

BRAUNTON PARISH COUNCIL



Minutes of the Property Committee meeting held in the Council Chamber at 2:00pm on Tuesday 30 April 2024

<u>Present</u>	Cllrs: R Shapland (Chairman), M Shapland, E Spear, R Byrom and T Kirby, V Cann and M Cann
<u>In Attendance</u>	Tracey Lovell (Parish Clerk) Cllr D Spear
PR/30/2023/24	<u>Receive Apologies and reasons for absence</u> None
PR/31/2023/24	<u>Declarations of Interest</u> There were none.
PR/32/2023/24	<u>Minutes</u> The committee noted that the Minutes of the Property Committee meeting held on 7 February 2024 had previously been approved and ratified by Full Council. The Minutes were approved as a correct record and signed by the Chairman. (NC)
PR/33/2023/24	<u>Bias Lane surface repairs</u> Members considered the Clerk's briefing note circulated prior to the meeting. Devon County Council had confirmed that Bias Lane also bridleway 52 is not an adopted highway and has never been maintained by the County and that the highway ends at the back edge of the pavement. DCC Public Rights of Way (PROW) are responsible for the surface area of PROWs including bridleways but, on this occasion, they have confirmed that the potholes do not prevent a horse, bicycle or pedestrian using the bridleway so they will not carry out the required surface repairs. In 2014 DCC requested a pedestrian right of way over the footpath to access Caen Primary School. The Parish Council's solicitor confirmed that the pathway had not been registered with the Land Registry in 2005 along with all of the other Parish Council's land and therefore assumed that it was not in the Parish Council's ownership. As there appears to be no ownership of Bias Lane the Parish Council considered carrying out the repairs itself and submitting an application to Land Register to register the land.

RESOLVED: That the

- a. Clerk to obtain quotes to carry out the surface repairs in Bias Lane and to bring these back to the Annual Council Meeting on 14 May for consideration.
- b. Committee to recommend to full Council that it submits an application to the Land Registry to register part of Bias Lane, as identified on the attached map – **appendix one**.
- c. Council requests a contribution from Caen Primary School towards the repairs as Bias Lane is used by vehicles accessing the school car park as well as Chaloners Road Car Park.

(NC)

PR/34/2023/24 **Caen Primary School's request to lease open space adj. to the Tarka Trail**

Members considered the Clerk's briefing note circulated prior to the meeting. Caen Primary School had requested to lease open space owned by the Parish Council from the entrance by the anchor to the bridge (excluding the path). The reason for this request was to enable the school to access Active Devon funding to provide recreational equipment on the open space which would be accessible to the general public.

The DCC PROW Officer had confirmed that they would have no objections to the Council leasing the land as long as they were informed as to who would be responsible for the upkeep and maintenance of PROW 78. Members queried who would be responsible for the upkeep, maintenance and insuring the existing trees, Pétanque pitch, Trim Trail, benches and wildflower area on the land. Members also queried who would pay the legal fees. As there was no representative from the school present at the meeting and the Council did not receive a response to its email dated 23 April, members felt that there was insufficient information and refused the school's request to lease the land at this time.

RESOLVED: That the Committee recommends to full Council that it refuses the schools proposal to lease the Parish open space due to insufficient information at this time.

(NC)

PR/35/2023/24 **Braunton Fire Station**

Members considered a request received from the Devon and Somerset Fire and Rescue Service for permission to erect scaffolding on Parish Council land to carry out remedial works to their building. The scaffold would extend approx. 1200m off the building. They would erect a continuous Heras style fence to separate the works from the rest of the grass area. This should leave 2 meters of grass area remaining from the narrowest point.

Following removal of the scaffold they would like to excavate a trench 600m wide along the side of the

building to expose the substructure masonry and allow drying thereof. Once dry they intend to apply a bitumous emulsion to protect the stone from further water penetration and back fill the trench. Mainly due to drying time it is expected that the works will last for a period of ten weeks.

Further along the wall there is a mound on Parish land against the boundary wall to the drill yard. This is causing rotational pressure against the wall which is leaning in to their drill yard. They would like permission to excavate the mound to provide work space, re-construct the stone pier and the wall as required to make it safe. These works will be undertaken by their approved contractors and the area segregated from the public for the duration which would likely be around three weeks.

RESOLVED: That the Committee recommends that the Council grants Devon and Somerset Fire and Rescue permission, as detailed above, to carry out the necessary remedial works to their property.

(NC)

PR/36/2023/24 **Review of Paish Fences**

Members considered a briefing note circulated prior to the meeting regarding the condition of Parish owned fences in the village.

RESOLVED: That the Committee recommends to Council that it

- a. replaces the fence behind the Gardeners Shed adj. to the river Caen.
- b. budgets in 2025/26 to replace the fence at Mowstead Play Park, Memorial Gardens outside Gardeners Shed, Chaloners Play Park boundary with Caen Primary School.

(NC)

PR/37/2023/24 **Fly tipping at Velator Quay**

Members considered a request for skips at Velator Quay to remove abandoned items left by boat owners. Members were concerned regarding the accumulation of abandoned items at Velator Quay. The Committee suggested a meeting with the Small Boat Owners and Angling Association to discuss options to clean up the Quay.

The Clerk reported that the North Devon Council (NDC) litterbin which is emptied by the Parish Council as it is on our land is in a very poor state. The inner sleeve which is removed each time the bin is emptied is badly corroded and items often leak out of the bin. As this bin belongs to NDC it was suggested that the Parish Council requests if they have a spare inner sleeve to replace the corroded one at Velator Quay.

RESOLVED: That the

- a. Clerk to contact the Small Boat and Angling Association to request if they would be willing to

meet with the Parish Council to discuss options to clean up Velator Quay.

- b. Clerk to contact NDC to request if they are able to provide a replacement inner sleeve for their bin at Velator Quay.

(NC)

PR/38/2023/24 **Memorial Seat in the village**

Members considered a request for a memorial seat on the Tarka Trail near to the Village in memory of their late mother and father. Members noted that they had requested a teak wooden bench and were concerned regarding future maintenance of the memorial seat. Members also expressed concerns regarding sustainability.

Cllr Byrom suggested that the Council provides sponsorship of memorial plaques on the round bench on the Village Green as this would require very little ongoing maintenance. It would be limited to how many memorial plaques could be installed but they could be sponsored on a first come first served basis.

RESOLVED: That the Committee recommends that the Council has a policy for memorial seats, trees and plaques in the village to ensure that they are in keeping with existing street furniture and sustainable.

(NC)

PR/39/2023/24 **Public Access Defibrillator**

Members considered a request to support the installation of a new Automated External Defibrillator on Exeter Road near to the Recreation Ground by providing replacement pads and batteries.

RESOLVED: That the Committee recommends that the Council supports the installation of the Defibrillator and budgets to provide future replacement pads and batteries.

(NC)

PR/40/2023/24 **Property Risk Assessments**

The Clerk suggested that the Property Committee members assist with carrying out risk assessments of the Parish Council's property. This would provide members with an opportunity to familiarise themselves with Parish owned property and would help the office staff to ensure that all property is regularly inspected and made safe if necessary.

RESOLVED: That the Clerk to bring a schedule of property to be inspected to be considered at the next Committee meeting.

(NC)

Meeting Closed at 3.30pm

Signed by the Chair:

Date: