

**MINUTES OF THE EXTRAORDINARY MEETING OF KINGSBRIDGE TOWN  
COUNCIL HELD IN THE COUNCIL CHAMBER, QUAY HOUSE AT 7.00 P.M. ON  
TUESDAY 2 AUGUST 2016**

**Present:** Cllr Chris Povey (Chairman)  
Cllr Anne Balkwill  
Cllr Tom Coulthard  
Cllr Martina Edmonds  
Cllr Barrie Fishman  
Cllr Sandy Gilbert  
Cllr Robin Griffin  
Cllr Irene Jeeninga  
Cllr Mike Jennings  
Cllr Kate Lynn  
Cllr Graham Price  
Cllr Jim Romanos

**In Attendance:** County & District Cllr Rufus Gilbert  
Sam Acourt, Kingsbridge & Salcombe Gazette  
Six Members of Public  
Laura Cregan, Secretary

**16/60 APOLOGIES FOR ABSENCE**

Apologies were received from County Cllr Julian Brazil and District Cllr Keith Wingate.

**Public Open Forum**

Members of public made the statements at Annex A.

**16/61 DECLARATIONS OF INTEREST**

The following declared non-pecuniary interests in agenda item 16/62: Cllr Jeeninga (land off Culver Park), Cllr Balkwill (land off Warren Road, Southville), Cllr Fishman (Hospital Field) and Cllr Gilbert (Garden Mill part DPD K4).

**16/62 PLYMOUTH & SOUTH WEST DEVON JOINT LOCAL PLAN (JLP)  
CONSULTATION**

Members were in receipt of a discussion paper from a Working Group attended by 7 Members on 26 July 2016 which had considered site allocations for housing, mixed use and employment for Kingsbridge to 2034 identified in the Plymouth & South West Devon Joint Local Plan (JLP) "Thriving Towns and Villages".

It was reported that no formal studies had been carried out to date regarding the required improvements to the town's infrastructure to sustain the proposed increased development over the period however, general assessments had been made and consultation with Devon County Council (DCC) and other agencies was ongoing. Moreover, Members noted that the terms affordable housing and social housing

were intertwined with definitions difficult to pinpoint. It was **RESOLVED** that the Town Council (KTC) should state what it considered the town required i.e. social rented housing at low rents on a secure tenancy for local people on low incomes and for the percentage of social housing for all sites to be investigated.

A full discussion took place on proposed site allocations for the JLP and Members were also mindful that views had been requested from KTC for other sites in the SHELAA which might be suitable for the JLP. It was then **RESOLVED** to submit the comments at Annex B as KTC's feedback to the JLP consultation.

## **16/63 HIGHWAYS MATTERS**

Members were in receipt of notes from an on-site meeting held in Fore Street between Adam Keay (DCC highways officer) and Cllrs Jeeninga, Povey and Romanos held on 19 July 2016. The following outcomes were proposed:

- Built-out bus stop. KTC to produce a plan to improve the step off/on zone at the edge of the pavement for DCC approval (KTC to fund any action).
- West Alvington Hill/zebra crossing. KTC to consider purchase of a vehicle activated sign (VAS) to highlight speed/slow messages to motorists (KTC to fund at circa £3k).
- Fore Street eastern pavement. KTC to request: DCC enforcement officer to explain enforcement routines, DCC to report works/cost of pavement repairs and bollards in order for KTC to assess potential for part-funding, and current loading bay signage to be replaced by "goods vehicles loading only" with dates, times, duration and return information to be added to the forthcoming Traffic Regulation Order.
- Fore Street micro seating/gardens. KTC to work-up a concept.
- Embankment Road surface water drains. KTC to consider extra drain clearance (County Cllr Gilbert and Adam Keay had investigated blocked drains and would report shortly).

It was **RESOLVED** to support and progress the above outcomes and to request County Cllrs Brazil and Gilbert to contribute towards the purchase of a VAS at £1k each.

## **16/64 SALCOMBE HARBOUR'S STRATEGIC BUSINESS PLAN 2017-2022 CONSULTATION**

Members had been directed to Salcombe Harbour's consultation and particularly to items regarding Kingsbridge i.e. maritime destination, improved dredging, enhanced ferry routes and slipway repairs. Members agreed that there was much to consider and it was then **RESOLVED** to request for an extension to the current deadline of 2 September 2016 to allow Members to research and discuss at the full council meeting on 13 September.

