

**Minutes of the Tews Lane Management Committee Meeting  
held on Thursday, 23<sup>rd</sup> February 2023 at 12pm in the Beechfield Centre**

**Present:** Cllrs J Cann (Chairman), S Kingdom, B Sherborne and H Walker  
Mr A Heighton (co-opted member, Barnstaple Youth Football Club)

Mrs V Woodhouse, Executive Officer  
Mrs J Wood, Administration and Projects Manager

1 Member of the public (from Minute No. 2302/46)

2302/42 **Apologies**  
None.

2302/43 **Declarations of Interest**  
None

The Chairman was aware that a member of the public was planning to address the Committee under Public Participation, however, they were stuck in traffic, it was therefore unanimously agreed to move the Public Participation Period to the end of the Agenda and before Part B.

2302/44 **Minutes**  
The Chairman read the minutes out in response to the email correspondence that had been received, members felt that they were a true record of the meeting, and it was **resolved**, with no votes to the contrary, that the Minutes of the meeting held on Thursday 24<sup>th</sup> November 2022 be approved as a correct record.

2302/45 **Landing Sites for Devon Air Ambulance**  
Members received the quotation from the Devon Air Ambulance for the installation of the lights etc at the site for the Night Time Landing Site at a cost of £6,305.54 + VAT, it was noted that a grant had not yet been confirmed but could possibly meet up to 50% of the cost. Members considered the budgets and noted that there was an underspend from the installation of the bollards and maintenance of the site which could provide the outstanding 50% of the cost, it was also noted that planning permission would be required for the lights. It was **resolved**, with no votes to the contrary, to proceed with the project subject to confirmation of the grant funding and planning permission.

2302/46 **Community Building**  
Members were informed that there is currently around £450,000 available through Section 106 funding but with an estimated cost of somewhere between £2k m<sup>2</sup> and £2.5 m<sup>2</sup> for materials alone and with a footprint of 329.86 m<sup>2</sup> on the current approved plans, we are currently looking at a shortfall of between £210,000 and £375,000 for materials alone. £111,521.30 of the funds has to be claimed by October 2024 or

*J. M. Cann*

the developer can reclaim the funds which would leave £339,000 for the project, there is a further £160,000 secured towards the project, however, this is not yet banked/available. Members were presented with the following options:

- Employing a fundraiser to seek out grant funding - the Administration and Projects Manager had investigated this option and been informed that the funding landscape is challenging with many funders closing their doors due to demand and decreasing funds, the competition is therefore stiff and to be able to have a strong application there would need to be significant evidence of how many people the project will benefit, the ranges of activities and demographics using the facility and strong evidence of community support. It was not felt by the fundraiser that the Parish Council possess enough evidence for an application. Detailed costings of the project would also need to be submitted with an application which would be difficult in the current climate with costs changing daily. It was further noted that the fundraiser was unable to provide a timescale on applying and obtaining funding and therefore their costs would also be an unknown amount to the Parish Council.
- Apply for a loan from the Public Works Loan Board – it was noted that the Parish Council can have up to 2 loans at anyone time and this would be the Council's second loan. Members were informed that Parish Councils have to have the approval of the Secretary of State to apply for a loan and this approval relies on the Parish Council being able to show how it will repay the loan and having consulted the community on the impact the repayments will have on the precept and the support. Members were also informed that the Parish Council is likely to require a minimum loan of £600,000 to complete the building to the current plans which on a 10-year repayment plan would be at 4.40% and an annual repayment of £71,971.04.
- Reduce the footprint of the building – the architect had provided a red outline on the current floorplan of what he believed could be delivered with the funds available. It was noted that a variation of condition would be required.

Members considered the options, Cllr Walker reported that the 50<sup>th</sup> North Devon Scouts are looking at a building in the region of £450,000 and felt that they could be approached as an end user for the pavilion.

*J. M. Carr*

Members did not want to lose any of the funding available and after discussion it was **resolved**, with no votes to the contrary, to approach the 50<sup>th</sup> North Devon Scouts as an end user of the building and to look to reduce the size of the building with the option to be able to easily extend the building in the future should funds allow, there is an aspiration to include storage for the Football Club within the design, it was further agreed to approach some local contractors to see what could be built for the money available, it was noted that a formal tender process would be undertaken in due course.

A member of the public entered the meeting.

2302/47 **Public Participation Period**

The member of the public explained that he has a keen interest in football and would like to take over the lease on the Tews Lane site and invest in the site, he would like to leave a legacy and has an interest in developing youth football.

2302/48 It was **resolved** that under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item as it involves the likely disclosure of confidential information.

**PART B**

2302/49 **Tews Lane Lease**

- a) To receive response from NDC in relation to the lease and maintenance of the site and consider further action to address the behaviour and attitude towards the Parish Council.

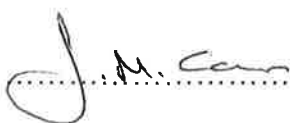
Members were informed that the Chief Executive of NDC had confirmed that the authority would not wish to take on the management of the site. Given that NDC would not take on the management of the site the Committee discussed addressing the behaviour and attitude that has been shown towards the Parish Council and it was **resolved**, with no votes to the contrary, to implement the Parish Council's Unreasonably Persistent and Unreasonable Customer Behaviour Policy and Guidelines and to write to the Chairman of the group explaining the reasons why the policy is being implemented and encourage positive engagement with the Parish Council.

- b) To consider interest in the lease for the site.

Members were informed that the Parish Council had been approached by the current owner of Barnstaple Football Club who would like to take over the lease of the site and has personally committed investment for

the site, it was noted that proof of funds had not be obtained at this stage. Members considered the proposal, the unanimous view was that the site is a community facility and should be run by a public body, the Committee did not feel it could support a lease to an individual as there would not be any control or accountability for the community. It was also noted that Section 106 funding from developers has been allocated towards the site as an open space and for the community, as much as the Committee supports youth football and would thank the investor for his kind offer and interest it was **resolved**, with no votes to the contrary, not to surrender the lease or support a lease on the site to an individual the site should remain under the management of a public body.

The meeting ended at 1.10pm

Signed:  ..... Dated: 27.04.23 .....