Charmouth Parish Council

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MINUTES OF THE SPECIAL "IN COMMITTEE" MEETING
HELD ON MONDAY 19 OCTOBER 2026 AT 9.30AM

PRESENT: Cllrs Jane Bremner (Chair), Judith Sheppard (Vice-Chair / Chair of Foreshore), Peter Noel (Chair of Finance), Martin Sayers, Mike Smith, Katie Moore, Julie Leah (from 10:55 am).

IN ATTENDANCE: Catherine Grinter (Property Solicitor, Dorset Council), Matthew Penny (Service Manager for Flooding, Coastal Erosion and Risk Management, Dorset Council), Elliot Salamon Carter (Project Manager, Future Coast Dorset, Dorset Council), Alasdair Collins (Lead Estate Surveyor, Estate Management, Dorset Council), Lisa Tuck (Parish Clerk).

FC26/101: APOLOGIES FOR ABSENCE
Apologies for absence were received and accepted from Cllr Melanie Harvey, Cllr Julie Leah (who noted a possibility of joining late), and Cllr Sally Roberts.

FC26/102: DISPENSATIONS

There were no dispensations requested or granted.

FC26/103: DECLARATIONS OF INTEREST

The Chair asked members present to declare any personal or disclosable pecuniary interests in relation to the agenda items. No declarations were made.

FC26/104: RATIFICATION OF COLLABORATION AGREEMENTS

RESOLVED: To formally ratify and sign the Collaboration Agreement for the beach access steps and the associated property flood resilience work. The signed documentation was passed directly to E. Salamon Carter (Dorset Council).

FC26/105: EXCLUSION OF THE PUBLIC AND PRESS – IN COMMITTEE

RESOLVED: That under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of confidential or exempt information regarding commercial property acquisitions.

FC26/106: MATTERS FOR DISCUSSION WITH DORSET COUNCIL OFFICERS –ACQUISITION OF A BUILDING AND COASTAL ROLLBACK PROCESS

A detailed discussion took place regarding the pros and cons of purchasing a building as part of the Future Coast Charmouth project. (CONFIDENTIAL Report A attached.)

FC26/107: FORMAL RESOLUTIONS TO PROCEED AND NEGOTIATE

Following a comprehensive review of the financial, technical, and strategic parameters, the Chair, Cllr J. Bremner, proposed a formal motion to approve the acquisition project in principle and immediately issue a Letter of Intent to Dorset Council. The motion was seconded by Cllr K. Moore and carried unanimously by all members present.

Following administrative guidance presented by the Parish Clerk to ensure absolute compliance with local government framework directives, the following statutory resolutions were formally moved, seconded, and passed:

1. RESOLVED: That under the statutory powers conferred by the General Power of Competence (Localism Act 2011), Charmouth Parish Council formally authorises the entry into property acquisition negotiations for Hensleigh House.

2. RESOLVED FURTHER: That all such negotiations must be strictly executed in accordance with the specific parameters and financial ceilings authorized by the Dorset Council Cabinet, and in strict alignment with the legal and estate management advice provided by Dorset Council officers.

3. RESOLVED FURTHER: To immediately issue a definitive Letter of Intent to the Future Coast Dorset project team to legally mobilize cross-agency funding pipelines and initiate statutory consultations with the Environment Agency.

FC26/108: CLOSING REMARKS

M. Penny (Dorset Council) welcomed the formal passing of the resolution and reaffirmed Dorset Council's commitment to assist the Parish Council through the extensive planning, legal, and operational steps ahead.

The Chair thanked all councillors and Dorset Council officers for attending the extraordinary session at short notice, emphasizing the strategic value of establishing unified cross-agency alignment.

The meeting closed at 10.20 am.