## **16/65 SOCIAL HOUSING**

Members were in receipt of a draft letter from Cllr Coulthard to the Prime Minister which stated that the current system for the planning and development of social housing was incapable of meeting the needs of the Kingsbridge community. It was

**RESOLVED** to support the tenor of the letter, for it to be partially re-drafted, signed by the Chairman and despatched.

*The meeting closed at 9.20 p.m.*

..... Presiding Chairman .....Date

Annex:

- A. Public Open Forum.
- B. Joint Local Plan – consultation feedback.

## **Public Open Forum**

1. David Lavender stated that he had concerns regarding the proposal for a housing development in the Joint Local Plan at the site West of Belle Hill. Earmarked for 100 houses there would probably be 160 vehicles on-site which would lead to access problems and pollution. Moreover, such an elevated position would be hazardous for children walking to/from school. A petition would be handed to KTC shortly.

2. Rosemary Dunstan stated that she had also had concerns with the proposed West of Belle Hill site allocation. All traffic would be directed down Church Street with accompanying noise and dirt. The emergency services would find it difficult to negotiate a crowded highway. There had already been 2 water main leaks caused by traffic and the town's infrastructure would not be able to cope e.g. lack of school places. Moreover, the proposal for 30 houses at Fore Street Car Park was crazy as there was not enough available parking at present for people to shop in the town centre.

3. Justin Hart supported the statement that development at Fore Street Car Park would mean the death for independent shops in town. He also wished to know the Town Council's definition of affordable housing.

Cllr Povey thanked members of public for their statements. SHDC would be hosting 2 further Joint Local Plan engagement events in town at Morrisons on 5 August and Tesco on 11 August. He encouraged local residents to provide feedback on the proposals.

**Plymouth & South West Devon Joint Local Plan – July 2016**  
***Thriving Towns and Villages – Committed and Potential Sites – Kingsbridge***  
***(including sites in West Alvington)***

**Kingsbridge Town Council feedback resolved at the full council meeting held on 2 August 2016**

Site	Estimated Dwellings	Potential Use	Kingsbridge Town Council's Comments/Recommendations
<b>West Alvington Hill (DPD K5) 28/0508/15/O Site area 4.01ha</b>	60	Mixed Use	<b>KTC support for the proposal/existing scheme 28/0508/15/O for 60 dwellings to include 18 dwellings affordable at 30%.</b>
<b>North West of Kingsbridge (DPD K1) 28/1244/13/O Site area 3.5ha</b>	135	Housing	Outline planning permission has been granted for 85 dwellings & 50 extra care units; 18 of the dwellings are to be affordable at 21%.  <b>KTC support for the proposal/existing scheme 28/1244/13/O for 135 dwellings and recommends overall affordable target at 30%.</b>
<b>The Quayside (DPD K2) SH_28_35_16 Site area 4.63ha</b>	100	Mixed Use	1. It is considered that 100 dwellings is a very ambitious target. Members look forward to receiving LHC's masterplanning proposals but doubt if 100 dwellings can be satisfactorily achieved. It is suggested that 50 dwellings is more realistic. 2. The majority of the site is in public authority ownership and therefore the target should be 100% affordable housing. 3. The site is sensitive with many/varied users and therefore development should not be overbearing. The employment element should not harm the major shopping centre in Fore Street and environs.  <b>KTC support for the proposal and recommends up to 50</b>

