



Torquay/Paignton
Harbour Liaison Forum

Tuesday 4th September 2007
10.30 at Torquay Harbour Office,
Beacon Quay, Torquay

Attended: Capt. K Mowat (KM) Capt. P Labistour (PL) Mr S Atrakchi (SA)
Cllr R Horne (RH) Cllr D Mills (DM) Cllr R Excell (RE)
Mr T Whitehead (TW) Mr P Browse (PB) Mr R Gater (RG)
Mrs C Scott (CS) Mr M Ould (MO) Mr R Cudmore (RC)
Mrs S Wyatt (SW) Mr John Turner (JT) Mr Terry Ekers (TE)
Mr J Bond (JB) Mrs Y Twelves (YT)

1. **APOLOGIES:**

Apologies were received from Cllr Amil, Cllr Carroll, Mr R Perry, Mr J Carter, Mr C Clarke, Mr W Butcher & Mr M Ritchie.

2. **MINUTES OF LAST MEETING**

It was agreed that the minutes of the last meeting were a true and accurate record of the meeting.

3. **MATTERS ARISING FROM THE LAST MEETING:**

(a) Paignton Harbour Car Park

KM said that he had not heard anything regarding a change in the charges although he thought that if this were to be addressed it would be a recommendation to Council later in the year. KM said that he had looked into purchasing some spaces and they would be £420.00 each with a 10% discount if more than £1000 was spent. KM agreed to raise this at the next Harbour Users meeting to assess the interest in them prior to purchasing.

ACTION: Harbour Authority purchasing spaces to be raised at next Harbour User meeting.

(b) Stagecoach Ferry

KM said that he had not heard anything about this since the last Liaison Forum so could not give any update.

(c) Oil Spill Response Plan

SW said that she had received a copy of the plan and had responded. PL to liaise with KM and SW and then submit the plan. RE asked for a copy of the plan.

ACTION: PL to liaise with KM and SW then submit the plan. PL to supply a copy of the plan to RE.

(d) Mooring Policy

KM reported that the Harbour Committee had formally adopted the mooring policy in June. KM said that it is a living document so some amendments may be needed in due course particularly in relation to the Town Dock. TE said that he was in favour of the policy but some of the changes have started to be implemented and Harbour Users have been told that TE should have told them about the policy. TE said that he did not feel that it was his job to copy and distribute the policy. TE suggested that copies of the policy could be sent out with the annual invoices. KM said that the policy would be available on the website and hard copies would be available from the Harbour Offices.

ACTION: Mooring Policy to be published on the website and hard copies to be available from the Harbour Offices.

