

**UNADOPTED  
POLEGATE TOWN COUNCIL**

**Minutes of the Special Full Council meeting held on Monday 17<sup>th</sup> June 2013  
in the United Reform, Church Hall, Victoria Road Polegate at 7.30pm**

**Present:**

Cllrs M Cunningham **MC**(Chair) J Harmer **JH**, M Pybus **MP**, J O’Riordan **JOR**, G Gibbs MBE **GG**, M Clewett **MCI**, H Parker **HP**, Mrs C Berry **CB**, D Broadbent **DB**, Mrs M Piper **MP**, Shing **DS**, T Voyce **TV**, E Board **EB**, Mrs J Voyce **JV** S Shing **SS (15)**

**Not Present: (0)**

13 members of the public **Also present Town Clerk, S Godfrey & C Hale**

| <b>Minute No.</b> | <b>Subject/Resolution</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Action</b> |
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| <b>10648</b>      | <b>Apologies for absence</b><br>Cllr S Shing notification of late arrival                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | -             |
| <b>10649</b>      | <b>Declarations of Interest in any items on the agenda</b><br>Cllrs S Shing, D Shing, H Parker stated that they knew one of the members of public. Non prejudicial.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |
| <b>10650</b>      | <p><b>Opportunity for Public comment</b></p> <p>Standing orders suspended</p> <p>A resident commented that she was in a wheelchair and there was a large number of inaccessible areas within Polegate including the office and chambers. These presented problems regarding access without a carer.</p> <p>A representative of the Polegate Town football Club stated that the club was a community club and the pavilion no longer meets the requirements of the English Football Association. There is a requirement for separate showers for male and females and changing rooms for male and female referees (now officials). The toilet facilities and other facilities are not disabled friendly.</p> <p><i>Cllr S Shing arrived at 7.35pm</i></p> <p>The representative continued that there was a lack of security glass in the windows and in cold weather there was no facility for spectators to stay indoors. He stated that the club was proud to represent the town and that the town deserved a good facility and maybe clubs could get together with the council to make it better.</p> <p>A resident stated that she had concerns specifically related to access to the council office and chambers. She had arrived for a meeting with another group only to find there was only a stair lift which she was unable to use. She stated that access is a public right and that in addition not being able to be a councillor was of great concern. She stated that being carried was not an option and currently the equalities Act 2010 stated that disabled access to services to the public was required. She commented that the new localism bill indicated that recorded meetings may be an alternative; however, she felt that there was a right to attend meetings. Although initially she had thought that Wannock offices would be the ideal answer to the problem, she was now aware of some of the other ideas and that some of those may be more suitable. She stated that she hoped an answer would be found soon.</p> <p>A representative of both the cricket and football clubs stated that adults and juniors were now no longer able to change together under new EC guidelines. Females in the league should also be able to have separate changing rooms.</p> <p>A resident stated that he was disappointed that the Council</p> |               |

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|              | <p>were considering non recreational use of the War Memorial Recreation Ground and the prospect of an additional building. He stated that the land is registered with the UK National Inventory of War memorials (No.59387) and is recognised as untouchable. He stated that he hoped there would be no need to resurrect KORGI. He hoped that decisions taken tonight would see the end forever to any suggestion for non recreational use of the land and buildings at WMRG.</p> <p>A resident stated that he had done some research and produced a report and asked if any councillors wished to ask him a question on his report. He commented that there were a number of ball screw lifts in various buildings within Eastbourne including the health centre at the station. He commented about the openness and transparency of the council and clerk with regards to documentation and the Brightling Road lottery improvements.</p> <p>Standing orders reinstated</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>10651</b> | <p><b>Wannock Office/High Street Offices</b></p> <p>The chair stated that as numerous ideas had been given he would collate ideas from all Cllrs with a view that the council would decide which ideas to look at for feasibility and which would not be looked into at this stage.</p> <p>It was resolved that council would have an open forum for councillors to discuss ideas and those would be resolved upon.</p> <p>VOTE All in favour</p> <p>Options</p> <ul style="list-style-type: none"> <li>• Do nothing – legal issues – not satisfactory to do nothing.</li> <li>• Upgrade sports facility</li> <li>• Disabilities of all kinds would be assessed (access issues, blind, deaf, elderly.</li> <li>• Only 12 people out of almost 9000 residents had come to the meeting.</li> <li>• Dispense with current offices – have floating chambers (hiring various venues) and a smaller office.</li> <li>• Sell 49/51 High Street and use proceeds to fund other venues that may be underused.</li> <li>• Current office no longer suitable for access including the slope.</li> <li>• Hire out halls for meetings</li> <li>• Hire/rent or buy a smaller office centrally located in the High Street</li> <li>• Provision needs to be made for staff, even though there may not be an obvious need currently</li> <li>• Move chambers to the ground floor</li> <li>• Land swap with the doctors</li> <li>• Land swap with other High Street located premises</li> <li>• Fire issues not solely disabled access, has to be a fire evacuation facility – lift cannot be used for this</li> <li>• Swap/sell existing building and release some cash</li> <li>• Need to ensure enough monies to refurbish new location</li> <li>• Alterations to the pavilion – tired needs refreshing</li> <li>• Sell High Street and use on the building at Wannock</li> <li>• Council offices used to be used, could use in the interim to have disability access to chambers</li> <li>• Lottery funding with the local sports clubs to get better</li> </ul> |  |

