

PRESENT:

East Ward

Councillor Mrs L Hellyer
Councillor J McKenzie

West Ward

Councillor C Hawkins
Councillor D Ratcliff

Market Tenants:

Ms E Hilton
Ms M Hurford

IN ATTENDANCE:

Mr R Coombes (Deputy Town Clerk)
Mr C Farris (Development Officer)

79. APOLOGIES FOR ABSENCE

No apologies were received.

80. DECLARATIONS OF INTEREST AND ANY REQUESTS FOR DISPENSATION ON ITEMS ON THE AGENDA

There were no declarations of interest.

81. PUBLIC PARTICIPATION SESSION OF 15 MINUTES DURATION

There were no public members present.

82. MINUTES

Proposed by Councillor McKenzie and seconded by Councillor Ratcliff, that the Minutes of the Meeting held on 9 December 2021 were approved and signed as a correct record.

(Vote – For: 4, Against: 0)

83. ACCOUNTS

It was proposed by Councillor McKenzie seconded, and

RESOLVED: That the lists of payments for 13 January 2022 be approved.

(Vote – For: 4, Against: 0)

84. CHAIRMAN'S / MARKET ADMINISTRATOR'S REPORT

The Chairman had spoken to the TDC Licensing Office. Either the Chairman or the Committee, as a whole, can fulfil the position of Licensee to allow for the sale of alcohol on the Market premises.

The Development Officer / Market Administrator will staff an application.

85. DEVELOPMENT OFFICER'S REPORT.

The Development Officer confirmed that the chairs to allow for comfortable seating will be delivered on Monday, in addition to the already received cinema screen. Having paid the deposit for a license with Filmbankmedia the Market will have access to 13,000 titles.

He has been engaged in further Welcome Back funding opportunities; there is a possibility of advertising Bideford and the Pannier Market on the back of buses but also through advertising in the Coach Tours Magazine with a reach of 32,000.

The Market is now promoted through the North Devon Exmoor Marketing Bureau and the Visit Devon websites.

The Development Officer will liaise with Councillor Hawkins in updating the Market website.

Councillor Ratcliff thanked the Development Officer for his efforts in pushing the Market offer forward – Members concurred.

86. REVIEW OF MONTHLY STALL RENTAL OFFER

Members considered the merits of new traders committing to monthly trading being entitled to two free months following payment of the first month.

It was felt that many who took the opportunity to trade for three months (for the price of one) had subsequently quit.

The Clerk indicated that whilst payment was received for one month nonetheless traders were in the Hall trading and providing an offer / attraction for a further two months.

Councillor Mrs Hellyer wondered if there could be an opportunity to encourage greater trading on Tuesdays.

Proposed by Councillor McKenzie, seconded and

RESOLVED: That stall concessions are withdrawn, when a new trader pays for one month, they simply have a stall for one month.

(Vote – For: 4, Against: 0)

87. TENANT / TRADER REPORT

1. Ms Hilton advised that a Market Place tenant had slipped on the paving slabs in the vicinity of Angler's Heaven. The Chairman requested that the Clerk arranges for the slabs be attended to.

2. Ms Hilton suggested that a Farmers' Market be considered.

The Development Officer indicated that he had earmarked 17 and 18 April, middle of Easter holidays, for the hosting of a Farmers' Market and was in the throes of garnering interest / making arrangements.

3. Ms Hilton requested that the Council work with the District Council to provide for free parking.

The Development Officer explained that he had spoken to the District Council about providing a concession for tenants of four or five bays at the top of Bridge Street car park and while initial approaches (in person) had been encouraging he had, in effect, come up against a brick wall.

The Chairman indicated that any concession would be expensive. Councillor Mrs Hellyer believed that the answer would not be positive.

Discussion continued on: the difficulty with parking in the Market / Honestone Street car park (full of residents' cars), that permits would not be provided for short term car parks, and Market Tenants occupying the one hour concession spaces around the Market moving their cars at the hour mark to occupy another space in the Market environs.

The Chairman noted that more permits were sold than spaces provided.

The Development Officer will enquire again.

