

**MINUTES OF THE MEETING OF KINGSBRIDGE TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, QUAY HOUSE,
AT 7.00 P.M. ON TUESDAY 15 JANUARY 2019**

Present: Cllr Anne Balkwill (Chairman)
Cllr Dena Bex
Cllr Philip Cole
Cllr Samantha Dennis
Cllr Martina Edmonds
Cllr Barrie Fishman
Cllr John Gall
Cllr Robin Griffin
Cllr Irene Jeeninga
Cllr Chris Povey
Cllr Graham Price
Cllr Peter Ralph

In Attendance: County Cllr Julian Brazil
District Cllr Keith Wingate
Sgt David Green
Sam Acourt, Kingsbridge & Salcombe Gazette
Three Members of Public
Martin Johnson, Town Clerk

18/123 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mike Jennings and District Cllr Rufus Gilbert.

Public Open Forum

A member of public made the statement at Annex A.

**18/124 REPORTS FROM POLICE, DEVON COUNTY COUNCIL AND
SOUTH HAMS DISTRICT COUNCIL REPRESENTATIVES**

124.1 Sgt Green presented the Police report for December 2018. A total of 25 crimes had been committed; 24 crimes had been recorded during the same period in 2017 and 26 in 2016. Crimes had included: 1 minor injury assault, 2 non-injury assaults, 3 threatening behaviour/public order, 1 rape, 7 criminal damages (puncturing car tyres), 3 thefts, 4 shopliftings, 1 dwelling burglary, 2 attempted dwelling burglaries and 1 drink driving (9 last year in run up to Christmas).

Christmas and New Year had been successful from a policing perspective with additional staff deployed for the latter. There was an ongoing operation around the town centre to disrupt and deter anti-social behaviour, drug taking and drinking alcohol by young people. A further report would be presented at the next meeting.

Sgt Green responded to questions from Members: PC Tungate had liaised with South Hams District Council (SHDC) regarding recent vandalism at Quay public toilets, the Police and Devon County Council (DCC) supported KTC's vehicle

activated sign which identified the speed limit to motorists and he was grateful for local intelligence which helped to tackle anti-social behaviour.

Sgt Green and a Member of Public left the Chamber

124.2 Cllr Balkwill thanked County Cllr Brazil for his assistance regarding Quay street lamps installation with Christmas Lights; the matter would be taken up with DCC officers. He then reported he had liaised with the local highways officer about extra funding provided for highway maintenance, e.g. pothole repairs, which was available on a first come, first served basis. Members suggested the area of Church Street outside the Regal Club should be re-surfaced. Finally, the forthcoming Children's Scrutiny Committee would consider how to spend the available budget covering topics from fostering to education.

124.3 District Cllr Wingate reported on SHDC matters. Salcombe Town Council (STC) and the Harbour Authority were exploring taking over the running of 6 public toilets around the estuary and it may be worthwhile for Kingsbridge's public toilets to join the investigations. Members agreed for the Town Clerk to contact STC in the first instance.

Cllr Edmonds queried the increase in fees at Quayside Leisure Centre, that 16 year olds in full time education were considered as adult pricing and that swim only membership had been stopped for new members. Cllr Wingate agreed to investigate and feedback.

County Cllr Brazil, District Cllr Wingate and a Member of Public left the Chamber

18/125 URGENT BUSINESS

Cllr Balkwill agreed to take one item of urgent business at agenda item 18/138: Pocket Parks.

18/126 DECLARATIONS OF INTEREST

District Cllr Wingate declared a pecuniary interest in matters brought up during the Public Open Forum.

18/127 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the council meeting held on 11 December 2018 be approved and signed by the Chairman.

18/128 PLANNING COMMITTEE

It was **RESOLVED** to receive and adopt the Resolutions in the minutes of the Planning Committees held on 18 December 2018 and 8 January 2019.

18/129 PROPERTY COMMITTEE

It was **RESOLVED** to receive and adopt the Recommendations in the minutes of the Property Committee held on 18 December 2018.

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

18/131 FORE STREET PUBLIC TOILETS – PAY ON ENTRY

Members re-considered a proposal from SHDC for KTC to pay £4,200 per annum to enable Fore Street public toilets to remain free of charge rather than introducing Pay-on-Entry. A review took place of the original options i.e. closure, transfer to KTC, Pay-on-Entry or fees in lieu of the latter as earmarked. After discussion, and further to agenda item 124.3, it was **RESOLVED** to explore whether Kingsbridge's public toilets, both Quay and Fore Street, could be included in the proposal/potential scheme for Salcombe Town Council/Salcombe Harbour Board taking on the management of other toilets around the estuary.

