

**MINUTES OF THE MEETING OF KINGSBRIDGE TOWN COUNCIL HELD IN  
THE COUNCIL CHAMBER, QUAY HOUSE AT 7.00 p.m. ON TUESDAY  
12 APRIL 2016**

**Present:** Cllr Wayne Grills (Chairman)  
Cllr Tom Coulthard  
Cllr Martina Edmonds  
Cllr Barrie Fishman  
Cllr Sandy Gilbert  
Cllr Irene Jeeninga  
Cllr Chris Povey  
Cllr Graham Price  
Cllr Jim Romanos

**In Attendance:** County Cllr Julian Brazil  
County & District Cllr Rufus Gilbert  
District Cllr Ian Bramble  
District Cllr Keith Wingate  
Sgt David Green  
Chris Derrick, Kingsbridge & Salcombe Gazette  
Six Members of Public  
Martin Johnson, Town Clerk

**15/186 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Anne Balkwill, Robin Griffin, Alisia Jennings and Kate Lynn.

**Citizen of the Year 2016**

Cllr Grills read out a testimonial for Phyllis Angliss and presented her prize for Kingsbridge Citizen of the Year 2016; a large framed photograph of the town and estuary.

**Public Open Forum**

Colin Danks and Justin Dodge made the presentation at Annex A.

**15/187 REPORTS FROM POLICE, DEVON COUNTY COUNCIL AND  
SOUTH HAMS DISTRICT COUNCIL REPRESENTATIVES**

**187.1** Sgt Green reported on crime for March 2016; a total of 26 crimes had been committed compared to 24 crimes during the same period in 2015. Seven arrests had been made leading to 4 people being charged with offences, 4 crimes had been resolved by community resolution, and others were still under investigation. There had been 6 assaults (3 had resulted in no injury/community resolutions), one burglary non-dwelling, one burglary dwelling (3 men arrested and charged), 4 shopliftings (one arrest/charge and one community resolution), 8 miscellaneous thefts (including 2 fuel tanks off boats), one affray and one out of

control dog. Alongside the Town Clerk the Neighbourhood Team were working to resolve problems experienced by Kiln House residents regarding anti-social behaviour in Quay car park. April's road safety theme was excess speed. Finally, he had just spoken to young people skate boarding on the Quay.

**187.2** County Cllr Brazil reported that Devon County Council (DCC) highways work at Torcross was ongoing and it was anticipated for the road to fully open shortly; the diversion via the car park remained. He had met alongside Cllr Gilbert, Adam Keay (DCC highways officer) and KTC members recently to discuss an annual waiting restrictions programme and related highways matters. The proposal for double yellow lines in the vicinity of the Crabshell Inn needed to be cleared up.

Cllr Fishman asked when the new street lamp in Old Plymouth Road would be switched on; Cllr Brazil replied that Western Power Distribution action was awaited.

Cllr Romanos provided further information regarding parking issues in the vicinity of the Crabshell Inn, Jewsons and Southwater Court; Cllr Brazil acknowledged parking issues and proposed that enforcement was the key issue and that DCC and SHDC should work together.

**187.3** County Cllr Gilbert reported that the above mentioned highways meeting in Quay House had been productive. The Halwell section of the A381 (Totnes road) had been patched over the previous weekend. The road closure the following week (18 to 22 April) for Duncombe Street, Belle Vue Road and Church Street (partial) would be disruptive.

**187.4** District Cllr Gilbert reported that a routine had been set up for Kingsbridge Information Centre to report problems with Quay toilets direct to the appropriate person at South Hams District Council (SHDC). Hand sanitisers had been installed as a temporary measure while works were taking place. He was conscious that Members wished to receive revenue figures for the pay-on-entry system which would be produced in September following the 12 month trial. The trial would be assessed by consideration of costs/income, outcomes in other areas, cost to SHDC of not maintaining the income level, customer views/perception and reputation of the authority. The waste rounds review was ongoing and postcards had been sent to all properties affected. The rationale for changes was to increase recycling rates and cut costs. Exceptional cases would be considered to remain on the black bag system and roadshows would be held to 'show & tell' the new routines.

**187.5** District Cllr Wingate reported that SHDC was considering for some of its service delivery to be actioned by a local authority controlled company. The driver was potential extra income given an anticipated future budget shortfall. A business case was being worked up. There were some current doubts held by district councillors. An overall development plan for DPD allocated site K2 had been suggested which would include some key assets; a tender process would be required for consultants to bid to work up a plan.

**187.6** District Cllr Bramble, Chairman of SHDC, thanked KTC for his invitation to the full council meeting. Key business for the authority was finances which had been a key rationale for the Transition 18 project i.e. to shed costs. SHDC was unlikely to receive a central government grant by 2020. The Heart of the South West devolution bid alongside other Devon and Somerset principal councils fed into this which, if successful, could realise the power to raise tax locally. Ultimately, the next few years would see very significant changes within local government.

