

LYNTON & LYNMOUTH TOWN COUNCIL

MINUTES OF THE TOWN COUNCIL MEETING HELD AT LYNTON TOWN HALL ON THURSDAY 26 MARCH 2026 AT 7PM.

PRESENT: **Councillors:**
A Hobbs Mayor
J Atherton
M Care
J Patrinos
V Pugsley
A Rodway
L Wakeham

OFFICERS: Town Clerk, Town Council Secretary

303/25 PRESENTATION

The new North Devon Coordinator of Exmoor Young Voices gave a short presentation. They can offer advice on:

- Self-build projects
- Social housing
- Advocacy (ensuring the voices of young people are heard by policy makers)
- Support for young people navigating local employment challenges

304/25 PUBLIC QUESTION TIME

There were no questions.

With Members permission, Chairman brought forward item 15 Devon County Council

305/25 DEVON COUNTY COUNCIL

Councillor Davis attended the meeting and read from her report, which is attached to these minutes.

Questions:

There were questions on roads and traffic cones.

306/25 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors Manning, Logan, Peacock, Richards and PC Elliott.

307/25 DECLARATION OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS

There were no declarations received prior to the meeting.

308/25 MINUTES

RESOLVED

Minutes of Full Council held on 26 February 2026, copies of which had been previously circulated, were confirmed as a true and correct record and signed by the Mayor.

Councillor Patrinos wished to slightly change the words within the resolution, under the heading North Devon Council, about Tors Road Parking scheme. It will now read: **“Resolved to raise this item for official review to make sure it is performing as it should”**.

309/25 POLICE REPORT

PC Elliott sent in apologies, but submitted his report which is attached to these minutes.

310/25 COMMUNICATIONS

- a. **Sea Sauna Update** – a letter was sent to Council regarding how the sauna intends to operate, it was

RESOLVED

To agree with the original terms, but Planning must be checked to see if it is needed.

- b. **Dog bins – A communication from a parishioner regarding very full dog bins.** Town Clerk and Chair of Estates would monitor this situation.

- c. **British Gas Zero Carbon Electricity for Business certificate**

- d. **Council Bankers – deposit protection limit increase**

- e. **Email request from parishioner regarding running an Emergency Services Day.** It was

RESOLVED

Council will be happy to support this, however this event will be looked at in more detail. This may be a free event on Manor green, however it is to be noted that food is not allowed to be sold at this event as there are plenty of food outlets in Lynmouth.

311/25 PLANNING

Councillor Patrinos reminded Members that, as in all planning matters, when he obtains additional information on applications when attending Exmoor National Park Planning Committee, this may necessitate him changing his views.

- a. **EXM/26/069/TCA – Garson House Care Home, 7 Lee Road, Lynton**

Works to trees in a conservation area: repva; pf 6-7 branches from 4 no. beech trees

RESOLVED

To Support the application,

- b. **EXM/26/062/FULL – White Rose Cottage, Queen Street, Lynton**

Proposed formation of roof garden on existing flat roof together with access hatch. Retrospective

RESOLVED

To have no objection to the application,

- c. **EXM/26/019/FULL – Shelley's, 8 Watersmeet Road, Lynmouth**

Proposed reinstatement of retaining wall and stone wall. Retrospective

RESOLVED

To have no objection to the application,

312/25 COMMITTEE REPORTS

RESOLVED

To receive the reports of the following Committees:

Estates and Amenities Committee

11 March 2026

Minutes 289/25 – 295/25

Policy and Finance Committee

18 March 2026

Minutes 296/25 – 302/25

Update on minute number 301/25 a. the toilets will reopen this coming weekend 28/29 March 2026.

313/25 COUNCIL PROPERTIES

Town Clerk updated Members on the situation at Manor House and this would be discussed in greater detail in Part 2.

314/25 MIDWIFERY SERVICES WITHDRAWAL

From 1 April 2026, Royal Devon University Healthcare NHS Foundation Trust will change the way midwifery services are provided in Lynton. As the annual caseload is approximately 12-15 women, the appointments will no longer be carried out in Lynton but either Ilfracombe, Braunton and Barnstaple. They have stated care for people in Lynton will be individualised and home antenatal appointments available where clinically appropriate. After discussion, it was

RESOLVED

Officers will ask the Community Resource Hub whether assistance with travel to appointments is an available service.

315/25 REPORTS FROM COUNCILLORS AND OTHER COUNCIL COMMITTEES

There were no reports.

316/25 MOTIONS

There were none

317/25 NORTH DEVON COUNCIL

Councillor Patrinos submitted his report which is attached to these minutes.

318/25 REPORT OF TOWN CLERK

Town Clerk worked through his report (attached)

Questions

Councillor Atherton asked about the suggestion from Councillor Logan regarding overnight toilet opening. This will be an agenda item if Cllr Logan requests.

319/25 QUESTIONS:

No further questions

After part 2, the meeting closed at 8.30pm

Chairman

Part 2

In view of the confidential nature of the business about to be transacted, it is advisable in the public interest the press and public are excluded and they be asked to withdraw.

320/25 COUNCIL PROPERTIES

Manor House update

RESOLVED

- Seek options from Council solicitors for recovery of the significant arrears in line with conditions incorporated in the lease.
- Instruction that all future invoices for payment be directed to the leaseholder rather than the dormant company

Meeting closed at 8.30pm

Chairman

Lynton and Lynmouth Parish Council Meeting – 26/03/2026

Police Report:

March 2026 (Report from 25/02/2026 – 25/03/2026)

March 2026:

- 1 x Sexual Offences – Sharing of intimate images on social media by youth – Under investigation.
- 1 x Malicious Communication – Threats made by schoolchild via social media to another child – No further action as was dealt with by school.
- 1 x Non-Residential Burglary – Business broken into and cash machine targeted – Under investigation.
- 1 x Domestic Common Assault – Victim assaulted by relative during medical episode – No further action taken.

Kind Regards.

Scott Elliott

Neighbourhood Beat Manager – Lynton/Lynmouth

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North & West Devon LPA / NEW Devon BCU

*Devon & Cornwall Police, Lynton Police Office, Lynton Fire Station, 5 Burvill Street,
Lynton, EX35 6HA.*

Lynton and Lynmouth Town Council

County Councillors report

March 2026

Heating Oil announcement

Devon is to receive an additional £1.3 million from government to help eligible low-income households who rely on heating oil cope with rising fuel costs driven by global events.

The funding is aimed at supporting rural communities, where households are more likely to depend on heating oil rather than mains gas.

Funding will be available from April 1 through Devon's district councils, rather than directly by Devon County Council.

Devon has been identified as a priority area because of the high number of homes dependent on heating oil, particularly in rural parts of the county.

The additional £1,303,439 will be paid to Devon County Council in the 2026/27 financial year as part of the local government funding settlement.

It will sit alongside Devon's wider Crisis and Resilience Fund allocation of £8.4 million a year for three years, which replaces the Household Support Fund from April 2026.

This support will be targeted at eligible low-income households who rely on heating oil. It is not available to all homes heated by oil, and eligibility criteria will apply.

Although the funding formally begins next financial year, the council is working with partners to release support as soon as possible for households in urgent need, while final arrangements for the Crisis and Resilience Fund are put in place.

Further details on how and when eligible households can apply will be shared by district councils once delivery arrangements are confirmed.

DCC Council Tax

On Tuesday 24th February the budget meeting of Devon County Council approved spending plans for 2026/27 and agreed a 4.99 per cent increase on the County Councils' council tax share.

This amounts to £89.91 a year (£1.73 a week) for a Band D property for the county council's share (precept).

This would result in a council tax requirement for the authority of just over £610 million for 26/27.

To balance the position, the authority has to deliver £38.98 million of savings, alternative funding or additional income.

The budget explains how the council will continue to support local services at a time when costs are rising and demand for help is increasing.

The council will spend £839.2 million on day-to-day services next year. This is £33.2 million more (4.1 per cent) than in 2025/26.

Councillors also agreed a £770.6 million capital investment programme covering the five years from 2026/27 to 2030/31.

This money will be used for major projects such as road repairs, new school places, support for children with special educational needs, and improvements to council buildings across Devon.

The two biggest spend areas which account for 79% of DCC's expenditure;

1. Children and families

The Children and families budget will see the largest increase in funding across the council.

Spending will rise to £268 million in 2026/27, an increase of £19.1 million. This reflects growing pressure on children's social care, early help for families, and support for children who cannot live at home.

Children and families – capital investment

A total of £76.5 million will be invested over five years in children's homes, school expansions and specialist education provision.

Over the next five years, £25.8 million will be spent on new and expanded specialist schools to create more places for children who need extra support.

2. Adult social care

Adult social care continues to be the council's biggest area of spending.

The budget for adult social care will rise to £395.9 million in 2026/27, an increase of £9.9 million, or 2.6 per cent. This helps cover rising costs, including higher wages for care staff.

Roads and transport

Spending on highways maintenance will rise to £32.4 million in 2026/27, an increase of £2 million.

Full Council also agreed an additional £4 million investment for highways maintenance over the next financial year.

Public health, communities and libraries

The council will receive £37.7 million to support public health services, including help with drug and alcohol misuse and stop-smoking services.

Spending on community services and libraries will total £14.4 million in 2026/27.

Full council also agreed additional funding of £225,000 to restore the book fund to £500,000 and an extra £425,000 to support general library delivery during transition.

