

MINUTES OF THE MEETING OF KINGSBRIDGE TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, QUAY HOUSE AT 7.00 P.M. ON TUESDAY 4 JULY 2017

Present: Cllr Chris Povey (Chairman)
Cllr David Baisie
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Martina Edmonds
Cllr Barrie Fishman
Cllr Robin Griffin
Cllr Irene Jeeninga
Cllr Mike Jennings
Cllr Graham Price
Cllr Jim Romanos

In Attendance: District Cllr Rufus Gilbert
District Cllr Keith Wingate
Sam Acourt, Kingsbridge & Salcombe Gazette
22 Members of Public
Martin Johnson, Town Clerk

17/42 DECLARATION OF ACCEPTANCE OF OFFICE

It was confirmed that a Declaration of Acceptance of Office had been received from co-opted member Cllr Dena Bex.

17/43 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Tom Coulthard.

Public Open Forum

Members of public made the statements at Annex A.

District Cllrs Gilbert & Wingate left the Chamber

17/44 DECLARATIONS OF INTEREST

There were no declarations of interest.

17/45 KINGSBRIDGE QUAYSIDE

Members were in receipt of South Hams District Council's (SHDC) Kingsbridge Quayside Consultation and had been informed by: meetings/workshops with SHDC officers/consultants in September & November 2016 and February, April & June 2017, the public meeting held in St Edmunds Church the previous day (Notes at Annex B) and comments made during the Public Open Forum.

A full discussion followed which addressed all aspects of the concept. The salient points were:

Area 1 (Highways & Public Realm)

- Green islands to improve connectivity to be explored.
- A379 traffic will not change, probably increase, therefore designing-out the current highway arrangement considered very unlikely to happen.
- Considered (alongside Areas 3/4) to be a 'sweetener' for Area 2 development to take place.
- Retain bus station/taxi rank within current location.
- Other buildings around Peacocks require improvement.
- A roundabout will still be required.
- Support move of toilet block.

Area 2 (The Quayside, Leisure Centre & Visitor Car Parking)

- No clear benefits to the Kingsbridge community.
- Nil residential dwellings to be built.
- An open park-like amenity space to be explored.
- Small multi-use community centre to be explored.
- Co-ordination with Quayside Leisure Centre required.
- Steeper Slipway required.
- Harbour wall repairs required.
- Pop-up business (e.g. waterborne activity, scooter/bike hire) to be explored.
- Lock gates to retain water to be explored; negatives known.
- Pay-on-exit parking required.
- Cafes and shops would be totally detrimental to Fore Street.
- Fore Street economy should not be compromised.
- Floating bridge to make a circular path to be explored.
- Enhanced links between Quay Car Park and Cattle Market car park.
- Renewed Skate Park to be explored.
- Car boot sales, Fun Fair to be retained i.e. retain the town's identity.
- Funding could be borrowed to pay for improvements rather than developing residential flats.
- Areas 1 & 2 to be mixed up.
- KTC to consider hosting its own survey with the Kingsbridge community in order to re-address the concept.

Areas 3/4 (Housing for the Local Community)

- Support development of former Ropewalk site for 20 dwellings and land area north of Kingsway Park for 20 dwellings.
- To be an independent project using government funding gleaned by SHDC and the authority could borrow monies as other developers do.
- Prioritise such government funding to Kingsbridge given not one of the 485 dwellings identified in the DPD February 2011 had been built.
- Potential community housing scheme for 40 dwellings to be explored across both sites.
- If SHDC unwilling to progress then donate the land to the Town Council (KTC)/community housing trust.

- Kingsbridge Feoffees is a local best practice example for affordable housing schemes.
- Present covenant on Cattle Market car park could be revisited i.e. housing built over car parking.

It was **RESOLVED** to provide the following feedback as Kingsbridge Town Council's response to South Hams District Council's Kingsbridge Quayside Consultation:

- We do not support the development as it stands.
- Greater community engagement is required within Kingsbridge for the whole scheme. No further action should be contemplated beforehand. The rapid pace to progress is not understood nor beneficial.
- There should be no residential development within Areas 1 and 2 and no open market housing within the whole scheme.
- Areas 3 and 4 should be an independent project for affordable and community housing. This should be addressed as a priority given Kingsbridge's need. We formally ask that if this is not likely to happen then that land be given to Kingsbridge Town Council to allow us to develop truly affordable and community homes.
- The on-line questionnaire still presents leading questions, does not actually work in places and the deadline was too tight.
- SHDC should make be aware of Pell Frischmann's Kingsbridge Catchment Study (anticipated completion September 2017) which will identify the town's flood risk.

17/46 EXCLUSION OF PUBLIC AND PRESS

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

Members of public and the Press left the Chamber

17/47 CO-OPTION

Members received a report from Cllrs Fishman, Griffin and Jeeninga regarding interviews held the previous day and it was then **RESOLVED** to invite Sam Dennis to be co-opted as a town councillor for Kingsbridge North Ward.