*County Cllr Brazil, County/District Cllr Gilbert and District Cllr Wingate left the Chamber*

#### **15/188 URGENT BUSINESS**

Cllr Grills agreed to take the following agenda items at 15/200: Planning Peer Review and South Hams Green Infrastructure Framework.

#### **15/189 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **15/190 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the meeting held on 8 March 2016 be approved and signed by the Chairman as a correct record.

#### **15/191 PLANNING COMMITTEE**

It was **RESOLVED** to receive and adopt the Resolutions in the minutes of the Planning Committees held on 15 March 2016 and 5 April 2016.

*The following agenda item was taken early out-of-turn:*

#### **15/196 CITIZENSHIP**

Members noted a series of recent minor incidents of anti-social behaviour which included fly tipping, dog fouling and damage to public property. It was suggested that local residents should challenge such bad behaviour in a polite but firm manner. Sgt Green had reported similar incidents in his "On the beat" article in the local newspaper and agreed there had been some frustrating low level incidents however, many communities would relish Kingsbridge's minor issues to replace their own. He suggested that local residents should feel empowered to challenge such behaviour but there may be some fears to overcome. Members noted that providing quality services, engendering civic pride, educating people and providing support were all key factors.

*Sgt Green and Chris Derrick left the Chamber*

## **15/192      PROPERTY COMMITTEE**

It was **RESOLVED** to receive and accept the Recommendations in the minutes of the Property Committee held on 15 March 2016.

## **15/193      POLICY COMMITTEE**

It was **RESOLVED** to receive and accept the Recommendations in the minutes of the Policy Committee held on 5 April 2016.

## **15/194      LAND AT TUMBLY HILL**

Members were in receipt of a proposal from SHDC to sell a parcel of land on the edge of Quay Car Park for a residential development (loss of 4 parking spaces) and to grant the developer use of part of the car park for a site compound (loss of further 5 parking spaces) from May 2016 for 12 months. Plans had been provided which earmarked that one or both the areas may affect Footpath No.1 indeed, the route of the footpath from the steps at Quayside Leisure Centre to the north (passing the development) had not been formalised to date. It was **RESOLVED** to report to SHDC (copy to DCC Public Rights of Way):

- that a diversion order would be required for Footpath No.1,
- that the route of the footpath in the vicinity of the development needed to be formalised,
- concerns with access arrangements to the proposed site compound, and
- concerns with loss of further permanent car parking spaces (over and above the sale of land i.e. 4 spaces) should the footpath require permanent re-routing.

## **15/195      HIGHWAYS MATTERS**

Members received notes from a meeting held on 6 April which considered highways matters attended by County Cllrs Brazil and Gilbert, Adam Keay (DCC highways officer), Cllrs Grills, Povey and Romanos, and the Town Clerk. In particular, the meeting had reviewed DCC's annual local waiting restrictions programme for the South Hams which included several proposals for Kingsbridge. A public consultation would be held to realise any subsequent actions via Traffic Regulation Order. It was **RESOLVED** to support the progression of: double yellow lines in Embankment Road (vicinity of Crabshell Inn), Montagu Close junction with Fore Street, Buckwell Road junction with Fosse Road, Redford Way south side, Highfield Drive junction Embankment Road, and Warren Road junction Embankment Road. The following were not supported: Fore Street parking bays reduction one hour to 30 minutes, Mill Street one parking bay to disabled bay (noting a disabled badge allowed parking on single/double yellow lines for 3 hours), and double yellow lines Northville Park/Archery Close junction.

It was further **RESOLVED** to request the Chamber of Commerce to consider engaging with traders via a survey to provide options for Fore Street

improvements and chiefly to try to stop vehicles parking on the eastern pavement.

## **15/197 TOWN CLERK'S REPORT**

**197.1 Licensees, Police & KTC Meeting.** Cllrs Fishman, Griffin, Grills and Jennings had attended the meeting held on 10 March. Licensees had been encouraged to: join Kingsbridge Licensees Facebook (closed group), retain false ID for follow-up action by Sgt Green, use breathalysers, and form a Pubwatch scheme.

**197.2 Young drivers, local residents, Police & KTC Meeting.** Sgt Green, PCSO Hawkes and the Town Clerk had attended a meeting held on 23 March with residents of Kiln House and young drivers to discuss anti-social behaviour matters in Quay Car Park.

**197.3 SHDC Leader/Management Team & Mayors/Clerk Meeting.** Cllr Grills and the Town Clerk had attended a meeting held on 30 March with District Tucker (SHDC Leader), Steve Jordan and Sophie Hosking (SHDC Senior Officers) alongside other local councils. The Town Clerk would circulate notes to Members for information.

