

**Minutes of the Brixham Community Partnership AGM  
held on Thursday 24 May (postponed from 15 May) 2018  
at Brixham Rugby Club**

Present: Jill Regan, Chair of Brixham Town Council and Hon President of BCP (JR)  
Sally Lord (Chair and Secretary) (SL)  
Megan Hart (Treasurer) (MH)

Members of the Steering Committee: Paul Addison, Liz Edwards, Christine Gibbons

Guest Speakers: Pauline Neal and Adam Parnell

25 members of the BCP/general public

1	<p><u>Welcome and apologies for absence</u></p> <p>SL welcomed all to the meeting. Apologies for absence were received from Bob Curtis, David Giles, Richard Haddock and Dave Hodgetts.</p>
2	<p><u>Minutes of last AGM</u></p> <p>The minutes of the last AGM (11 April 2017) were available to read on the website of the Torbay Community Development Trust and were accepted as read.</p>
3	<p><u>Matters arising</u></p> <p>None.</p>
4	<p><u>Treasurer's Report</u></p> <p>Copies of the report were available at the meeting and were agreed. (Appendix 1)</p>
5	<p><u>Election of Officers</u></p> <p>No nominations have been received for the posts of BCP Chair, Vice Chair, Secretary &amp; Treasurer. SL and MH stood down and the meeting was handed over to Jill Regan, who as Chair of Brixham Town Council is the Hon President of the BCP. JR asked for nominations from the floor; none received. SL has indicated that she is willing to stand for Chair and Secretary until 6 October 2018, the day following the last scheduled BCP public meeting on 5 October at which the guest speaker will be Dr. Sarah Wollaston MP. MH has indicated that she will stand again as Treasurer. A vote was taken and the meeting agreed unanimously to this course of action.</p> <p>SL explained that it is necessary to find a new role for the BCP which, following consultation with the members of the BCP/Torbay Community Development Trust/Torbay Community Partnerships, would appear to be in assisting Brixham Town Council in community engagement. The Steering Group of the BCP will be consulting with the relevant parties and the outcome will be communicated to the BCP membership.</p>
6	<p><u>Appointment of Steering Group Members</u></p> <p>At present the BCP SG comprises SL, MH, Liz Edwards, Christine Gibbons and Jill Regan (taking over from Paul Addison). SL asked if there were any volunteers to join the SG; none came forward but Pauline Neal said that she would ask if any of her acquaintances might be interested.</p>

7	<p><u>Any other business</u></p> <p>7.1 Rob Boyd of ACE which is a disabled charity running activities for disabled people, basically to prevent loneliness and to give people a purpose. ACE is attached to the Adult and Community Learning section of Brixham College. The College has given ACE notice to quit by September (effectively July at term end) after 30 years as the College needs the space to expand. There will be other provision for adult learning in Brixham but no details as yet. New premises have been found for ACE in a Studio School in Torquay near the hospital but it does mean the loss of some activities: pottery because no room for kiln and associated equipment, and the garden which ACE has nurtured for 20 years; however, they will be able to develop another garden area. Swimming will still be in Brixham at the Admiral Swimming Centre. Around 25 Brixham residents will now have to travel to Torquay and ACE are in discussions with CDT about putting on a community bus. One good thing is that there is a larger population in Torquay so there is an opportunity to expand. JR asked RB to write an article for the Signal.</p> <p>7.2 Refurbishment of the Bank Lane toilets which is taking place in July, not the best time. JR said that there should be provision of temporary toilets alongside whilst the work is carried out. Also mentioned was the wholly inadequate replacement - 5 unisex toilets replacing 5 ladies cubicles, 3 gents cubicles and urinal.</p>
8	<p><u>Guest speakers: Proposed coastal developments around Brixham</u></p> <p>Pauline Neal: Time and Tide Bell project</p> <p>Thanks to BCP for allowing this opportunity to speak to the public and sad to hear that the BCP is changing because important that the community should have a voice and the opportunity to hear about projects such as the Time &amp; Tide Bell.</p> <p>There are at present five Time &amp; Tide Bells around the UK and more detailed information on the bell's design, including their individual sounds, can be found at <a href="http://www.timeandtidebell.co.uk/">http://www.timeandtidebell.co.uk/</a>. PN invited the artist responsible for the Bells, Marcus Vergette, to visit Brixham to see if it would be suitable as a location for a Bell. PN has a background in project management and is happy to lead the project and the artist will donate the bell. A working group was started comprising Brixham Town Council input, Chamber of Commerce, BCP and interested residents. After a coast walk-around, possible locations have been narrowed down to two: to the right of Shoalstone Beach and to the right of Breakwater beach. We are very aware of the bell's sound and it is designed to sit low on the shoreline, possibly among the rocks, and you will have to approach the bell to hear it. Also, It can be muted and the tone can be altered by design. At a meeting of the working group on 23 May, we had engineering input for the first time. It would be relatively easy to install a bell. However, the difficulties lie in getting planning permission and also ascertaining who owns which parts of the shore and gaining their permission(s). When that is known, we will know how much we will have to fund-raise. Money would be required for the installation, plus a contingency fund. PN has business</p>