Together, these total £650,000, and reverses the proposed efficiency saving within the original libraries budget resulting in a libraries budget of more than £7 million.

In addition, a £1 million reserve for Libraries and Rural Hubs will be established to support genuine transformation and community led improvement.

Additional funding

The council also approved targeted funding which reflects priorities that have arisen through meetings of the council's scrutiny committees, community feedback and consultations with businesses and voluntary organisations.

These include an additional £600,000 to improve the speed in which Education Health Care Plans are delivered; £300,000 additional foster care support; £106,000 to strengthen domestic abuse provision; increase of each councillor's locality budget to £10,000.

There is also an additional £500,000 for post-16 and foster care transport.

Roadworks

A399 Overnight closures 27.04.26-2.05.26 7pm-7am Blackmoor Gate to friendship cross (turning to Challacombe) this is for drainage works and patching

Hillsford Bridge; traffic lights 20th-30th April

Lynbridge Road 30th April 09.30-15.30 closed for Open Reach works.

Please check One Network for up to date information before your journey, there are various closures in Somerset too.

Library consultation

Over 25,000 responses we've been told. Will know more after the scrutiny meeting at the end of April, the cabinet meeting is in May where any decisions will be made.

Please continue to report defects on the highway.

With the winter now very much upon us, it is more likely there will be defects in the highway network, this includes streetlights and signs.

[Report a problem - Roads and transport](#)

The DCC website is very useful for reporting problems and the reports go straight to the contractor.

Alternatively the highway contact number is 0345 155 1004

Please do get in touch if you think I can help with anything; Andrea.davis@devon.gov.uk

Andrea

County Councillor

Combe Martin Rural Division

Andrea.davis@devon.gov.uk

North Devon Councillor's Report

26th March 2026

We all know how difficult it is to find a home in our area, especially if you aren't in a position to buy one. So this month I'm mainly writing about changes to the law on private rented sector housing. I know that many private landlords are very good, but the changes are mainly to address the failings of those landlords that are less good. The changes start coming in from 1 May 2026 as the Government rolls out the Renters' Rights Act, designed to make renting fairer and safer for everyone. North Devon Council is the housing authority and is urging landlords and tenants to prepare now.

The new reforms will bring various changes to the private sector and are aimed at giving tenants stronger protections and clearer rights, while setting new standards for landlords. The intention is that landlords can expect a more stable, professional and trustworthy private rental sector with professional standards, a national database reducing rogue operator issues, an Ombudsman for dispute resolution, clearer reasons for possession and regulation around rent increases. Landlords will still be able to get their property back for clear reasons – like selling up, moving in, or dealing with rent arrears or anti-social behaviour.

Key changes include;

- End of 'no-fault' evictions – section 21 will be abolished, meaning landlords can only end a tenancy using specific defined grounds
- No more fixed-term tenancies – all tenancies will become periodic, giving renters greater security and flexibility
- Fairer rent increases – limited to one per year, with tenants able to challenge unfair rises through a tribunal
- No bidding wars when homes are on the market – landlords must stick to the advertised rent price
- New rules on pets – tenants will have the right to request a pet and landlords must consider this fairly
- Landlords must not discriminate – if a potential tenant receives benefits or has children they cannot be refused on those grounds
- Stronger enforcement – councils, including North Devon Council, will have greater powers to investigate landlords and enforce compliance with the issuing of civil penalties

Phase two is due to begin in late 2026. This stage will introduce two major reforms for the private rented sector:

- A Private Landlord Ombudsman – an independent service designed to help resolve disputes between landlords and tenants quickly and fairly, without the need for court action, which all landlords must sign up to
- A Private Rented Sector Database – requiring all landlords and rented properties to be registered.
- The database will be introduced in two stages, with deadlines staggered across the latter part of 2026.

The final phase will take longer to implement as several proposals will undergo formal consultation. These include:

- A new Decent Homes Standard for the private rented sector – supported by an updated Housing Health and Safety Rating System (HHSRS) to assess risks in rental properties
- Extending Awaab's Law to the private rented sector (Away was the little boy who died in 2020 from prolonged exposure to black mold)– bringing in strict timescales for addressing hazards such as damp and mould

No confirmed timescales have been announced for phase three. NDC will continue to monitor developments closely and share updates as soon as they become available. An engagement plan to make certain that landlords and tenants really understand these changes and also that support and guidance is provided.

As usual, councillor's surgeries continue to be on the first Saturday of each month. Next is 4th April, followed by 2nd May. There are in the Jubilee Room at Lynton Town Hall. I'll be there from 11am to 1pm, while Mayor Adrian Hobbs of L&L will be there from 10am to midday. Please come and talk to us.

John

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Insert TC Rep doc