**197.4 Invitation – Royal British Legion.** The RBL had invited Members to:

- the Queen's 90<sup>th</sup> birthday celebrations at 2.00 p.m. on Saturday 11 June at St Edmonds Church (Totnes Town Band and refreshments), and
- a Remembrance Service for the Battle of the Somme at the War Memorial at 10.00 a.m. on Friday 1 July.

**197.5 War Memorial – National Heritage Listing.** The War Memorial had been awarded Grade II listing by Historic England following research and application by David Mason of Kingsway Park. A press release would follow.

**197.6 Dementia Matters in Kingsbridge.** Members had been invited to an information event to be held at 7.00 p.m. on Thursday 28 April in the Age Concern building.

**197.7 Coleridge Bus AGM.** Members had been invited to the annual general meeting to be held at 7.30 p.m. on Monday 9 May in Sherford Village Hall.

## **15/198 REPORTS ON MEETINGS OF OUTSIDE BODIES AND AUTHORITIES**

**198.1** Cllr Povey had attended a recent meeting of Kingsbridge Estuary Boat Club. Concerns were raised with the Slipway and the Harbour Authority would be lobbied for action.

**198.2** Cllr Price reported that the proposed compost facility in the Recreation Ground was progressing and he thanked County and District Councillors for their support.

**198.3** Cllr Fishman had attended an on-site meeting at the Bus Station with SHDC officers, alongside other Members, which had agreed the introduction of disability ramps.

**198.4** Cllr Jeeninga had attended a meeting of Dodbrooke Feoffees; 28 applications had been received for a vacant property.

## **15/199 FINANCE – PAYMENT OF ACCOUNTS**

Members received a schedule of payments due to date 12 April 2016. It was **RESOLVED** that the payments amounting to £11,928.53 be approved and signed by the Chairman.

## **15/200 BUSINESS BROUGHT FORWARD BY THE CHAIRMAN**

### **200.1 PLANNING PEER REVIEW**

The Town Council had been invited to attend a group session, alongside other local councils, at Follaton House, Totnes on 18 April. The Planning Advisory Service would review SHDC's development management over 3 days and the session with members of the peer challenge team would feed into their findings. Members agreed to request Cllr Griffin to attend if available.

### **200.2 SOUTH HAMS GREEN INFRASTRUCTURE FRAMEWORK**

SHDC was updating its Green Infrastructure Framework which included 2 projects for Kingsbridge:

- a recreational information point in town to promote strategic and local recreation routes and local greenspaces, and
- a continuous riverside walk along the eastern side of the estuary to New Bridge to supplement existing links.

It was **RESOLVED** to request SHDC to retain the 2 current projects for Kingsbridge in the South Hams Green Infrastructure Framework.

## **15/201 QUESTIONS TO THE CHAIRMAN**

There were no questions to the Chairman.

## **15/202 EXCLUSION OF PUBLIC AND PRESS**

It was **RESOLVED** that in view of the nature of the business about to be transacted, it was advisable in the public interest, that the public and press be temporarily excluded.

*Members of public left the Chamber*



### **Public Open Forum**

Colin Danks (Origin3) and Justin Dodge (Westcountry Land) gave a presentation on a residential development concept for land to the west of Belle Hill:

- Proposals were at an early stage and an initial pre-application meeting had been held with SHDC planning officers. A second meeting was due shortly.
- Some early work had been conducted regarding transport and ecology.
- The development linked to SHDC's core strategy.
- There was a local need for housing and particularly affordable housing.
- The site had been earmarked as having the potential for development by SHDC and KTC had supported further investigation.
- Highways access off Belle Hill and related visibility splay had been discussed with Richard Jackson, DCC highways officer.
- A topographical survey had been conducted.
- The site was not in the Area of Outstanding Natural Beauty (AONB) but was visible from within the AONB and work was being conducted alongside landscape architects to mitigate any potential impacts.
- The proposal was for 90 to 100 dwellings.
- An area of public open/green space had been earmarked for the highest part of the site (north east).
- All existing and hedgerows would be maintained and enhanced.
- The intention was to submit an outline planning application which however, would contain much information.
- The developers were working with statutory consultees.
- There was a commercial reality to all development which had to contain Section 106 developer contributions to the local community and affordable housing. The task was try to match all aspirations.

Members asked several questions:

- Westcountry Land had much architectural and development experience.
- Their website listed a number of projects elsewhere.
- It had delivered 25% affordable homes on a 460 dwellings' development in St Austell and its highest ratio of affordable homes was 66%.
- The site area was approximately 8.5 acres (under 4ha).
- The actual density/number of dwellings would be worked up as further detail came on board.
- Origin3 would act in a planning consultancy role and were particular interested with local consultation.
- It was anticipated to submit an outline planning application in late 2016.
- The developers were aware of a potential residential development immediately to the west of their site with a proposed access off Wallingford Road. Connecting the 2 sites could be problematic given the topography however, an area could be left for a potential connection.

Cllr Grills thanked Colin and Justin for their presentation.