4. CAPITAL WORKS

(a) Town Dock Update

KM explained that SA was in attendance for this item and a special meeting had not been required as this meeting was already scheduled. A plan of the proposed Town Dock was distributed. KM said that some adjustments had already been identified and he was hoping to slot in some jet-ski pods. The four or five electric and water points will also be transferred to more accessible positions. KM explained that the officers would be meeting with the contractors on the following Monday and any observations would be needed before then to allow the final design to be agreed. TW raised concerns about the depth of water available at certain berths. KM said that the most recent hydrographic survey had been sent to Solent Marine to superimpose it onto the plan. KM explained that berth holders would be made aware of the length and depth restrictions when allocated a particular berth. KM also explained that customers would not be able to choose their berth as the Harbour Master would be using their powers of direction to ensure that each customer has a suitable berth for their vessel. RC asked about the visitor berthing. KM said that the visitor berthing area would be used for events and visitors although the Harbour staff are obliged to direct visitors to the Marina in the first instance. KM said that he will be asking members of the Liaison Forum for feedback on the potential future use of the pontoon currently alongside Haldon Pier. KM said that he was considering bridge access onto the pontoons alongside Haldon Pier following some recent incidents. RC said that there is a problem with boats that have just launched on the slipway not having anywhere to berth. KM said that a slipway guide had been produced to make users aware of the health and safety implications of using a slipway. PB asked if a pontoon could run alongside the slipway. KM said that this had been suggested before but it would create a very narrow corridor for dinghy sailors. RC suggested that a pontoon could be put under the bridge to allow for mooring. KM said that once the bridge pontoon is piled it will be a passenger boat embarkation and disembarkation point. KM said that he was in discussions with the pleasure boat fleet regarding the most user friendly position of the pontoon to allow for embarkation and disembarkation. KM asked TE and K Lane to give feedback prior to the following Monday. RC said that the facility also offered the only safe boating facility for the rowing club. KM also asked RC for his feedback prior to Monday. TW asked about the wave action with regard to the angle of the proposed Town Dock. KM said that he had asked the contractors who had explained that the wave action in the area was very confused but there is a risk of masts clashing in strong winds so the positioning of vessels will be important. KM said that he would be ensuring that people are aware of this and the necessity to check their boats in bad weather. KM explained that the security gate will be at the bottom of the bridge, however there will be a waist high gate at the top of the bridge that will be sympathetic to the public realm work. PB asked if there would be 24 hour security, KM said that there would not but it will be covered by the current CCTV, there is also the possibility of an extra CCTV camera. RH asked if new navigation marks will be required. KM said he would be discussing this with Trinity House. MO raised concerns about the area inside the wave break not appearing to be joined up. KM explained that there will be a bridge system. TE raised concerns about the turning circles for some of the larger vessels. It was agreed that in some circumstances the large vessels may need to turn on a warp. TW raised concerns about large vessels breaking adrift in a westerly wind. KM said that in some conditions vessels may need to move. A discussion took place regarding running the Town Dock on a use it or lose it policy, KM explained that this would be a decision for the Harbour Committee to make. RC raised concerns that the fairway would be greatly reduced if the Marina double berthed and the end of the visitor pontoons was in use. KM agreed that there could be a pinch point. TW asked if the existing ground chains would be removed, KM confirmed that they would.

ACTION: Comments and feedback to KM by Monday 10th September.

5. HARBOUR COMMITTEE – Upcoming Agenda

KM reminded everyone that the next Harbour Committee meeting is on Tuesday 18th September 2007 at 4.30 in the Meadfoot Room, Town Hall and all are welcome to attend. KM explained that as a result of the delayed Brixham by-election an additional member had been added to the Harbour Committee, he gave the names of all the Harbour Committee members and an overview of the agenda items. KM also explained that advisors were being recruited for the Harbour Committee. Future meetings of the Harbour Committee are also planned to take place in Paignton and Brixham, this will work on a rotation basis in order to improve accessibility to all.

6. PAIGNTON HARBOUR REDEVELOPMENT

KM explained that this item had been added to the agenda following feedback after a recent press article. TE said that at the last Harbour Users meeting Cllr Carroll had recommended knocking Paignton Harbour down and starting again. TE said that this is definitely not what Harbour Users want. He said that Harbour Users are looking for suitable and positive development options. TE said that he would like support from the Council to help turn Paignton Harbour around but unfortunately he has experienced obstacles in the past. RH asked if TE had any ideas. TE said that he would like to see other businesses like Birchell Marine and Torbay Sea School encouraged to move into the harbourside area and invest in the area. KM explained that estate management, conveyancing and planning issues are complicated and can make things difficult and time consuming. TE said that 12 months ago Councillors had looked around Paignton Harbour and he had been assured that the seats which were in a bad state of repair at the top of the harbour would be dealt with, however they are still in the same condition. TE also said that he did not like the new railings and asked why a similar style to those installed as part of the public realm work at Torquay could not have been used. KM explained that the railings used at Paignton are affordable, low maintenance and not easy to climb on, this style is also being used in areas of Torquay Harbour. KM also said that the Beacon Quay railings were very expensive and had been funded by European and RDA money. RH said that he had discussed this issue with Cllr Carroll and they had agreed that Paignton Harbour has a terrific heart and that major redevelopment could jeopardise this, however some redevelopment could be beneficial. It was agreed that a meeting should be set up with all the Harbour Users to get feedback and identify possible options. RH reassured everyone that Paignton Harbour will not be knocked down. DM said that it may be beneficial to show the Harbour Users an artist impression of how the Harbour could look following redevelopment, he also pointed out that a lot of the buildings were not fit for purpose as they leaked. RH said that it was important to look at the bigger picture in relation to possible boat storage at Berry Head and potential dinghy sailing from Broadsands, which would therefore change the requirements at Paignton Harbour. RG confirmed that the Sailing Club is keen to move to Broadsands. JB said that as the newest tenants at Paignton Harbour they had found that the Harbour staff were brilliant however one of the biggest problems they encountered related to the title deed and covenants. This made the legal costs high and problems could be reduced if the title deed is split up. KM agreed to look into this. JB said that from a retail perspective it is important to get more people into the Harbour however aesthetics and access are big problems. JB suggested that an artic lorry bay may alleviate problems. PL said that a report regarding decriminalised parking would be going to the December Harbour Committee which could help to address the problems of parking and access. KM said that the Council was serious about the potential at Paignton harbour and he hoped everyone felt reassured by RH and DM's comments.