The meeting closed at 9.55 p.m.

..... Presiding ChairmanDate

Annexes:

- A. Public Open Forum.
- B. Notes from the Quayside Development public meeting held on 3 July 2017.

Annex A to KTC minutes dated 13 June 2017

Public Open Forum

Robin Ladkin, Steve Arblaster, Sam Dennis, Rosemary Dunstan, Ivy Easby, West Charleton resident, Carol Horton and Peter Trembath made statements regarding SHDC's Kingsbridge Quayside public consultation. The salient points were:

- Apparent distrust and anger at the public meeting held on 3 July.
- Net benefit of the Quayside development scheme was unknown.
- It was difficult to glean comments from hard-to-reach groups.
- Quayside belongs to the people of Kingsbridge.
- £100k spent on the concept to date could have been spent in Fore Street.
- More creative ideas are required which the questionnaire does not allow.
- Historic plans to regenerate the Quayside from 1990s were available.
- Build the flats/retail at the head of the estuary rather than near the Slipway.
- Funding for affordable housing appears dependent on open market housing.
- Keep the water in the creek to make it more interesting and influential.
- Kings Arms and Quay public house will become flats no need for more.
- No need for tall storey buildings.
- Do not compromise the benefit of affordable housing.
- Townscape and environment are key matters.
- Interaction with town economy/sustainability is a key consideration.
- Present Fair Week Fun Fair would be unable to utilise Quay Car Park.
- Affordable and community housing should be an independent project.
- Include a new community centre.
- Let's conduct our own survey.
- Consultation has been too rushed; needs more time.
- Suggested Town Square reshaping needs to accommodate events.
- Freedom of Information Request required to glean the sums.
- It's all about ripping Kingsbridge off to fill SHDC's funding gap.
- Kingsbridge will be sold down the river.
- Potential for a net receipt but unknown as it's down to the actual plans.
- SHDC leader announced on BBC Spotlight it was about making cash.
- Need people power to halt the present proposals.

Annex B to KTC minutes dated 4 July 2017

SHDC Kingsbridge Quayside Consultation

Notes from the Public Meeting held at 7.00 p.m. on Monday 3 July 2017 in St Edmunds Church

1. Welcome and introduction by Councillor Chris Povey, Chairman, Kingsbridge Town Council

- The public meeting had been facilitated by the Town Council (KTC).
- The proposals had been made by South Hams District Council (SHDC).
- Thanks for attendance were made to SHDC officers Chris Brook & Dan Field, District Cllrs Rufus Gilbert & Keith Wingate, Town Councillors and in particular local residents for attending in such large numbers.
- The plans were conceptual only to gain opinions from the Kingsbridge community.
- A full council meeting the following day Tuesday 4 July would consider KTC's own feedback which would be informed by the present meeting.
- Exhibitions with SHDC officers in attendance would take place in the Library 10.00 a.m. to 4.00 p.m. Tuesday 4, Wednesday 5 & Friday 7 July and at Tesco 5.00 p.m. to 7.00 p.m. Thursday 6 July.
- Deadline for all feedback was Sunday 9 July.
- Emergency exits and housekeeping explained.

2. Presentation of the concept to develop Kingsbridge Quayside by South Hams District Council

- A show of hands identified that the entire audience were aware of the proposals and had been informed by the plans therefore it was not intended to make a full presentation.
- It was acknowledged that not everybody had access to the internet therefore paper copies of the feedback questionnaire would be made available.
- Key comments received to date regarded: car parking, affordable homes, Fore Street shops and the Town Square.
- 50 dwellings were proposed for Quay Car Park (QCP) which would displace current parking however, utilisation across the town identified that there were no capacity issues. While QCP was well utilised it was not always full. The worst case scenario was a loss of 57 car parking spaces therefore there would be a parking impact. However, digital signs could be installed to alert drivers to available parking elsewhere. Moreover, it was intended to transfer business parking permits from QCP to the Cattle Market.
- Developers gained 20 to 24% profit for share holders however, in Area 3 as the land owner SHDC could provide 20 homes to a registered provider as affordable housing. For local people not on the housing register a community housing scheme in Area 4 could be provided at 75% market value. The land

was free and SHDC had been awarded a £2m government grant which could pay for a range of items. Total housing was earmarked for 100 dwellings with 40% affordable.

- It was a residential scheme and not a new high street. Small employment space at the Slipway could be provided for marine business and a café/restaurant. It was not a commercial venture.
- The Town Square was a large space and the current highways set-up was effectively a barrier between it and Fore Street. Bus station, taxi rank and Information Centre were all located within Area 1 and it was likely that with a blank sheet of paper the design would be different.
- In summary, the public consultation provided the opportunity for the Kingsbridge community to have their say i.e. support for the proposals or to challenge them.