contacts who have promised some money; steel has already been promised for the bell housing. The remainder could be raised in the usual way, crowd-funding, coffee mornings, etc. PN enthusiastic about the Bell, not only as a visitor attraction but because of Brixham's heritage and community spirit. Each of the bells has a narrative with it, e.g. Appledore has a poem as to why it is significant to that community. The Brixham Bell's narrative could be what is important to Brixham: Rev. Lyte's Abide with me/bells at All Saints Church, ship's bells, etc. and involvement with the community, e.g. through schools children learning about Moon's influence on tides, how the sea works, sea environment changes - all sorts of projects that children can get involved in.

Questions from the floor included: how does the bell ring, who pays for storm damage, is it a warning to swimmers of high tide, is it on a database, does the bell ring at night and why not site it at Oxen Cove?

Answers:

- For design of the bell, see website <http://www.timeandtidebell.co.uk/>
- The bells are very well engineered and robust; bell in Outer Hebrides has not sustained damage over the years and the Appledore bell looks pristine. We will site the bell so that it is protected from the Easterlies. However, the clapper can be removed if thought necessary. We will establish a 'Friends of the Bell' group and any surplus after fund-raising can be used to maintain the bell.
- Not necessarily a warning to swimmers but a reminder that the tide is coming in.
- The Brixham bell will be on the T&TB/Brixham website and perhaps the BTC website - this could be updated with the tide times so that visitors will know the high tide time and can hear the bell.
- The bell will ring the tides at night but great care will be taken with the siting. The nearest residents will not hear it; part of the planning will ensure that we do not exceed acceptable noise levels.
- Oxen Cove was considered but it is a development area and also we wanted to encourage visitors to move from the immediate Harbour area. The final location is not 'set in rock' at present; Shoalstone as an area might be subject to vandalism, Breakwater might be better because more activity although it is pebbly.

PN concluded with the Bell's overriding message - to bring joy and not to annoy.

Adam Parnell

Torbay Harbourmaster: Future plans for Brixham Harbour and Oxen Cove

AP thanked the BCP for the opportunity to speak and also thanked Brixham for being such a welcoming community. Been here 4 1/2 months; background in Navy, formerly Harbourmaster in Salcombe and has lived in Devon most of his life. Topics to be covered: Oxen Cove jetty, fendering on the northern side of fish market, Port Master Plan, Breakwater improvements and repairs following Storm Emma damage and Oxen Cove processing plant plans.

The European Maritime and Fisheries Fund is a pot of money available for bids for various projects - fishing, safety or tourism. Grants were capped at £1million but,

since February 2018, now £2m so some of the things in the Port Master Plan have become affordable.

### **Oxen Cove jetty:**

Has been granted money but the ongoing planning process has been slow, but hopefully going to July planning committee. Marine Management Licence needed, plus terrestrial planning. Cost of jetty and licensing fees is £3.9m, half is EU-funded, rest will be allocated from various funds. New jetty is required to support wet fish landings and diversify into shellfish. Brixham has always been a big wet-fish port, last year landing £44m of wet fish; by value, biggest fishing port in England, Ireland and Wales and supporting 1500 jobs locally. The proposed offshore mussel farm could provide about 40% of the UK export market of shellfish. Work is hoped to start probably September/October 2018, subject to planning and obtaining MMO Licence. There will be noise during jetty construction but, once complete, shouldn't be any louder than existing operations and already planning usual measures, such as restricting operations at night, ensuring lighting is downwards, etc.

### **Fendering, northern side of fish market**

Money has been granted - £300,000 from the EU pot to make it less weather-dependent. Fishing vessels can land there instead of all on the southern side. Last year, we nearly had to turn fishing vessels away meaning loss of revenue.

### **Breakwater:**

**Repairs:** Storm Emma has been described as a 1 in 75 year event. However, three 1 in 50 year events have happened recently. During the storm, something like 16,000 tons of stone were moved so obviously quite a repair job which will be covered by insurance. Work should start end of August/ September.

**Improvements:** Bid from EU fund for £2m, in effect probably £2.5m for improvements such as roughening the outside of the Breakwater with boulders to smash the wave energy and also to raise the parapet by 40cms to stop over-topping and provide a slight wave return. Sea levels are expected to rise by 40cms over the next fifty years so just keeping pace. Planning going in, money is likely to be allocated but not known until June. If the improvement bid succeeds, while we have the equipment there, we will do the repair work. If the bid fails, money will have to be found from somewhere else.

### **Oxen Cove processing plant:**

Oxen Cove is earmarked in our Port Master Plan for the shellfish industry and one of the things is a processing unit. Bid has been raised, designs done and gone to the MMO but they will not formally consider that bid until September. By that time, with the EU pot grants going out at £2m instead of £1m, the money may not be there. However, if any of the successful bids do not start their project, the money has to go back to the EU with a fine. Therefore, we hope to have a project which is 'shovel-ready' in case another project fails. We have gone out for 'expressions of interest' in Oxen Cove and there is a lot of interest; businesses wanting engineering facilities, office space, storage, processing, anything marine-related. Torbay Development Agency are considering this at present. Plans have gone round in the past illustrating a shellfish village with massive warehouse type buildings. Most of the bids are far from that; they wanted vivier tanks which hold live product to keep it fresh until it can be sent off. Only one bid had a processing factory; as

Harbourmaster in Salcombe, I had a crab processing unit which operated day and night and had no noise or smell associated with it. At present, nothing is happening until we know the outcome of the bid. However, some of the bids we received did not ask for buildings but asked that we lease the land and they would do the building so we are looking into some of these self-financing schemes.

### **Port Master Plan:**

This is a strategic document written and published 2013 which is now being refreshed, starting with Brixham. To that end, a public consultation with some 30 representatives of various interests was held last week at the Yacht Club which showed that:

1. The plan has stood the test of time and just needs updating,
2. A huge appetite exists for the Northern Arm,
3. More commercial development and expansion of the fishing industry and zoning of the Harbour. Interesting point is that people have recognised Oxen Cove is an area where we could reclaim more land by squaring off the fish market and going out towards Battery Point close to the AstraZeneca building. That would cost in the region of £10m which is not small but is an exciting idea.

Questions followed:

### **Oxen Cove**

Q: Will the SW Coast Path be re-routed?

A: Only while they build the jetty because it will be a building site; thereafter it will be exactly where it is now.

Q: Will the car and coach parking be moved when the jetty comes?

A: At present, over by Breakwater/WW2 slipway, there are boats that haven't been moved in years and up against the wall along by the RNLI station, there is a row of car parking spaces. We are thinking of moving those boats, at an angle, into that area which will free up to 30 new car parking spaces. To build the jetty, we will lose 6, meaning a nett increase of 24 parking spaces. We need to encourage vehicles to use the MDL multi-storey. Some of the coach spaces will go into Freshwater.

PN: we need better signage of our car parks so that visitors know where to go.

Q: With extra business in Oxen Cove, the Blackball Lane access will be difficult. When the fish market was built, it was suggested that we had a road at the bottom. Could this be done now?

A: When the Fish Market was built, funds did not permit land reclamation to take place to accommodate the road. That is something I want to do now as part of the Port Master Plan. This could mean that vehicles would drive down Blackball when they are empty, drive along the front to load and exit on the flat when full, making a gyratory route. However, we need the units to go in first, to provide the money to do the land reclamation and build the road.

Q: Torbay Council's Investment Strategy money could be used to do that work instead of spending it out of Torbay.....

A: That is a political question and should be addressed to your local Councillor.

Q: Early plans for Oxen Cove included heavy lifting gear to repair and service boats as this is at present done elsewhere meaning loss of income to Brixham.

A: This was mentioned at the Port Master Plan meeting and will feature in the Brixham part of the refreshed Plan. However, you would have to reclaim land in order to site the facility away from residential areas and also to provide the large area needed to cater for beam trawlers, etc.

Q: All of the talk about land reclamation, this originally was the reason for the shortfall when the fish market was built because £6m was needed to provide the base.

A: Investigations since the building of the fish market means that we now have a very accurate understanding of the underlying geophysical structure. Land reclamation is hugely expensive but that extra £6million spent four years ago has increased the turnover of Brixham fish market from £24m to £45m, which is good business. However, the potential gain has to be weighed against costs.

Q: What is the design of the Jetty?

A: Lattice construction, concrete top, lattice under, bit like Paignton Pier so that water can pass through it and to avoid silting up.

Q: What size boats can tie up to jetty and will we lose moorings?

A: Two 30m boats, one either side. There will be an electric crane on jetty, to expedite loading and unloading and boats will be in and out, not tied up. Some moorings will have to be relocated.

Q: Will there be more lorries early in the morning?

A: Same time as at present; fish market opens at 6am, lorries mostly gone by 8am. However, value and volume don't necessarily correlate because shellfish will only require an extra one or two lorries.

Q: Lack of toilets down at Oxen Cove when coaches come in. Will there be additional toilets as part of work?

A: No idea but will find out.

Q: There may be Section 106 monies available for Oxen Cove which would help with roads, toilets, etc.? These are not always advertised as being available.

A: Not been mentioned but will now make enquiries.

### **Breakwater**

Q: Is the Breakwater safe to walk on now?

A: Safe at present; we have driven vehicles down. Lighthouse still has temporary light but the new equipment should be fitted within the next fortnight.

Q: Will fishermen still be able to use the Breakwater if there are going to be more rocks outside it?

A: Yes, we will ensure that anglers are still able to enjoy the Breakwater.

### **General questions**

Q: The crab and cuttle pots and other equipment on the Western Lady pier are very unsightly. There was a notice to tidy the area by October year before last, but the only thing moved was the removal sign.

A: The pots, etc., are part of a fishing port; however, the area should be neat and tidy.

Q: Fishing boats grounding in the harbour - should it be dredged?

A: The area was inspected at the time and the depth found to be as charted, so there is no requirement to dredge the area.

The meeting closed at 8.25pm.

**Date of next meeting:  
Tuesday 3 July 2018, 7.00pm Brixham Rugby Club  
Guest speakers: Cllrs. David Thomas and Alan Tyreman  
'An update on Torbay Council's Investment Strategy'**

## Brixham Community Partnership

### Treasurers Report

Period Ending 31st March 2018

Cheque	Detail	Receipts	Grants issued	Other payments	Balance B/F
					£1,200.54
					£1,200.54
	Fish market tours Insurance contribution	£25.00			£1,225.54
100139	Sound & Light SW Ross Lomas			£150.00	£1,075.54
	BTC Re-impbursement	£150.00			£1,225.54
		<b>£175.00</b>	<b>£-</b>	<b>£150.00</b>	<b>£1,225.54</b>

General funds	£972.54	Bank Statement at	31.3.2018
Ring fenced	£253.00	Less outstanding cheque	£1,225.54
	<b>£1,225.54</b>		



# Brixham Community Partnership

Accounts to 31st March 2018

<b>Income</b>		
Grants		
Donations		
Fundraising		
Insurance	<u>£25.00</u>	£25.00
<b>Expenditure</b>		
Grants issued		
Sundry		
Conference		
Secretary's Expenses	<u>£-</u>	£-
<b>Excess Income</b>		<u><u>£25.00</u></u>
<b>Balances at</b>	<b>31.3.2017</b>	
Current Account	<u>£1,200.54</u>	
Excess of Income	<u>£25.00</u>	
	<u><u>£1,225.54</u></u>	

This is a true balance of the Account held by Brixham Community Partnership

Signed ..... Treasurer