18/130 FINANCE COMMITTEE

It was **RESOLVED** to receive and adopt the Recommendations in the minutes of the Finance Committee held on 8 January 2019.

The Precept for financial year 2019/20 was confirmed at £148,645 (an increase of 9.30%) which would require contribution from a Band D council rate at £68.37 (an increase from £62.94 of £5.43 at 8.63%).

18/132 PUBLIC REALM DESIGN GUIDELINES

Members had already received MeiLoc landscape architects' report for the town centre which was presented by Cllrs Cole, Dennis and Povey. Paper copies were available. The scheme involved:

- Creating stronger linkages between Quay Car Park and Fore Street.
- Improving the look and feel of Fore Street through new public realm design.
- Decluttering and cleaning up Fore Street.
- Providing improved public spaces at identified locations by widening pavements to create stopping points for walkers.
- Making Fore street a pedestrian priority streetscape.
- Getting people to use the street more.
- Improving after hours economy in Fore Street.
- Opportunities to 'Green' Fore Street.

Members noted the Future High Streets Fund had opened for expressions of interest and a field trip to Falmouth for the above Members and Town Clerk, alongside the landscape architects, had been scheduled for the following Tuesday 22 January. It was **RESOLVED** to support in principle and adopt the Kingsbridge Public Realm Guidelines dated December 2018.

18/133 CEMETERY – TREE SURGERY

Members received Dart Tree Consultancy's Quantified Tree Risk Assessment dated 13 December 2018 for the Embankment Road Cemetery which specifically addressed 5 in number Holm Oaks which abutted the northern perimeter stone wall/A379. The report concluded:

- T5 risk of harm was one in one thousand; T1, T3, T4 and T7 risk of harm was one in ten thousand. The risks were deemed to be unacceptable.
- Remedial works were recommended as a priority via T1 crown reduction by 25%, T3 & T4 crown reduction by 15%, T5 crown reduction by 50% and T7 crown reduction by 25%.

It was **RESOLVED** to make SHDC's tree officer aware of the report and for Members to make a site visit to the Cemetery to review the condition of Holm Oaks T1, 3, 4, 5 and 7.

A member of public left the Chamber

18/134 RED TELEPHONE BOX/WORLD'S SMALLEST NIGHT CLUB

Cllr Fishman provided a report on the red telephone box outside the Police Station which was a KTC asset. The current art installation as 'the World's Smallest Night Club' had raised £600 for charity which had been donated to @115 Kingsbridge during the Mayor's Christmas community reception. Members noted that Cllrs Cole, Fishman and Gall opened/closed the phone box, the internal music system could be upgraded and a new charity could be launched. It was **RESOLVED** to retain the current art installation at the red telephone box and to review suggestions for improvements.

18/135 TOWN CLERK'S REPORT

135.1 Communities Together Fund. Cllr Dennis had agreed to attend the DCC/SHDC Members Panel decision making meeting at 2.00 p.m. on Thursday 7 February 2019 in the Cary Room, Follaton House, Totnes. Salcombe Town Council would partner up with KTC at the meeting.

135.2 Town Centre Strategy Meeting. SHDC had invited representatives from Town Councils and Neighbourhood Planning teams to a meeting at 2.00 p.m. on Thursday 31 January in the Cary Room, Follaton House, Totnes. Cllrs Dennis, Griffin & Povey all provided their availability alongside Richard Benton, Chairman of the Neighbourhood Plan Steering Group.

135.3 Flood Warning Signs. The sign in Ilbert Road had been removed for examination to ascertain if it could be 're-engineered' to provide a new operating system.

135.4 New Bollards – Fore Street. Representations had been received from 2 traders in lower Fore Street who were unaware of a historical decision to introduce new bollards along the edge of the pavement from The Kitchen Shop to Peter

Betteridge. The rationale of pedestrian safety and non-pavement parking, alongside KTC support, had been provided however, concerns about future loading/unloading were held and a request had been received to re-configure current loading bays to create easier access to their shops. The bollards would be installed by end January and may have gold bands around the top which would need to be painted over.

135.5 Dodbrook Feoffees. The group had requested for another Member to represent KTC.

135.6 Kingsbridge 800. Julia Wingate's email had already been distributed to Members with a request for KTC to be involved in planning for a full day's celebration on Saturday 14 September and for a Member to attend the next meeting at 9.00 a.m. on Friday 8 February in Coasters Coffee Shop. Members agreed to support the project and Cllr Ralph would attend the next meeting.