3. Audience comments/Question & Answer session

(Q = question, A = answer, S = statement)

Q. Where will the bus station be moved?

A. Within metres of current location. 225mm kerb height required. Buses to stop and pick up in a reduced area of tarmac therefore a challenging concept.

Q. No building on QCP, Slipway the right size, £100k consultation spend?

A. Slipways normally 1 in 9 or 10 not 1 in 14. Access is crucial to Area 2. £100k had paid for a number of studies, sanctioned by SHDC Executive and very small percentage of a multi-million pound project.

Q. Church/Bridge Street traffic will drive through a pedestrian area which was dangerous, Slipway users need to park cars to load/unload.

A. No proposal for pedestrianisation. 600 vehicles per hour either way. The concept is to improve the pedestrian 'desire line' to Fore Street. Roundabout may be moved.

Q. Parking in residential streets will be worse with less parking e.g. Highfield Drive, is there a hidden agenda to attract money to repair the Quay?

A. Traffic Regulation Orders could be introduced to restrict parking elsewhere or increased enforcement but probably no other action. Harbour wall was an independent project, failure one year ago, individual repair to current damage circa £40k, whole wall repair circa £1m.

S. Looking forward to the future, lots of positives in the plans.

Q. Questionnaire loaded i.e. Q.4 should state or none of the above Q.5 leading question. Delete current feedback received and re-issue questionnaire. Need a taxi rank in its current position to support townsfolk.

A. All questionnaires will be read. Lots of free text boxes to place comments. There will be no deletion of questionnaires received to date. Buses and taxis to be configured differently in a similar location.

Q. 11 storey building on QCP?

A. No 11 storey building. 50 dwellings proposed. Either one storey/large footprint or very tall/small footprint. Public feedback required.

Q. Parking in many residential streets is bad and fire engine is often obstructed. Access for Fair Week and Food & Music Festival. May endanger life; don't fix if it's not broken.

A. Parking is a common issue throughout the South Hams and probably not part of current discussion. Net loss of parking is 57 spaces. Local events noted as a priority.

Q. Devon residency protection to apply to housing?

A. Community housing will be for Kingsbridge residents.

Q. Fair Week one week of the year. Proposal to amend current set-up was a huge issue a few years ago which upset majority of the community. QCP is not full of caravans but some on-site accommodation required for security. Fun Fair is an integral part of Fair Week do not lose it.

A. There is capacity for future community events. Scale and options are the considerations. Waiting list of 60 people for pontoon berths and paddle boarding growing therefore competing interests. Fair Week to rise to the challenge.

Q. Are there covenants on car parks?

A. SHDC own QCP, covenants on Cattle Market & Fore Street car parks for car parking therefore housing cannot go there.

Q. Why is it necessary to build when other allocated sites have outline permission, Belle Hill development is being considered, K4 Derby Road has just been approved?

A. Government policy is for local authorities to have a 5 year housing supply. If this is not met then it is difficult to resist development.

Q. Connectivity with Quayside Leisure Centre is pivotal particularly connection with the water. Fusion Lifestyle has new 25 year contract and ambitions to refurbish, do not place a barrier in front of it. Prime site so valuable and cynical view it will provide very expensive apartments.

A. Fusion knew about the proposals. Waterfront homes are valuable but it is a balance because affordable homes cost cash too so funding has to be realised to deliver the project.

Q. We need a community centre on the Quay with parking underneath.
A. Car parking is important. It is a consultation so suggest alternative schemes.

Q. In France, would not have tarmac it would be an underground car park with amenity space on top. Less than 10 vacant parking spaces in QCP last Saturday so there is a current parking issue. Pay-on-exit parking to be introduced.
A. Accept pay-on-exit. Underground parking difficult because of flood alleviation. Need 1.8 metre wall around the Quay. Very challenging, very expensive.

Q. Put the car parking elsewhere.
A. Potential to reconfigure Cattle Market car park but not looking for alternative parking at a remote location.

Q. Where will the Skatepark go? Think about teenagers?
A. Tell us where it should go in the feedback.

Q. Have you consulted schools.
A. Informed KCC.

Q. Other towns very busy. Invest in shops, get people in. Get visitors here.
A. The proposals are pro-community. New local residents will use local shops.

Q. How will the proposals help the rest of the town and particularly Fore Street?
A. Lots of examples that new developments can change communities for the better. Development can be positive.

Q. It will not benefit the community.
A. Affordable and community housing will benefit.

Q. Pleased to hear the concept. Use QCP differently/better. Should be retail, office space, seasonal shops, community centre. This will keep people in town and push them up Fore Street. QCP is big enough to accommodate it all.
A. Employment is a secondary objective of the proposals. Development is not aimed to compete with Fore Street. There is limited scope for café and business.

