

happen – the note that the Council had itself put in the application form – “Will this impinge on your neighbour?” would be much more firmly adhered to from now on.

Mr. Bassett-Myers asked whether the huts “fell in line” with current disability rules, and wondered how disabled people get to the huts in the first place. Mr. Young said that the Council wished to be “inclusive” so that all hut owners could easily access their huts, but that the Council could not differentiate between “different levels of disability”. However, he said that if any hut owner had any problem at all with anything concerning their hut, he would be only too glad to help. ([matthew.young@canterbury.gov.uk](mailto:matthew.young@canterbury.gov.uk))

At this point, there were no further questions about any new huts at Tankerton East, but Deputy Chairman Mr. Keith Jones asked Mr. Young whether the Council had any plans to “reinstall the beach” at Marine Crescent. Mr. Young said that this will be referred to the engineers, and if shingle is thought to need moving or replenishing, heavy plant will be brought in. Mr. Jones also asked why the taps had been turned off so early this year, and Mr. Young said that it was done at the usual time – the switch-on at Easter, and the switch-off at October half-term – but he said that flexibility is required due to Easter’s date.

A member asked Mr. Young about the Planning process itself – might we get our “three minutes to speak” to the Planning authorities? Mr. Young said that he was not aware of the exact process, but was under the impression that representation was permitted.

Mr. Young also said that some hut owners had been sent “new” agreements to sign and return to the Council when they have moved house. After concern was shown by the Tankerton Bay Beach Hut Owners’ Association at this practice, Mr. Young consulted the Council’s legal department. From now on, no further “new” agreements will be sent out, unless there has been a change of name (for instance, if a beach hut is transferred from one family member to another.). As always, the Council must be informed about any such change of name (and of course, any sale).

At this point, Mr. Marsh asked about the so-called Dog Wardens, wondering what they may look like, a comment that drew some laughter from the members. Mr. Young admitted that the Dog Wardens were not huge in number, but they did exist. He agreed that dog owners should exercise greater control over their dogs on the beach and Promenade. He also said that he had received emails from disgruntled dog owners on this subject, with one being upset at the regulations impinging on their dog’s “human rights”! So this is a problem that the Council is aware of.

At this point, Mr. Young left the meeting, but subsequently provided the Secretary with some further notes regarding the possible new huts at Tankerton East, and the issue regarding “new” agreements, which he hoped the members would find useful:-

(1) *Section 12 of current CCC tenancy agreement states:-*

*QUIET ENJOYMENT*

*The Council must permit the Tenant peaceably to hold and enjoy the Site during the Term without any interruption or disturbance from or by the Council.*

*The quiet enjoyment covenant relates to action by the landlord within the demise, i.e. on the Site.*

*Examples of where is clause is relevant are:*

*The landlord is liable for:*

- *Trespass onto the tenant's demised property*
- *Wrongful re-entry of the tenant's demised property*
- *Termination or withdrawal of services that the landlord is obliged to provide*



2) *The slopes (Tankerton Coastal Park) were protected as part of the Queen Elizabeth 2<sup>nd</sup> Diamond Jubilee celebrations, back in 2012, amongst others in the district.*

*The Council's Draft Open Space Strategy for the Canterbury District 2014-2019 (PDF online) Page 3 states that 'we have protected significant parcels of land for public leisure and recreation'.*

*Land usage and classification are explored as part of the feasibility study and form part of any eventual planning application.*

3) **CCC Beach Huts 2017 Document Section 22** *Potential future provision of beach huts States: 'By April 2014 the existing 'infill sites' were completed with 13 beach huts at Tankerton and no other sites are to be considered.*

#### Operation/Admin

1. *Upon updated legal advice, new tenancies will not be required as part of any 'change of address'. Any amendments to the tenancy with regard to ownership will still require a new tenancy to be produced;*

2. *We are having a set of 'approved/standardised' adaptation designs/drawings developed. These are based on feedback from manufactures and contractors involved in the construction of the previous adaptations. The intention is to limit size, provide a standardised approach to adaptations and ensure clearer guidance for those applying.*

i. *The main considerations have been the projection of extend balconies to the front of huts (now limited to 1000mm) in line with all other/original, 'pulpits';*

ii. *Extended balconies on the side of huts to be limited, while retaining disability requirements for access. At the same time, providing potential options for future proofing any access requirements for disability requirements.*

At this point, Mr. Marsh introduced Committee member Mr. Brian Forbes-Turner, who had a copy of the Council's Short Topic Scrutiny Review of 2008, which referred to new beach huts at that time. Mr. Forbes-Turner said that he himself had paced the spaces between the back row huts at Tankerton East and the row in front, and said that the space between was about 4.4m average, where the spaces between some huts at Tankerton West was about 2.2m – a much tighter space. He said that, to be fair, he did have *some* sympathy with the Council for suggesting that new huts be placed at Tankerton East. He also accepted that we beach hut owners are a very privileged group to have such lovely things in the first place.

