

WEST ALVINGTON PARISH COUNCIL ANNUAL MEETING

Minutes of Parish Council Meeting

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| Date 13 th July 2023 | | Venue & Time: WA Village Hall, 7.30pm |
| <u>Present:</u> Cllr Liz Chin Cllr Stephen Lees (in the Chair) Cllr Kathryn Rawlinson Cllr Helen Rhymes Cllr Derek Winser | <u>In Attendance:</u> Kathy Harrod (Parish Clerk) Dist. Cllr Samantha Dennis Parishioners/Guests: 11 | <u>Apologies:</u> Cllr Charlotte Oakey Cllr Chris Povey Dist. Cllr Mark Long County Cllr Rufus Gilbert |

REF 2023/24 MINUTES

Cllr Lees welcomed everyone to the open session and introduced Richard Morris, the land agent for Bowringsleigh Estate.

Cllr Lees then explained that the landlord is seeking to increase the annual rent in respect of Town Park Car Park to £1,800, a slightly discounted rate from what was originally quoted but significantly more than the existing rent of £459.38 per annum.

The Parish Council has a number of options available to us include making no charge and continuing to fund the rent and maintenance from the parish precept. charging for use of the car park, creating guaranteed parking spaces for a fee to subsidise the rest of the car park which could then continue free of charge. However, prior to making a decision, they wanted to hear the views of the parish.

Comments from those present as follows:

- It would be tricky to charge and provide guaranteed spaces.
- It could be a 'bun fight' if some spaces are allocated as guaranteed parking. It is thought there would be a huge demand.
- Noted that the car park is currently being abused by some people who are operating as a business and using it for more than one business vehicle. The onus would be on the parish council to deal with this issue.
- Signage at the car park should be updated to reflect that businesses should not operate from that area with users being asked to park considerately.
- A query was raised re disturbing the banks which could create water seepage into the new tarmac.
- Some thought parking lines should be added, others thought they should not be added. Parking lines would help to prevent the amount of inconsiderate parking. The size of spaces would need to be minimally 4.8m long and 2.4m wide.
- Permit parking could be arranged with the council providing a free permit. Visitors passes could be provided when required.
- The majority of Airbnb have parking already provided, although there are at least two in the area who do not have access to alternate parking.
- Large vehicles MUST continue to have access through the end gateway as part of the lease agreement.
- One parishioner said that in his 8 years in the village he has only experienced 4 occasions when no parking was available, a better layout of the area would further improve this.
- Commuters are parking there and leaving vehicles all day, delivery vans being left there for weekends at a time. Constant poor parking prevents full use.
- Taxi use was mentioned. It was noted that recently there have been up to three taxis at any one time.
- Noted that those working shifts or antisocial hours have issues with parking.
- Fundraisers could be held to fund the annual fees. A number of those present indicated they would be willing to arrange some events.

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- The old school playground was previously considered as access for housing. Councillors advised this is owned by the Diocese.
- Approach other landowners – but note that sites could then become brownfield land.
- There have been continuing issues with County Lines dealing from the car park. The last known incident was three months ago. Police have been called in the past, it was advised that the police should be called on every occasion.
- Could CCTV be considered for the future. Additional security will most likely be required in time.
- Daily 8-10 delivery vehicles parking temporarily in the car park to deliver to Wood Lane. A height bar would prevent trade vans from coming in.
- By increasing efficiency of the car park, the majority of the issues would be resolved.
- Noted, if parishioners are to pay for the rent through the precept the approximate increase for a Band D property would be from £83 to £99, this represents a 20% increase.
- A specified hardstanding area for bikes would be an advantage.
- A rough overview of costs excluding legal fees and bike hardstanding comes to a minimum of £6,500.
- There is an option to pay the rent and do nothing more.
- Would the landowner consider giving the land gratis for a 12m period or the provision of assistance with undertaking the works required to the area?
- Can any consideration be given to owning the land if access were allowed?
- Signage must be reviewed.
- The landlord to be responsible for signage on the gate leading to their field.
- Some residents offered to help with the works required.
- Consider adding fluorescent strips which get spiked into the ground to assist with line parking.

Overview:

The majority of those present preferred all monies to come from the precept
Councillors have been approached directly by people willing to pay for a guaranteed parking space.

All guests opted to depart at the end of the open session, leaving only Parish Councillors and the Parish Clerk for the official meeting of West Alvington Parish Council.

THE MEETING CONVENED 8.40pm

230 WELCOME & APOLOGIES

231 DECLARATIONS OF PECUNIARY/OTHER INTERESTS & Updates to Register of Interests:

No declarations of Interest were received.

232 BUSINESS TO BE NOTED/DISCUSSED:

1. Town Park Car Park, Lease, Use by Parishioners, Signage & Works.

It was resolved to renew the lease at £1,800 per annum on a ten-year agreement with a five-year break clause and rent review. The Parish Council also have to accept being contracted out of the 54 act, subject to clarification on the amount of the legal fees. The land agent was asked to request the landlords contribute to enable the Parish Council to make the car park more effective and feasible.

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Councillors want to see the car park being more efficient and undertake the following:

- A hardstanding area for motorbikes.
- Additional spaces created through better management of the banks and overgrowth.
- Line marking all spaces.
- Review all guidance/signage.

A number of those present at the initial meeting kindly offered to organise some fundraising events to help with costs and prevent further increases on the annual precept.

It was agreed not to charge for guaranteed spaces at this time, however, Councillors will not hesitate to revisit the option of charging an annual fee as and when required.

West Alvington Parish Council will continue to investigate other options for parking in the parish and invite potential landowners to contact us to discuss opportunities.

233 **NEXT MEETING DATES:** 7th Sept, 5th Oct, 2nd Nov – **WA Village Hall**, 7.30pm

Meeting Ends 21:18 hrs

Items for the next Agenda:

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk by the last Wednesday in the month to ensure time for inclusion, circulation, and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to the Clerk for distribution) together with their apologies.

Distribution List: All WAPC Councillors. **For Information to:** County Cllr R Gilbert, South Hams District Council Ward Councillors, Parish Tree Warden, WAPC Notice Board.