

**MINUTES OF THE MEETING OF THE RIVER YEALM HARBOUR AUTHORITY
HELD IN THE HARBOUR OFFICE AT 18.00 ON 19th NOVEMBER 2024**

Members and Officers in attendance:

Dominic Crawley – Chairman	Kevin Thomas
Ian Kennedy	Mark Steggles
Nicky Tewson	Tom Edie
Martyn Oates	John Endicott
Stephen Maltby – Vice Chairman	Tom Edie

Debbie Rhead- Office Manager

Apologies for Absence

Peter Hinchliffe, Johns Stansell and Jez Spring sent their apologies.

Declarations of Interest

Nicky Tewson declared an interest regarding the discussion on Outhauls and Moorings above Madge Point and left the meeting during this discussion.

86/24 MINUTES

The minutes of the meeting held on 15th October 2024 were proposed by Stephen Maltby to be a true record of what was discussed, seconded by Mark Steggles and agreed by all other members who had attended that meeting.

87/24 MATTERS ARISING

The Chairman encourages all committee members to review the findings of the Port Marine Safety Code, as it contains valuable insights and highlights key areas that Harbour Authorities should prioritize.

Following last month's meeting, the Authority discussed the proposed budget, with particular focus on the duration of the DHM's contract for the 2025 season. It was agreed that the contract should be for five months, with the possibility of up to half a month's pay in overtime. This has been factored into the proposed budget. The Chairman then proposed that the budget be submitted and approved by the Authority. The proposal was seconded by John Endicott and unanimously agreed by all present.

88/24 CORRESPONDENCE

The Authority has received an email from Dan Lewis of South Hams Marine Ltd requesting permission to keep an 11' workboat on the river. After discussing the matter, the Authority recognized some shortcomings in the current system. While they are prepared to issue Dan a licence for next year, the situation is under review and may be subject to change in the future.

89/24 FINANCIAL REPORT

Income and Expenses for September

In October our income exceeded £2,200. This was mainly from visitors. Expenses totalled £8,700 while overheads amounted to just over £12,600—largely due to Repairs and Maintenance.

Comparison P & L YTD 2024 -v- 2023

As of October, income has increased by £7,000 compared to the same period in 2023. Direct expenses have decreased by £1,000, and overheads are on par with the previous year.

Balance Sheet

Current assets show debtors totalling just over £160.

Cashflow

The opening balance for October was £289,091 with a closing balance of £259,246 at the month's end.

90/24 HARBOUR MASTER'S REPORT

Incidents: One incident was reported since the last meeting. The River Yealm Mooring barge lost steering shortly after departing the Upper Pontoon. The skipper successfully secured the barge to a resident's mooring, with no damage incurred.

Infrastructure: The annual inspection of the Main and Upper Pontoons was completed, and 163m of securing chains were replaced. Mooring blocks for Visitor Moorings PM1 and PM4 will need to be replaced this winter at an estimated cost of £900 each. Due to River Yealm Moorings VAT registration in 2024, some inspections and emergency work are being paid for twice this year - estimate around £4,000. Rodney Carter informed the Hm on 6th November that the ground below a large tree upstream of Yealm Steps Quay is eroding, potentially presenting a safety issue that may require further discussion with the Yealm Hotel Management Company.

Mooring Risk Acceptance / Acknowledgment: The HM proposed adding a clause to mooring agreements and visitor receipts, noting that residents and visitors use the moorings at their own risk. This would highlight the potential for collisions with adjacent boats under certain wind and tidal conditions. Martyn Oates expressed reservations in adding this. John Endicott and the chairman have agreed to assist in finalising the wording to be included.

Pollution: Two incidents involving rubbish and pollution were reported. The HM has spoken with the individuals involved to ensure there are no repeat occurrences.

Recruitment of new DHM: Should a new DHM be required for 2025 Summer season, advertisements will need to be submitted in February to the Parish Magazines.

Harbour Office Xmas Closure: The Harbour Office will be closed from 1200, Friday 20 December 2024 until 0900, Thursday 2 January 2025. The Harbour Master will conduct a limited number of River Rounds during this period.

91/24 ANNUAL NEWSLETTER

The Office Manager reported that the HM Annual Newsletter has been drafted and will be distributed to all members by the end of the year.

92/24 MOORINGS IN THE CLEAR AREA

A resident has requested permission to use two outhaul moorings as a fore-and-aft mooring, a practice that, apparently, he had been allowed to do. After discussion, it was decided that the request would not be permitted, as the maximum vessel length for an outhaul is 16'. Furthermore, using two outhauls to create a fore-and-aft mooring goes against their intended purpose and constitutes a breach of the rules. This decision was proposed by Stephen Maltby, seconded by Martyn Oates, and unanimously agreed upon by all present.

As part of our rent review, we are in the process of identifying the number and location of all moorings on the river. A letter will be drafted to Kitley Estate to request further information on this matter.

93/24 PARISH COUNCIL LIAISON

Wembury – Nothing to report.

Newton and Noss – Peter Hinchliffe emailed to report that there have been no further updates from Akzo Nobel regarding the proposed work. The ongoing question from a local parishioner about why swimming is allowed in the river, despite its known pollution, remains unresolved. Kevin Thomas mentioned that a request to change a timber quay is in progress. The matter was raised at the Parish Council, which determined that, since it likely does not require planning permission and is not on Parish Council land, they would not discuss or approve it. Debbie Rhead informed the Authority that the architect had visited the office to speak with the Harbour Master, who advised them to consult with South Hams District Council, the MMO, and the Crown Estate before proceeding with any work.

Brixton – Nothing to report.

Yealmpton – Nothing to report.

94/24 CHAIRMAN'S COMMENTS

The Chairman reported that he is continuing to liaise with the RYA to obtain his letter of appointment.

95/24 MOORING APPLICATIONS AND PROPOSED MOORING ALLOCATIONS AND PARTNERSHIP REQUESTS

In October, there were four new applicants requesting to join the mooring waiting list. Four moorings were allocated: 1 x A Mooring and 3 x C Moorings. No partnership agreement requests were received for this period.

96/24 AOB

Stephen Maltby reported that while assisting with the lift-out at Bridgend, he observed several areas of the quay in need of repair.

The Chairman confirmed that there will be no rent increase for the fundus; however, the rent for the Harbour Office will increase by £100 per year.

It was also suggested that members might find it interesting to visit South West Water's "Water Fit" webpage online, where they can view real-time sewage outfalls

85/24 DATE OF NEXT MEETING

The next meeting of the Harbour Authority will be on Tuesday 21st January 2025 at 6pm at The Harbour Office.

Chairman