Q. Build houses elsewhere.
A. Areas 3 & 4 are located on SHDC land therefore land is free.

Q. Where do you live? Shop owner in Fore Street; shops both sides are shut. What's the process?
A. Progress to planning application if consultation response and SHDC Executive support progression. Executive decision in September 2017. One year to outline planning application. Plus one year reserved matters. Community housing within 2 years. Current allocated development site for Kingsbridge with sustainability assessment approved.

Q. Within sight of water 2nd homes only. Do not need glossy apartments empty for 30 weeks of the year. What is the net capital receipt for SHDC? What will happen to it?

A. Cash is spent where SHDC Members decide. Not looking to sell to a developer. SHDC to keep control. Report to Executive in September 2017 will have options i.e. lots of affordable or less affordable.

S. Orientation means large storey building will block out sunlight from the gem of Kingsbridge i.e. long shadow.

Q. What's the way forward? Why the rush?

A. Assets report to SHDC Executive in September 2017. Members will either move forward after consideration of options or scrap the project. Kingsbridge district councillors requested a longer timeframe for the public consultation but were unsuccessful.

S. SHDC under financial pressure, merger with West Devon BC, DPD 485 houses for Kingsbridge, JLP 395 houses, Fore Street to be protected, historic town centre, outline planning permission for allocated sites K1 & K5 not delivered, increase the activity on the water, building on QCP could take away the town's biggest asset, SHDC should realise it owns a car park and it may forever be a car park.

S. Park & Ride required for Kingsbridge, extra car park on waste land opposite Tesco.

Q. Lots of charity shops in Fore Street, town centre requires regeneration.

A. KTC hugely committed to Fore Street, entry into Great British High Street Award competition, reduction in costs for Fore Street car park agreed by SHDC.

Q. What are the proposed housing numbers?

A. About 100 with 40 affordable/community housing.

Q. Query whether Cattle Market car park has a covenant which could be revisited?

A. Car parking only and unlikely to change.

S. Should have had public meeting in the first place, support affordable housing, during last Sunday's car boot sale 4 boats accessed the Slipway therefore would be chaos with housing in the way.

Q. Cannot believe car parking capacity/suggested current availability, daughter has a permit but cannot get a space as too busy.

A. 585 spaces overall, sometimes QCP full and occasionally all car parks full to capacity.

Q. What about townscape? What about human considerations? Support affordable housing, current east Quayside okay, west Quayside & Peacocks uninspiring.

A. Key buildings in Area 1, needs to be the right scale, provide a different aesthetic.

Q. Beautiful trees along Quayside do not disturb, introduce a 2nd home restriction for market value homes, greater parking capacity will be required as town and hinterland population grows.

A. Trees are challenging, ecological surveys conducted, QCP offers sustainable development as everyone will be able to walk to services, 2nd homes restriction can be circumnavigated by clever persons.

Q. What's the net value of the concept? Will it make cash?

A. Don't know, dependent on scale/massing plus numbers of open market versus affordable.

Q. Go ahead with the affordable and community housing and leave the rest.

A. SHDC is not looking at a narrow view but seeking greater benefits.

Q. What's to stop SHDC granting planning permission and then selling off?

A. SHDC elected Members provide the safeguard.

Q. Can we press the pause button rather than being driven by a survey deadline? SHDC to step back.

A. There is an opportunity to respond now. Executive to decide in September 2017 whether to stop, pause or proceed.

Q. SHDC has £2 million government funding for affordable homes so build them now. Quayside within the AONB, public amenity, 3 parliamentary complaints ongoing for SHDC.

A. £2 million to spend across South Hams; 5 or 6 sites being considered. Unable to answer AONB planning issues.

Q. SHDC could borrow cash to complete.

A. Yes, SHDC could borrow.

Q. Accessible properties for disabled required, retain disabled parking spaces.

A. No plans to move current disabled parking spaces.

S. Lack of detail in the plans, big spend to date, no maths done, may have more people on side if true benefits known, some properties in Fore Street appalling, property owners need a boost, this is where the cash should go rather than on vanity projects.

S. Transfer assets back to the town.

Q. What is the value of the land? Prime waterfront properties will be expensive so can we view the minutes?

A. SHDC website all minutes available. Executive June 2016. Land value is £10k per parking space. Don't know land value with development.

S. Community not fully represented, need to talk to everyone, younger people, all concerns required, a full response.

S. What is the galloping rush?

S. Carbon footprint in South Hams is highest in Europe, air quality monitoring stopped in Fore Street, will not continue, development will mean CO2 increase which does not fit.

4. Concluding remarks

- Get to the exhibitions.
- Go online to complete the questionnaire by Sunday 9 July.
- KTC full council meeting tomorrow evening Tuesday 4 July.
- Thank you to everyone for attending.