planning application would need to be submitted for completion of replacement windows which the Council would need to budget approximately £40,000 for this project.

Given the age of the building the Town Clerk recommended that a surveyor be instructed to undertake a cost benefit analysis of the building so that Members could make a more fully informed decision.

The Chairman felt that to obtain best value for public money, it would be appropriate for a surveyor to be instructed to undertake a cost benefit analysis and a report be brought to a future meeting.

Members considered that DHCA may prefer to have a replacement building.

Cllr Tarling raised concerns regarding asbestos in the building and that the Council had a duty of care and felt that a feasibility study of the life span of the hall should be undertaken to look at either refurbishment or a replacement hall.

Cllr Jarvis proposed that a surveyor be appointed, this was seconded by Cllr Dedman.

RESOLVED that:

(a) the details of the report and the current lease provision and Hall circumstances as well as the reasonable estimate for replacement windows be noted; and

(b) authorises the Town Clerk to instruct a surveyor or other reasonable profession to conduct a cost-benefits analysis of the cost of replacement windows and the remaining useable life of the property against alternative options including where necessary re-build.

Voting: unanimous

115. Watermans Park

Members received a presentation on Watermans Park from invited speaker Jan Hill, BCP Council. Members were informed this was a new initiative brought forward by BCP and that there were 3 pilot parks in the area to try ideas for better use of parks, including assess improvements and looking at anti-social behaviour and wanted people to use parks and enjoy the green spaces. There were Park Activators who looked at the possibilities for new activities in parks, refreshments facilities and new planting of wildflowers. BCP had received 175 survey responses for the Watermans Park consultation. People counters had been placed in park to see how people use the park and the numbers. BCP were looking at the short medium aspiration for the space and consultation ends on 6 November 2020 and would welcome comments.

A member raised concerns that there was no direct funding and questioned whether the Town Council would be required to provide funding and was advised that BCP had a Fund-Raising Officer to facilitate this.

The Town Clerk advised that the Town Council is due to have 9 parks and open spaces transferred from BCP which would include the Wheel Park and Watermans Park area. Members felt that a strong link was required between both councils to ensure that everyone was fully engaged.

RESOLVED that the Town Clerk be delegated in consultation with the Chairman and Vice-Chairman to response to the BCP Council consultation concerning the Future Parks Project.

Voting: unanimous

116. Scott Hill Lane Play Park

Members were asked to consider the report on Scott Hill Lane Play Park and explore options available to the Town Council in retaining a reasonable play offering for this site, a copy of which appears as appendix 'B' to these minutes in the minute book.

A member felt that the lease should be taken over and maintained by the Town Council to provide the residents in the area with a park.

The Chairman advised that the Town Council did not own the park and that considerable funds would be required to maintain it.

The Town Clerk informed Members that Town Council could put an expression of interest to BCP and the landlord under the Localism Act that the Town Council could step in the lease if BCP wish to surrender it. There

was 17 years left on the lease and it would be prudent just to repair or consider whether an extension to an 80 year lease was available.

Cllr Spittle proposed that the Town Council investigate trying to get the park reinstated or to get BCP not to close the park, and the Council to consider how the park could be kept open in the best possible way. This proposal was seconded by Cllr Dedman.

RESOLVED that Members delegate to the Town Clerk to explore the lease options of assignment/sub-lease of part of the lease from BCP Council to the Town Council with the landlord, or surrender from BCP Council and the Town Council to step-in as tenant, and also explore the possibility to obtain a 80-year lease extension.

Voting: unanimous

117. Trees Quomps

Members were asked to consider the report on the three quotations for a tree survey at Christchurch Quay for health and safety purposes in preparation for the forthcoming winter season, a copy of which appears as appendix 'C' to these minutes in the minute book.

Cllr Mrs Spittle proposed that the second quote provided by Hayden's Arboricultural Consultants Limited be contracted to undertake a tree survey at Christchurch Quay, this proposal was seconded by Cllr Coulton.

RESOLVED that the three quotations for a tree survey at Christchurch Quay for health and safety purposes in preparation for the forthcoming winter season be noted and delegate to the Town Clerk to contract Hayden's Arboricultural Consultants Limited as the Council's chosen provider.

Voting: unanimous

118. Social Media

The Town Clerk informed members that a request had been received from Cllr Coulton for Councillors to be appointed to liaise and assist on social media.

The Town Clerk advised that all Members could be involved in assisting with social media and that posts could be sent to the Town Clerk to promote the Town Council. A Members WhatsApp group could be created for social media posts.

Cllr Charrett advised that she would make enquires with the previous council that she had been a member of to obtain information on the arrangements for social media posts on their council's Facebook page.

Members agreed that all Councillors should be able to assist with social media posts and that this be reviewed and brought back to Full Council.

RESOLVED that The Town clerk be delegated to create an unpublished draft Facebook page for consideration by Full Council with options for assistance on media posts by members. The Town Clerk shall have access to the password and usernames to this account solely

Voting: unanimous

The meeting ended at 8.25pm

CHAIRMAN