

Hamble-le-Rice Parish Council

**MINUTES OF THE EXTRA-ORDINARY PARISH COUNCIL MEETING HELD ON
WEDNESDAY 22nd JULY 2015 AT THE ROY UNDERDOWN PAVILION,
COLLEGE PLAYING FIELDS, BARON ROAD, HAMBLE-LE-RICE AT 7.00 PM**

Present

Cllr I Underdown – Chairman
Cllr S Hand – Vice Chairman
Cllr M Atkinson
Cllr M Cross
Cllr M Davies
Cllr A Fish
Cllr C Fish
Cllr E Lear
Cllr M Venables

In attendance

Brendan Gibbs – Clerk to the Council
Stuart O'Connor – Hamble Lifeboat
Roger Harding – Hamble Lifeboat
Janet Motherwell – Hamble Lifeboat

To receive apologies for absence

Apologies had been received from Cllr Hamel, Cllr Cohen and Cllr Pepper.

284/72/15

To receive Declarations of Interest

Cllr Hand declared dispensations relating to the Foreshore and Dinghy Park and a dispensation regarding the Royal Southern Yacht Club. Cllr Underdown declared dispensations in matters relating to the Foreshore and the Dinghy Park. Cllr Clive Fish declared an interest in the Dinghy Park.

285/72/15

Public Session

Cllr Lear asked the trustees if they had received any of the money they were due from River Hamble Harbour Board (RHHB). Captain Harding said that the RHHB had recently paid the second instalment of their grant from the RHHB of £25,000. He added that the final tranche of £10,000 will be held back until the completion of the project with the toilets and showers open to the public.

Cllr Angela Fish asked the trustees if Mr Ben Moore was their project manager. This was a position that had not been clarified in previous correspondence. Captain Harding was happy to confirm that the project manager was Ben Moore. Cllr Cross asked if Mr Moore was also the Construction, Design and Management (CDM) co-ordinator for the project.

Mr O'Connor was not able to confirm this but he did say that building control would come in and check that the building is built as per the design drawings. Mr O'Connor also confirmed that the any CDM file in existence would be handed over to the trustees on the completion of the project.

Cllr Clive Fish commented about some of the costs in providing ground works such as the piling and the floor slab. He said the figure quoted (£46,000) were exceedingly high in relation to an equivalent project when the Blue Star Café was built in 2009. Cllr Venables commented that there it was not the intention of the Parish Council to further delay the project by withholding the second tranche of the grant but expressed concerns that the latest building plan showed a deficit of £24,000.

Mr O'Connor confirmed that the plan was to complete the project by week-ending 14th August 2015. However, he also said that this completion date was directly linked to a release of the second tranche.

There was general disagreement at this point due to a side discussion that took place about past events. The Chair brought this discussion to a close and asked everyone to focus on current events.

Mr O'Connor highlighted that one of the main reasons for the project being delayed was due to the

many obstacles with the planning process. A general criticism of the Development Control Department followed with the Conservation Officer singled out for particular criticism.

Cllr Cross commented that this was not the case and the truth of the matter was the Hamble Lifeboat Ltd had changed the design and materials of the building to such an extent that it required fresh permissions from the Local Planning Authority that required a period of consultation.

Mr O'Connor disputed this further and said in conclusion that the Local Planning Authority had failed to meet its own Service Level Agreements for determining planning applications.

Cllr Clive Fish commented that it would appear that the door to the disabled toilet door did not meet the requirements of the Equality Act 2010.

Mr O'Connor said that the drawings showing the width of all doors had passed through the planning process and also through the building control process without attracting comment.

Cllr Underdown then asked a number of questions:

He asked if the trustees had any financial retention built into the project in the event of faulty work or defects being identified by them. Captain Harding indicated that there was no retention built into the agreement with Mr Ben Moore.

He also asked if any member of the trustees had inspected the site in order to identify any defects. Captain Harding said that there had been some casual inspections recently that had identified such things as chipped or broken bricks.

Cllr Underdown then asked what is the trustees current position regarding their fund-raising since the start of the project. Captain Harding referred everyone to the Hamble Lifeboat website where donations received since 2001 were listed. Cllr Underdown continued by asking if the project had budgeted for work being done by members of the Hamble Lifeboat instead of contractors in order to reduce costs and were these works being done at the expense of the toilet fit-out.

Mr O'Connor confirmed that when the second tranche of the grant was released to the trustees this would enable the project to be completed in its entirety.

Cllr Venables commented that the conduct of the construction project generally had attracted a lot of negative comment from parishioners. He explained that these concerned working hours and working practices with irregular attendances.

He said that it had been noted that there had been long periods of inactivity with no evidence of attendance closely followed by intense activity with work taking place beyond the planning application's permitted hours.

Cllr Underdown brought the Public Session to close at 8.07pm and thanked all those who had attended.

286/72/15

Exempt Business

The Chairman proposed, Cllr Hand seconded, all agreed and IT WAS RESOLVED that in view of the confidential nature of the business to be discussed, the public and press be excluded.

287/72/15

The meeting closed at 8.20pm