

**CORPORATE PROPERTY
COMMITTEE**

26th July 2016

Present

#Councillor R Springett – Chairman
*Cllr S Smith – Vice-Chairman (in the Chair)

*Cllr M Baillie
#Cllr L M Barnes
*Cllr G B F Coles
*Cllr R W I Cooke – (Deputy Mayor)
*Cllr A J C Fyson
*Cllr B T Harriss
*Cllr F J Hawke
#Cllr R M Lyon – (Town Mayor)
*Cllr R F Rendle

Observers: Cllr D M Gent
Cllr I A Pritchard

Also in attendance 4 members of the public and 1 member of the press.

*Denotes attendance
#Denotes apology for absence

1. DECLARATIONS OF INTEREST.

Cllr Pritchard declared a personal interest in agenda item 6 – Community Orchard, affordable housing.

2. CORRESPONDENCE.

a) A letter had been received from Britannia Royal Naval College concerning the possible leasing of land adjacent to Coombe Road to the Town Council; the former Sea Cadet site. Cllr Smith told the meeting that it had formerly been the intention of the Ministry of Defence to use the land for housing but this was not now the case. Members suggested use as a car park, camper van park or for affordable housing. It was noted that Highways had raised concerns

over the access to the site. Cllr Fyson suggested that the site could be included in the Neighbourhood Plan.

Proposed: Cllr R W I Cooke

Seconded: Cllr R F Rendle

Recommended: That the Council investigate the conditions, lease and costs with the Ministry of Defence before a decision was made.

b) An email from Classic Channel Regatta for their event on 18th July 2017 had been referred from Full Council on 6th June 2016.

The organisers of the event had highlighted problems experienced in 2015 with the use of the Market for a dinner.

Members noted that there had been adverse publicity following the event over rubbish and damage caused. Cllr Cooke told the meeting that he felt this had been exaggerated and the event needed better communications and more advanced planning.

Proposed: Cllr B T Harriss

Seconded: Cllr M Baillie

Recommended: That the Market Working Group of Cllrs Coles, Barnes and Hawke discuss this matter with the Market tenants and stallholders to agree a plan for the event in 2017.

3. DARTMOUTH MARKET SECURITY.

Following burglaries in Dartmouth in the early hours of Saturday 16th July 2016, members considered additional security measures for the Market premises. Cllr Hawke informed the meeting that the Market Working Group had met the previous day to discuss security.

Measures with regard to the keys had been instigated but these would not be discussed in an open forum; the Market Traders were welcome to install their own small CCTV cameras or intruder alarms if they wished.

The Clerk reported that she had spoken to Police Inspector Tomlinson who had advised that CCTV was not a good option unless it was monitored 24 hours a day, the Listed Buildings officer at South Hams District Council had advised that anti climb material could not be used on the Market due to its Grade II Listed status.

4. MARKET – VACANT UNIT.

Members noted that notice to leave on 30th September 2016 at the end of the lease had been received from Unit 5, Home Fabrics. The Clerk had advertised the unit in the local press and had contacted the businesses on the waiting list.

It was also noted that the tenant in Unit 3 had reported that he would be leaving at the end of October 2016.

5. COMMUNITY ORCHARD.

Cllr Hawke told the meeting that this item had originally been discussed at the Corporate Property Committee meeting on 24th March 2015 and the Town Council had set aside £1,000 to pursue the matter.

He suggested that outline plans be drawn up to take to the District Council Planning department to see if this could be taken forward. Cllr Hawke believed that 8 -10 units of accommodation, both flats and houses could be provided, either on the continuation of the houses on Ridge Hill or at the bottom of the Orchard on College Way. Cllr Rendle reminded members that the Orchard had been purchased from the Ministry of Defence as a public open space, for £15,000 in December 1993, under an agreement whereby 2/3 of any monies raised on the land would be payable to the MOD up till 2013 and 1/3 up to 2073; he would be appalled if this scheme went ahead. Cllr Fyson told the meeting that it was a task for the Neighbourhood Plan to make the case for more affordable homes.

Mr Peter Shaw the Chairman of the Friends of the Community Orchard told members that 95% of traditional orchards had been lost to housing following the Second World War; Dartmouth's Orchard therefore had a heritage value as well as a value as a green space for the Town. He was aware of the need for affordable housing but did not feel that the Community Orchard was the correct site for this.

Cllr Pritchard echoed this view and told members that the Community Orchard should be protected at all costs and loved by the people of the area.

Proposed: Cllr G B F Coles

Seconded: Cllr M Baillie

Recommended: That the Town Council investigate the possibility of housing on the Community Orchard either at the continuation of the houses on Ridge Hill or at the bottom of the Orchard on College Way.

6. BOATFLOAT.

A paper had been circulated to members concerning the purchase and installation of a new shackle system for the mooring lines in the Boatfloat. The new Boatfloat Supervisor had recently had to remove twists in the mooring ropes which had involved the need to untie every boat on the trot to remove the twists.

Members acknowledged that the twists in the lines were also caused by users when mooring their boats incorrectly after a day on the water.

Proposed: Cllr F J Hawke

Seconded: Cllr A J C Fyson

Recommended: That the new shackles be purchased for the mooring lines in the Boatfloat at a cost of £15.40 each and installed by the Boatfloat Supervisor.

