

**PHCC Premises Sub- Committee (plus Main Committee Members) Meeting – 22 July 2013
at Hamworthy Labour Club**

Attending: Frazer Ely, Steve Hills, Sally Crawford, John Crawford, Keith Ashman, Helena Urban, Adam Keenan, Jenni Dennett, Andy Coomes and Bill Jaggs.

Apologies: Lynette Short and Tom Short.

1. Update – A general update on recent developments in the Project was given and issues discussed. In particular the MoU and proposals to re-orientate the building (in response to comments made by Natural England) were considered. A drawing produced by ECA showing how this might look was used to guide discussions.

1. Main points/decisions were as follows -

(i) MOU with Borough of Poole (BoP) – Action: Frazer to sign and John to progress with BoP.

(ii) Building Design and Orientation.

- Agreed that the **new orientation could work**

- **Size** - The Eastern end of the building should be extended to the red line shown on the drawing and the overall footprint of the building should be the same area (sq m) as agreed in previous plans and discussions. **(Bill to advise Adam of ECA) Note:** Agreed that we could compromise a bit on this point if there was no other option.

- The **Ground floor** needs to be 3 metres high not 2.3 metres as currently indicated in plans. Reasons include the need to allow for storage of boats under 3 metres in length, manoeuvring boats and access via suitably high roller doors. (Bill to advise Adam of ECA)

- **Washdown Area** – Concern was expressed that the washdown area and that access to the public toilets could be messy/confused. **Action:** Bill to ask BoP to clarify the space they would require for access to the public toilets - for the public and also for maintenance.

- **PHCC Toilet** – Agreed we would continue to press for access to the BoP sewerage system for one DDA compliant toilet and waste from kitchen area. If BoP do not agree to this without giving a valid technical explanation then we would escalate the issue. In longer term additional toilets and showers might be required but that was an issue for future discussion.

- **Foundations/Groundwork** – Impact, if any, of sewerage pipes and system allowing water runoff from lake need to be taken into account.

(iii) Agreeing Final Design and Planning Application – Actions: Jenni/Frazer to be available to agree final designs quickly – meeting with ECA etc. PHCC Committee to be geared up to turnaround quick decision on planning application papers (noted next Committee meeting is scheduled for 12 August). Frazer to make amendments to Design Brief in light of recent developments.

(iv) VAT – Action: Helena, Sally to consider situation and risks to Club if taken to a tribunal for claiming that VAT is not payable. The fact that the Boat House would not be a communal building could be a key fact as to whether or not VAT is payable.

(v) Protection from any future Car Parking Charges – Agreed that this was not an issue to raise.

(vi) Funding Bids – Lynette and Tom asked to identify potential sources of funding which could be used to make up any funding gap - if helpful to have preliminary discussions.

Notes compiled by Bill Jaggs.