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|  | <p>facilities for sports and recreation</p> <ul style="list-style-type: none"> <li>• Land swap could facilitate a medical centre in town</li> <li>• Clerk will need to look at legal and cost side</li> </ul> <p>Clerk commented that she would also need to look at the risk assessments of each choice</p> <ul style="list-style-type: none"> <li>• If a precept increase was needed people would need to want to improve facilities</li> <li>• Other councils have more serious issues, how are they dealing with the problems (Battle – medieval building, Seaford)</li> <li>• No deadline – no rush</li> <li>• 2-3 cllrs to sit with the clerk and go over some of the issues</li> <li>• Improving the current building may only lead to further problems in the future</li> <li>• Land swap – may be discrepancies in the values</li> <li>• Sports section would need substantial investment</li> <li>• Move all council facilities to one site (Wannock)</li> <li>• Financial outlay required</li> <li>• Land swap need to know if there are any interested parties in the High Street</li> <li>• Feasibility more important than costs</li> <li>• Crowborough community centre – opposition at first, but a success</li> <li>• Hire rooms for public meetings only with disability access</li> <li>• Recreation ground underused asset</li> <li>• Comply with the law – hire rooms for meetings until resolved</li> <li>• Serve purpose for as many people as possible</li> <li>• Separate pavilion, purpose built to accommodate needs of sports and recreation clubs</li> <li>• Valuation costs – clerk needs permission to spend for the valuation</li> <li>• Car park access – not level – scary for wheelchair and mobility scooter users and mums with prams and buggies</li> <li>• Wheelchair access can be done in current building</li> <li>• Sell 49/51 use money to improve sports facilities, have a small office and hire rooms for meetings</li> <li>• Extra work to staff setting up, time costs</li> <li>• DDA large rooms - community centre</li> <li>• Difficult to hire, Community centre busy</li> </ul> <p><b>It was resolved to not look at costs to refurbish 49/51 High Street at this stage (feasibility) VOTE 9 for 3 against 3 abstentions Motion carried</b></p> <ul style="list-style-type: none"> <li>• Consider a building that allows for a cllr room – paperwork</li> <li>• Sell office ad hoc hire find small office (purchase /rent)</li> <li>• Interim or permanent solution</li> <li>• How much would 49/51 High street be worth</li> <li>• Freehold/Leasehold not rental</li> </ul> <p><b>It was resolved that the clerk look into the feasibility of selling the office and purchasing a smaller office in the High Street and renting ad hoc other venues/halls VOTE 8 for 6 against 1 abstention Motion carried</b></p> |  |
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- Look at sale and commercial values
- Letter to doctors asking them if they are interested in a land swap
- Look at other premises that may be able to do a land swap in the High Street

**It was resolved to look into the feasibility of doing a land swap VOTE All in favour**

A motion was put to look into the feasibility of doing a land swap and using the funds to improve the pavilion/Wannock And amendment was put that any money raise would be used for refurbishment prior to being used on Pavilion/Wannock. (amendment accepted).

**It was resolved to look into the feasibility of doing a land swap, using the funds raised to refurbish a new premises and the remainder to improve the pavilion/Wannock. VOTE all in favour.**

- Resite offices AND sports facility at Wannock
- Offices at Wannock would not allow for expansion for a sporting excellence venue
- Residents do not want offices there
- Legalities over moving offices to Wannock
- Financial point of view makes sense
- Sell 49/51 and use money to repay loan
- Extension to form a full block rather than an L shaped building
- 55m<sup>2</sup> approx ; 6 changing rooms at least
- Upgrade facilities – sale of current town hall
- Chamber adequate for use
- Toilet on the outside
- Why resite to Wannock when already moved to High Street for a reason

**It was resolved to look at the feasibility of resiting all offices and new sports facility at Wannock VOTE 9 for 5 against 1 abstention Motion carried**

- Fixed office with floating chambers (hiring other venues)
- Look into hiring the community centre/Polegate school.
- Community centre always busy
- Library – do they have a room to hire for offices
- Unwanted Highways land – ask if they could release to PTC
- Only look at feasibility at this stage no further costs
- Separate new building on Wannock as a sports facility, sports pavilion. Work with sports and recreation clubs to tap into their funding.
- Staff time taken up with organising meetings not at the offices, getting keys can be an issue, dates that are needed and setting up time and costs
- Report to be produced with feasibility stage 1 to council in September.
- How much is the Town Hall worth

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|  | <b>It was resolved that the clerk obtain a valuation for 49/51 High Street cost allocated £1000 from general reserves VOTE 8 for 3 against 4 abstentions</b> |  |
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Meeting closed at 9.20 pm