ACTION: KM to look into situation relating to Paignton Harbour title deed to facilitate the conveyancing process.

7. TORQUAY THIRD HARBOUR

KM gave the background on this subject and explained that as far as possible he had given his support to evolve the harbour further and now he and RH were looking for feedback on the idea. RH explained that as the leisure market was growing and repairs were needed to the current infrastructure private investment of this kind would in principle make sense. He said that it would open Tor Bay up to other options and would assist the economy of Torbay. KM explained that the idea would also be put forward in principle to the Harbour Committee for consideration. MO said that an extra arm further out had been talked about since he was a boy. KM stated that the Maritime Strategy supported the development of the Bay but this project could not be funded by community money. However, the Council could facilitate private investment, which could be run independently of the current harbour. TW said that it is crucial that the waters in the Bay are not destroyed. KM agreed to take a drawing of the proposals to the next meeting. A discussion about coastal zone management took place. TW also raised the issue of access into the area. It was agreed that it should be discussed at the next meeting in more detail.

ACTION: KM to take drawing to next meeting and put on the agenda.

8. OBSERVATIONS FROM THE SEASON (MR)

This item was deferred to the next meeting as MR had unfortunately not managed to attend the meeting.

9. ALCOHOL BAN PAIGNTON HARBOUR (TE)

KM explained that there was an alcohol ban in existence around Torquay Harbour and he had hoped to have the same in Paignton Harbour to resolve the problems that had been occurring, however, the Police do not seem to be keen on this idea. TE said that there had been a problem recently with three gentlemen who were drinking at the top of the harbour and then started to interfere with the boats. He also said that they were hoping to get the ban to cover Fairy Cove as it is regularly used for parties. JT said that these people often become very abusive. RE said that he would raise the issue at his forthcoming meeting. KM said that he would email Kirsty Passmore for some advice. KM said that he would like the ban as a deterrent but accepts that it may not always be possible to enforce it.

ACTION: RE to raise issue at forthcoming meeting, KM to email Kirsty Passmore.

PL extended an invitation for everyone to attend a boat demonstration the following day.

TW raised concerns regarding the slipway become slippery, KM asked for issues such as these to be brought to the attention of the Harbour Staff straight away.

KM closed the meeting and thanked everyone for their time.

Meeting closed 12.25pm

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| DATES OF NEXT MEETINGS: | 20th | November | 2007 | 10.30am |
| | 4th | March | 2008 | 10.30am |

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| DATES OF HARBOUR COMMITTEE: | 18th | September | 2007 | 4.30pm |
| | 3rd | December | 2007 | 4.30pm |



Brixham Harbour Liaison Forum

Thursday 6th September 2007

10.30 at Brixham Yacht Club,

Brixham

Attended: Capt. K Mowat (KM) Capt. P Labistour (PL) Mr D Bartlett (DB)
 Mr R Perry (RP) Mr C Bedford (CB) Mrs M Spiller (MS)
 Mrs S Armstrong (SA) Mr B Curtis (BC) Mr D Jones (DJ)
 Mr R Williams (RW) Mrs Y Twelves (YT)

10. **APOLOGIES FOR ABSENCE:**

Apologies were received from Mr J Carter, Mr R Morgan, Mr R Smith, Mr D Ham and Mr K Bower.