7. CAMPER VAN PARKING SCHEME.

The Clerk explained that there had been no reply from the owner of the old gas works site in Mayors Avenue re the leasing of the land for parking. Cllr Rendle informed members that previous applications for parking on this site had been turned down, as access was poor and the land was contaminated. The Clerk had also spoken to the lead officer for assets at South Hams District Council re the provision of Camper Van parking in the Mayors Avenue car park but he had stated that the District Council would not wish to lose any car spaces.

Cllr Baillie suggested that the Academy be approached to provide spaces for camper vans as this would also raise revenue for the Academy; Cllr Harriss advised that camper van owners would only wish to use a facility in the centre of town. In order to alleviate the

issue of camper vans parking overnight on the embankment members felt the County Council should be approached again to change the parking regulations.

Proposed: Cllr G B F Coles

Seconded: Cllr F J Hawke

Recommended: That Devon County Council be asked to consider amending the parking order for the embankment so that the summer restrictions (parking for 2 hours only) continue all year.

8. GUILDHALL REFURBISHMENT.

a) The Clerk informed members that the contractor chosen to carry out the works to the Guildhall toilets had gone out of business, with a potential loss of £6,552 to the Town Council of the deposit paid for materials. The Mayor had suggested a programme of works using individual contractors to carry out the works to the toilets. The results of the damp proof survey were still awaited.

Cllr Rendle left the meeting at 7.00pm

The Clerk would obtain prices for the works required and an additional Council meeting would be called for members to approve the works.

b) Purchase of a Defibrillator
Details for the purchase of a defibrillator had been circulated to members. The Clerk advised that St Johns Ambulance would assist with the purchase for the Town Council to obtain a discount on the price. The Community AED fund organisers had agreed that they would purchase a box for the defibrillator at the Guildhall to allow it to be placed on the outside of the building and be accessible to all. The Clerk would make a listed building application for its placement.

Proposed: Cllr M Baillie

Seconded: Cllr A J C Fyson

Recommended: That the Town Council purchase a defibrillator for the Guildhall from the Public Purposes Share of the Dartmouth Trust funds.

9. IVY LANE.

An email had been received from Dartmouth Food Bank giving notice to cease use of Ivy Lane Youth Centre from mid-August. The Food Bank organisers had requested to continue use of one of the cupboards for storage. Members noted that the Food Bank was actively seeking new premises at the top of town. Cllr Hawke reminded the meeting that there was a need to promote the use of Ivy Lane to increase rental income.

Proposed: Cllr M Baillie

Seconded: Cllr G B F Coles

Recommended: That the Food Bank be granted 6 months free use of one cupboard at the Ivy Lane Youth Centre.

10. BUTTERWALK

a) Repairs to flat roof at rear of the Sloping Deck Bakery.

The Clerk advised that the Mayor and Chairman of Corporate Property had visited the kitchen area of the Sloping Deck Bakery at the request of the owner to view problems with water ingress through the flat roof. The tarmac roof above the kitchen area needed replacing; quotes would be sought for its replacement as necessary and liaison with the owner of the Sloping Deck would be required for the works to take place with minimum business interruption.

b) Plans for alterations to 6 Duke Street – Dartmouth Wine Company. Drawings from a planning application by the Dartmouth Wine Company at The Butterwalk, 6 Duke Street had been circulated to members. The alterations were all internal to the layout of the retail space and would be an improvement to the premises.

Proposed: Cllr F J Hawke

Seconded: Cllr R W I Cooke

Resolved: That in view of the confidential nature of business about to be transacted, it was in the public interest that the press and public be excluded and that they be instructed to withdraw.

11. QUOTATION BUS SHELTER WORKS.

Members reviewed a quotation from Queensbury Shelters (the manufacturer of the existing shelter and the preferred supplier of Devon County Council) for the works to an existing bus shelter at Raleigh Close and a new shelter at the junction of Church Road and Townstal Road.

Proposed: Cllr R W I Cooke

Seconded: Cllr F J Hawke

Recommended: That the Town Council accept the quotation for a new shelter at the junction of Church Road and Townstal Road and for the works to an existing bus shelter at Raleigh Close at a cost of £6,464.00 plus vat to be paid from the Public Purposes Share of the Dartmouth Trust funds.

12. QUOTATIONS FOR BALLROOM – NEW WEST END WINDOW AND NEW FIRE DOORS.

Details of 3 quotations for a replacement west end window and 2 new sets of fire doors in the Guildhall Ballroom were laid round the table. Members gave careful consideration to the installation costs quoted by the contractors.

Proposed: Cllr A J C Fyson

Seconded: Cllr B T Harriss

Recommended: That the Town Council accept quotation 1 for the replacement west end window and 2 new sets of fire doors in the Guildhall Ballroom at a total cost of £9,395.00 plus vat to be paid from the Public Purposes Share of the Dartmouth Trust funds.

13. QUOTATIONS FOR NEW PANELING IN THE GUILDHALL, COUNCIL CHAMBER.

Details of 2 quotations for new panelling in the Council Chamber were laid round the table and samples of the wood to be used were displayed. Members noted that no work could take place until damp proofing work had been carried out in the Council Chamber.

Proposed: Cllr R W I Cooke

Seconded: Cllr A J C Fyson

Recommended: That the Clerk seek additional quotations for the new panelling in the Council Chamber.