

Bawdsey Parish Council

Minutes of an Extraordinary Meeting of the Parish Council

Tuesday 1st March 2016 at 7.00pm; Bawdsey Village Hall

In Attendance – Clls Brian Johnson (BJ), Tony Osmanski (TO), Richard Tricker (RT) Mark Dovey (MD) Chris Mann (CM) Liz Mark (LM) SCDC Cllr Christine Block (CB), Jenny Webb (Clerk)

Members of the public: Twenty

Apologies: Rawdon Saunders

Meeting called to order by Chair BJ at 7.00pm.

Action:

1. Chairman's Welcome

2. Apologies for Absence: Rawdon Saunders

3. Declaration of Interest: TO stated that his daughter worked occasionally at the Boat House Cafe. BJ declared he is a trustee of Bawdsey Haven Yacht Club.

4. Chairman's Introduction: The main purpose of the meeting was to consider the business case for transferring the amenity land from SCDC to BPC.

- BJ explained the meeting would be in two parts. Part 1 would update parishioners on a) the progress of the plans for the development of the amenity site and b) current negotiations with SCDC, allowing time for questions and comments. The second part would consist of a formal PC meeting to discuss the current state of play and to make formal proposals.
- The name BCAA (Bawdsey Community Amenity Area) had been changed to BQVC (Bawdsey Quay Visitors' Centre)
- Background: The offer from SCDC for the land transfer happened in 2013. (This is not the first piece of amenity land SCDC has transferred to parish councils.)
- A Working Group was set up comprising 4 Parish Councillors and 4 parishioners plus the district councillor, chaired by Peter Wain. Subgroups looked at the Business Plan and the Funding side.
- Finance was a key issue. From the outset, it was agreed that the cost of this project was not to impinge on the precept, hence the inclusion of a business partner with a proven track record to ensure the development was sustainable. Di Clouting was chosen to be the business partner. Planning permission for a Visitors' Centre with a cafe was obtained, valid from June 2014.
- In March 2015 an agreement was made in principle that the PC would accept the BQVC site provided that SCDC pay for an independent water/sewage supply. It set

<p>out terms for transfer of land, with SCDC working in close partnership with BPC. SCDC would provide the legal cover and offer financial advice. The Business Plan was a response to this offer.</p> <ul style="list-style-type: none"> • The original intention of this evening’s meeting was to adopt and endorse the BP which would then be submitted to SCDC. This would lead to the eventual transfer of the land. 	
<p>5. Presentation by Chair of the Working Group, Peter Wain. (This can be seen on www.bawdsey.pc.onesuffolk.net)</p>	
<p>6. Update on current situation: Tenders for build have only very recently come in. They have come in higher than anticipated and in the light of this, SCDC’s meeting to effect the transfer has been postponed. This gives the WG of BPC greater flexibility. It gives the council more time to reflect on the situation and to look at options to try and reduce costs. This will be a significant point in the development and can’t be rushed.</p> <p>7. Public Forum</p> <p>Following questions from the public, the following points were made:</p> <ul style="list-style-type: none"> • There is a possibility of a low interest loan from SCDC to cover any shortfall in finances. BPC would be reluctant to go down that road but it remains an option. • Parking places at the site will increase from 32 to 55 • No legal costs to BPC would be incurred in the transfer • Regarding the existing cafe at the Quay, it may be that rising visitor numbers could sustain two cafes • The Radar Museum will be opening more frequently after refurbishment and will be directing visitors to the Visitor Centre cafe • There is electricity in the area, so a connection cost will be the only expense in this respect. It is included in the building tender spec • Consultancy fees have been already been paid in the first phase of this project • VAT is being reclaimed • With the pressure of parking spaces on the main road, it may be the case that Highways will recommend defining parking bays along the stretch overlooking the estuary, thus reducing the number of vehicles. Disabled parking could be made. It is hoped more cars will use the amenity area for parking. (A traffic management order has to be invoked to alter parking arrangements on the main road) Existing arrangements are not wholly satisfactory as untidy parking can impede emergency vehicles. • Paying to park in the amenity area may be necessary. Locals would be exempt and a recent study showed that most people saw the necessity of a minimal charge to raise funds. • There would not be bespoke parking for boat trailers. Members of Bawdsey Haven Yacht Club can park trailers and boats in the boat yard. • There is a strong risk assessment document and a contingency fund in the case that build costs exceed budget. • The members of the WG were congratulated on all their hard work 	

<p>8. Council Discussion and Proposals for future actions</p> <p>Following a lengthy discussion, it was decided that given the high tenders, BPC was not in a position to approve the Business Plan as it now stands. Clls expressed full confidence in the project. They were pleased that there was greater flexibility as far as the time frame was concerned which would allow the WG to seek to reduce the build costs. They agreed also to look at the various management structures such as a CIC (Community Interest Company) for the proposed facility.</p> <p>The following proposals were made and passed unanimously.</p> <ol style="list-style-type: none"> 1. The Council expresses complete confidence in the concept of the Visitors' Centre and Cafe as laid out in the BP and would like to pursue it further. (Proposed Chair BJ and seconded by Vice Chair TO) 2. The Council asks the WG to look at options to ensure viable funding streams and to come back to the council with a paper on the various options. (Proposed by TO and seconded by RT) <p>Another Extraordinary Meeting would be called to adopt the Business Plan once the finance side had been resolved.</p> <p>Cll Tricker had questions from parishioners regarding the project which were answered satisfactorily.</p>	
<p>Next regular meetings of the Parish Council to be held on: 9th March 2016 at 7pm</p>	
<p><i>Meeting ended at 9.15pm</i></p>	

Signature:

Date:

Brian Johnson - Chair of Bawdsey Parish Council