11. **MINUTES OF LAST MEETING**

It was agreed that the minutes of the last meeting were a true and accurate record of the meeting.

12. **MATTERS ARISING FROM THE LAST MEETING:**

Regeneration

PL said that he had spoken to Keith Humphries regarding the clauses in the contract. KH has advised that the contract is nationally recognised with early warnings of any problems. He also said that there will be regular meetings with the stakeholders to keep everyone fully informed. SA said that when the impressed current work was carried out on the trawler basin problems had arisen and hopefully lessons have been learnt. SA also asked what would happen if things went wrong after the work is completed. PL said that he would look into this. KM explained that in his experience of this type of contract, problems after the contract is completed are classed as latent defects and are usually rectified by the contractor. He also explained that the situation with the impressed current work was a different issue as the contract was not completed and a fee was withheld because of this. KM said that the current work has a 40-50 year design life. PL said that he would invite KH and/or Donald Logan to the next meeting.

ACTION: PL to look into contract and invite KH and or Donald Logan to the next meeting.

Winter Storage

PL said that the Harbour Office was putting together a letter advising customers of alternative options for winter storage. KM said that he had spoken to Dominic Acland(DA) who had advised that there might be difficulties with the access road to Berry Head Quarry but that the Chairman was considering raising the idea directly with the Board of the Torbay Coast and Countryside Trust. KM also asked for any other suggestions. BC said that when he had spoken to DA he seemed to be against the idea of anything at Berry Head. KM said that he was trying to raise the awareness of the marine industry. SA said that she was concerned about the cost implications to the smaller boat owners who are no longer able to store their boat at Brixham Harbour. KM said that he would continue to look into alternatives. SA asked if it would be possible to store boats at Goodrington if they were taken there by trailer. PL pointed out that it is important to keep any new facilities affordable.

ACTION: KM to continue to look into storage options. All to continue to pass on any ideas for alternative storage.

- 13. STAGE COACH FERRY**
KM said that he had not heard anything about this since the last Liaison Forum so could not give any update.
- 14. REPAIR PROJECT**
PL reported that the fenders are now fitted and the resurfacing and electrical works are well underway. DB reported that the works were running to schedule and they may be completed up to two weeks early. DB said that there would be electricity recharges when vessels are refitting. He also explained that the new oil interceptor tanks are fitted. PL said that work on the steps was due to commence shortly but every effort will be made to keep disruption to a minimum. The current works are due to be completed at the beginning of October and the fendering of the whole basin will be done when enough money is available in the reserve fund.
- 15. HARBOUR COMMITTEE**
KM reminded everyone that the next Harbour Committee meeting is on Tuesday 18th September 2007 at 4.30 in the Meadfoot Room, Town Hall and all are welcome to attend. KM explained that as a result of the delayed Brixham by-election an additional member had been added to the Harbour Committee, he then gave an overview of the agenda items. KM also explained that advisors were being recruited for the Harbour Committee. Future meetings of the Harbour Committee are also planned to take place in Paignton and Brixham, this will work on a rotation basis in order to improve accessibility to all.
- 16. REGENERATION**
PL said he had nothing significant to report but that there would be an announcement regarding the supermarket in due course. KM explained that the operators of the supermarket are not ready to make an announcement yet.
- 17. COMBINED REGATTA – (SA)**
PL explained that following numerous discussions a combined Torbay Regatta was scheduled for 2008 and will take place between 22nd – 27th August. SA raised concerns that this would supersede the three regattas that currently take place and thus reduce the season. CB explained that the three Town Regattas will continue to take place as usual but the sailing events will be combined to hopefully attract more boats from the Solent. KM confirmed this by explaining that the Town Regattas are completely separate so the shore side events such as the fireworks and Red Arrows will hopefully continue as normal. KM raised concerns regarding the conflict between sailing courses and the ferry operations. He explained that he was planning to arrange a meeting for all concerned. SA said that it had caused problems and KM explained that there had also been an incident at Paignton.
ACTION: KM to organise a meeting to discuss conflicts and incidents.
- 18. PARKING (CB)**
CB said that the Parking and Licensing issues were linked and there seemed to be irregularities between the Harbour Estate and the Council land on both issues. He explained that the blue badge holders are parking on the yellow lines and causing obstructions but the Police are saying that they cannot do anything as the vehicles are parked on the Harbour Estate. CB also said that not all the pavement licenses are dealt with in the same way. CB reported that the PCSO stands on the Harbour Estate and watches the pubs, which does not give a very good impression to visitors. KM suggested that the double yellow lines could be replaced by double red lines to prevent parking completely. He also suggested that in the areas where vehicles are mounting the curb a physical obstruction would act as a prevention measure. KM said that he would discuss issues regarding Jenny Higgins lease outside of the meeting. KM confirmed that establishments are permitted to sell alcohol from a licensed site within an alcohol free zone. CB agreed to discuss the issues after the meeting with KM. PL said that he would get Jeremy Shute to re-issue the parking information regarding the