4. Ms Hilton advised that two Tenants' Units had suffered with the recent heavy downpour. One Tenant felt aggrieved that they were paying the full rent when they could not use the window area for fear of potential water damage. They also indicated that they had to close for a period whilst mopping up the floor area with the possible loss of custom.

The Clerk related a conversation with the Maintenance Supervisor who had confirmed that the infrastructure of the building could not cope with the extreme downpours. The Victorian building is porous, and Tenants should consider the buildings limitations. He confirmed that the Committee had refunded claims for damage stock and indicated that the Tenant should forward any claim.

Ms Hilton confirmed that there was no loss of stock, simply opprobrium that full rental be paid.

Ms Hurford noted that despite the roof work carried out by the Maintenance Team they were not roofing contractors.

Councillor Ratcliff indicated that it was a historic issue the pipes can't take the volume; he understood the roofing / guttering issues.

Councillor Mrs Hellyer led the Committee in requesting that a roofing contractor at least look at the roof area and provide an assessment.

5. Ms Hurford confirmed that this was her last attendance as a Market Tenant representative following her Notice to quit.

She led a discussion on tenant conduct with the process those aggrieved should follow in terms of their Tenancy Agreement and the Code of Conduct.

The Chairman thanked Ms Hurford for her contribution to the Market and wished her well for the future.

88. CONFIDENTIAL ITEMS TO BE TAKEN IN PART II

Proposed by Councillor McKenzie, seconded and

RESOLVED: That in view of the confidential nature of the business about to be discussed, it is advisable, in the public interest, that the public be excluded for the remainder of the meeting; the tenants were instructed to withdraw.

(Vote - For: 4, Against: 0)

89. CHAIRMAN'S CONFIDENTIAL REPORT INCLUDING STAFFING MATTERS

There is a confidential minute associated with this item.

90. WEBSITE DEVELOPMENT

There is a confidential minute associated with this item.

91. TENANT / TRADER

(Councillor Ratcliff left the Meeting.)

There is a confidential minute associated with this item.

92. RETURN TO STANDING ORDERS

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the meeting returns to Standing Orders.

(Vote For: 3, Against: 0)

The business of the meeting having been completed, the Chairman thanked the members for their attendance and the meeting concluded at 8.11 pm.

BIDEFORD TOWN COUNCIL - Pannier Market Accounts as at 13 January 2022				VAT	NET	TOTAL
S/N	PV NO	ALLOCATION				
BACS Payments						
1	21/12	Bideford Appliance Store	Didwasher	46.50	232.50	279.00
2	21/12	Ignite Ltd	Silver membership with Visit North Devon and Exmoor	50.00	250.00	300.00
3	11/01	Mr C Farris	Refund Social Media Costs		62.00	62.00
4	11/01	M Winfield	Refund deposit less electricity charge		77.19	77.19
5	11/01	Filmbank Distribution Ltd	Deposit Payment - Single Title Screening Licence (Filmbankmedia)		150.00	150.00
6	11/01	G J & R A May	Christmas Tree	28.00	140.00	168.00
7	18/01	RGB	Maintenance Items	131.00	655.01	786.01
8	18/01	Jewson	Maintenance Items	22.60	139.65	162.25
9	18/01	Ashton Electrical	Repair extractor fans in wcs, work on Defibrillators, replace water heater and high level light bulb	139.75	698.75	838.50
10	18/01	DCS Pest Control	Service contract for rats and mice for period 11 Jan - 11 Apr 22		120.00	120.00
11	18/01	Nicholsons	Cleaning Items	42.25	211.23	253.48
12	18/01	TDC	Supply collection of sanitary bins	18.11	90.53	108.64
13	DD	Vodafone	Line Rental (Dec 21)	4.50	22.51	27.01
14	DD	triangle	Line / Fibre Rental (Nov Dec 21)	19.45	97.26	116.71
				502.16	2,946.63	3,448.79
Bank Balances at 13 Jan 22				- Current Account	6,294.73	
Bank Balances at 13 Jan 22				- Deposit Account	46,500.41	