			<b>dwelling, to be predominantly social rented housing with no loss of present car parking within the site.</b>
<b>Higher Union Road (DPD part of K3) SH_28_36_16 Site area 3.9ha</b>	50	Housing	Members suggest that the K3 site to the west of the A379 will be difficult to develop given heritage assets, multiple ownership and availability of vacant land. Such issues are further complicated on the K3 site to the east of the A379.  <b>KTC support for the proposal.</b>
<b>Garden Mill (Part DPD K4) Site area 1.18ha</b>	N/A	Employment	Members note that the DPD K4 allocated site has been reduced by deleting 2 fields to the south of Derby Road and the Scout Hut. However, the new area earmarked for employment still includes Buttville House (heritage asset in private ownership) and has been extended to include a small parcel of land in the Town Council's ownership off Derby Road/rear of Rack Park Road gardens. Kingsbridge Feoffees (Land Trust Charity) has a legal option agreement to purchase the latter for housing and a planning application is currently being worked up for 6 dwellings.  <b>KTC support for the proposal and recommends Buttville House and KTC's parcel of land should be deleted from the JLP.</b>
<b>Avon Centre (DPD K6) SH_28_37_16 Site area 0.34ha</b>	10	Housing	<b>KTC support for the proposal.</b>
<b>Fore Street Car Park (SHDC) SH_28_34_16 Site area 0.61ha</b>	30	Housing	1. Several representations from members of public have been noted which challenge the requirement for this proposal. 2. The car park is well used, directly adjacent to the shopping centre and Fore Street itself has

			<p>unsatisfactory on-street limited waiting parking. Therefore this off-street car park is highly valued.</p> <p>3. Although not a material planning consideration Members understand there are legal covenants regarding access to the rear of properties in Fore Street which may hinder any development.</p> <p>4. Moreover, it is considered that there are other suitable housing site allocations available in Kingsbridge (not included in the JLP consultation) which do not have such negative impacts and such sites are identified below.</p> <p><b>KTC strongly objects to the proposal and recommends deletion from the JLP.</b></p>
<p><b>West of Belle Hill</b>  <b>SH_28_07_08/13</b>  <b>Site area 3.86ha</b></p>	100	Housing	<p>Members have already received a presentation of the development concept from Origin3/Westcountry Land.</p> <p><b>KTC support for the proposal subject to full resolution of known constraints i.e. access, landscape and visual impact.</b></p>
<p><b>KTC also recommends the following sites in the SHELAA as suitable for development:</b></p>			
<p><b>Land at Coombe Lane</b>  <b>SH_28_02_08/13</b>  <b>1.14ha</b></p>	Unknown	Housing	<p>Members identify satisfactory access to local services with vehicular access off Stentiford Hill. Earmarked at 1.59ha in Sustainability Threshold Assessment April 2010 and reduced to 1.14ha in South Hams Our Plan consultation.</p> <p><b>KTC recommends the site allocation be added to the JLP for housing.</b></p>
<p><b>Hospital Field</b>  <b>SH_28_30_08/13/16</b>  <b>Site area 3.53ha</b></p>	75-100	Housing	<p>Members identify very satisfactory pedestrian and highways access and good links to local services. Any landscaping concerns could be</p>

			<p>mitigated. Earmarked as potential for 50 dwellings in the south east part of the site in South Hams Our Plan consultation.</p> <p><b>KTC recommends the entire site allocation be added to the JLP for housing.</b></p>
<p><b>Dennings, Wallingford Road SH_28_31_14 Site area 1.91ha</b></p>	56	Housing	<p>South Hams Eco Developments has presented a development concept to KTC for 56 dwellings, carried out a public exhibition and is working up a planning application.</p> <p><b>KTC recommends the site allocation be added to the JLP for housing subject to full resolution of known constraints i.e. access, landscape and archaeology.</b></p>
<p><b>Land off Culver Park Close SH_28_32_14 Site area 0.45ha</b></p>	10	Housing	<p>Members are aware that a development concept is being worked up.</p> <p><b>KTC recommends the site allocation be added to the JLP for housing.</b></p>
<p><b>Land off Warren Road, Southville SH_28_33_16 Site area 2.05ha</b></p>	Unknown	Housing	<p>1. Earmarked in the Sustainability Threshold Assessment April 2010 as Site No.17 (Land at Warren Road, 0.31ha) and Site No.24 (Land at Southville, 1.4ha).</p> <p>2. While on the edge of town Members identify good links with potential for pedestrian and vehicular access off Warren Road.</p> <p><b>KTC recommends the site allocation be added to the JLP for housing.</b></p>
<p><b>Riverview Place, off Fore Street</b></p>	Unknown	Housing	<p>Members identify an unused large garden area off Riverview Place, at the rear of Fore Street, which has the potential for a small in-fill development.</p>



			<b>KTC full support for the site allocation to be added to the JLP for housing.</b>
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