Harbour Estate. PL explained that a report regarding decriminalised parking on the Harbour Estate would be taken to the December Harbour Committee meeting. KM suggested that support from the Ward Partnership on the issue of double red lines would be helpful. SA asked about the coach pick up area. KM said that they had looked into the possibility of creating a pull-in between the kiosks and the Old Fish Market. PL explained that recently the Harbour Authority had been required to apply for a licence to hold events on the Harbour Estate and had also been required to incorporate the street trading licenses onto the Harbour Estate.

ACTION: KM to discuss licensing issues outside of the meeting. PL to get information reissued by Jeremy Shute.

19. LICENSING (CB)

As discussed above.

20. LIFEBOAT

PL reported that work to install the new lifeboat pontoon would start in the following few weeks. PL said that it would involve a limited amount of dredging and a temporary mooring for the lifeboat would be established south of the longbow berth. BC asked where the dredged material would be disposed of. PL advised that it will be placed on the breakwater hard to dry out and then it will be taken to landfill. PL warned that this may cause some odour. KM advised that it could not be dumped at sea due to the heavy metal content. SA said that there was a problem with the depth of an area alongside North Quay, Torquay Harbour. KM asked for a diagram of the location and said he would look into it.

ACTION: KM to look into North Quay issue.

21. POLLUTION CONTROL VESSEL

PL explained that the demonstration of the Cataglop vessel had taken place the day before in Brixham Harbour. This was the first demonstration in the UK but it was not very successful as the filters on the vessel could not cope with the lettuce seaweed. PL reported that the designers would be looking at making some modifications to make it suitable. BC asked where it was being used, PL explained that it is used in Paimpol, France, where they are built. KM explained that there is another product that is used in other harbours called the "water-witch", this operates as a floating front loader but he said that he had never felt that there was enough volume of waste to support such an investment. PL agreed to continue to look at other options. CB said that this type of vessel would make a significant difference to the problem as the current system gets rid of the worst of it but does not get rid of the small bits. BC asked the cost of the Cataglop, PL explained that the model that had been demonstrated is £100,000 but that his idea was for it to be jointly funded. RW asked if there was any update on the discharge from South West Water. PL said that he had questioned what happened and why. He also reported that the Environment Agency are considering prosecution and the Environmental Health officers would be testing the water in the harbour at the same time as they test the mussels. A discussion about the mussel farm took place. RW asked if there would be another meeting of the Environmental Management Group, PL confirmed that there would be a meeting in November or December. CB said that the concept of a pollution control vessel should be pursued as there is pressure from the stakeholders regarding the sheen on the water and rubbish. SA suggested that a comparison with the "sea-witch" would be useful. CB said that it should not only be down to the harbour users to fund such a vessel. SA said that some funding for it should come from Tourism and the central fund.

ACTION: PL to continue to investigate other options.

PL closed the meeting and thanked everyone for their time.

Meeting closed 12.10pm

DATES OF NEXT MEETINGS: **22nd** **November** **2007** **10.30am**
 6th **March** **2008** **10.30am**

DATES OF HARBOUR COMMITTEE: **18th** **September** **2007** **4.30pm**
 3rd **December** **2007** **4.30pm**