However, on re-reading the Short Topic Scrutiny Review of 2008, he said that the report revealed a great deal of information which had been gathered then, detailing possible plans to build new huts between Priest & Sow Corner and the Sailing Club, and further along the Long Rock end. He said that huts in these areas would not impinge on others' views. However, these plans of the Council appeared to have disappeared! He suggested that the Council went back to its own review, and looked again at its less divisive plans.

4. *Our second guest speaker, Mr. Martin Pammant*

Mr. Marsh then introduced Mr. Martin Pammant, from Shoreline Huts & Homes. Mr. Pammant is a familiar sight to many of us as he works on the huts, repairing and restoring them – a job that he said he absolutely loved.



He showed the members present a mocked-up bolt-and-padlock set, saying that this was the type of security that many hut owners had, but which was so easily breached. Any padlock set that has visible screws can be opened in seconds. He also showed a padlock that was familiar to most of us, saying that the size of the shackle was crucial – it must be large enough not to be able to be moved in such a way as to be removed without the aid of any tools at all. He said that if any hut owner had any questions about hut security, he would be only too pleased to help. ([shorelines@live.co.uk](mailto:shorelines@live.co.uk))

One tip sounded invaluable – Mr. Pammant said that many hut owners over-winterised their huts by putting plastic bags over the padlocks. He said not to do this – the damp only got into the bags and stayed there, along with blown-in grit – he suggested instead coating the padlocks with Vaseline, a much better damp-proofer, and better even than WD40!

Mr. Marsh thanked Mr. Pammant for this advice and for coming along to the AGM, and then introduced Mr. David Richards, with his usual Treasurer's Report and Membership information.

#### 5. Treasurer's Report & Membership & Renewals

Mr. Richards had provided everyone present with a copy of this year's accounts (attached to these Minutes). He said that we currently had just under £13,000 in our coffers.

He said that the Government's new rules on GDPR, regarding databases that companies (including small groups such as ours) had to comply with since May 2018, had "decimated" our contacts list. When we sent out 240 letters to our members in April, asking them to give us their agreement to contact them in the future, only some 90 letters came back. Therefore, those other 150 members cannot receive anything from us in the future – details such as those contained in these Minutes. Other members who have not contacted us are now in rather a "no mans' land", according to the new regulations.

We urge all members to contact us, either by letter or by email, to give your consent to our contacting you by saying "I authorise the Tankerton Bay Beach Hut Owners' Association to contact me and use my data for beach hut information only". He asked the members present if they had completed the "tear-off" slip that had been included with the Notice of AGM this year, and which we would very much appreciate being sent back to us (or an email to us) indicating a wish to continue being sent information and invitations to future AGMs. The new GDPR rules now preclude us from contacting any member without their prior consent.

This information will also be placed on our website and on our Facebook page. Committee member Mr. Roger Simpson said that this would provide "a safe harbour" for the Treasurer and Secretary, so that they are not acting outside of the new regulations. Mr. Richards also added that the Committee's own Directors' & Officers' insurance would not cover us in the event of a breach of these regulations.

#### 6. The Website, & our Facebook page

Mr. Tony Weavers was then introduced by Mr. Marsh to speak about our website and our comparatively new Facebook page, now just into its second year.

Mr. Weavers said that the website had now been upgraded on to WordPress, making it much easier to update and use, and was more secure too. It had been re-designed by Ben Cooper, a local website designer. There are currently 96 beach hut owners on Facebook, and of course you have to be a beach hut owner to access it.

Mr. Weavers said that the "For Sale" page on our website was by far the most popular, having around 5,000 "hits" from people who wished to view our huts! He said that any member wishing to sell their hut could advertise on the website for free (thus obviating the need for expensive estate agents - we certainly don't charge for commission!) He asked that members send in photos to him in a jpeg format, with some information about the hut. He said that, currently, front row huts are tending to fetch around £35/£30,000,