135.7 Citizens Advice Outreach. Bartons Solicitors had agreed to assist Outreach clients regarding Family Law cases. The proposal was to attend Quay House once per month, on the second Thursday, from 9.30 a.m. to 1.00 p.m. working from Room 3 on the Ground Floor.

135.8 Committee Meetings. On 3 occasions during the current mayoral year 2 committee meetings had taken place on the same Tuesday evening however, there were no further clashes to the end of the mayoral year in May. If, in mayoral year 2019-20, there was a requirement for 2 meetings on the same evening again then the Planning Committee would take the second time slot.

18/136 REPORTS ON MEETINGS OF OUTSIDE BODIES AND AUTHORITIES/AGENCIES

136.1 Future of Montagu Road play area consultation on 15 December 2018 had been attended by several Members and the Town Clerk. Encouraging feedback from local residents had been provided to SHDC's Place Making officer.

136.2 Recreation Ground Petanque Court review on 18 December 2018 had been attended by Cllr Price, grounds maintenance contractor, local residents and the Town Clerk. It was agreed that a new surface dressing would enable better play.

136.3 Mayors' Christmas community reception on 19 December 2018 had been attended by several Members alongside representation from a host of community groups (see agenda item 18/134).

136.4 Christmas Lights review on 4 January 2019 had been attended by Cllrs Balkwill & Dennis and the Town Clerk with several comments received beforehand from other Members. A listing of suggestions for the 2019/20 display was received by Members.

136.5 IAC Audit & Consultancy Limited had conducted an Internal Audit on 9 January 2019 and a report had been received which made observations on the Mayor's Allowance account and VAT which would be put into practice.

136.6 K5 & Quayside development sites meeting on 15 January 2019 had been attended by several Members, SHDC Ward Members, SHDC Head of Place Making and the Town Clerk. The outcomes of the meeting were:

- KTC recommended retention of the identified employment land at K5/West Alvington Hill included in the ongoing planning application 2434/18/ARM. This position supported feedback received from the Chamber of Commerce.
- Members held strong opinions that as a market town Kingsbridge needed more employment land and K5 would be ideal to deliver flexible office space and small business units.
- KTC maintained its recommendation for Refusal of 2434/18/ARM as the housing mix was wrong and affordable housing had not been integrated across the whole site.
- From a KTC perspective, any marine units/commercial development on the Quayside was an independent matter entirely removed from K5.

18/137 FINANCE – PAYMENT OF ACCOUNTS

Members received a schedule of payments due to date 15 January 2019. It was **RESOLVED** that the payments amounting to £18,279.57 be approved and signed by the Chairman.

**18/138 BUSINESS BROUGHT FORWARD BY THE CHAIRMAN:
POCKET PARKS**

Kingsbridge Public Realm Design Guidelines adopted at agenda item 18/132 proposed a 'pocket park' at the entrance to Fore Street Car Park which could be actioned without adjacent highway works but would require the removal of motorcycle parking and one or 2 disabled parking spaces. Pocket Parks Plus funding was open for applications with a looming deadline of Friday 25 January; match funding up to £15,000 was available for new pocket parks and the Prospectus reported it welcomed projects aiming to improve their local town centre or high street with a community green space. KTC had an available budget for match funding. The car park was a SHDC asset and KTC would need to evidence SHDC support. It was **RECOMMENDED** to liaise with SHDC regarding a funding application to Pocket Parks Plus for a community green space at the entrance to Fore Street Car Park.

18/139 QUESTIONS TO THE CHAIRMAN

None.

The meeting closed at 9.17 p.m.

..... Presiding ChairmanDate

Annex: Public Open Forum.

Public Open Forum

Denise O'Callaghan held concerns about planning application 3552/18/FUL for a development of 4 terraced dwellings to the rear of 129 Fore Street. The salient points were:

- The proposals were in the Kingsbridge Conservation Area.
- There was lots of local opposition.
- Several established trees were in the garden however, the application form had been ticked 'no' regarding the existence of trees/shrubs on site. The trees included: a wedding cake tree, holly and conifer,
- A pond on site attracted toads and bats were often seen.
- The applicant had not notified homeowners in the locale and she had only become aware of the proposals having sighted a planning application notice.
- The garden was special and development would ruin it meaning green space lost forever and it may set a precedent to occur elsewhere.
- Infill sites were not appropriate in the Conservation Area.
- An environmental impact assessment was required.
- Three dwellings had been suggested originally, then 2 beds and now the application identified 2 x 3 beds and 2 x 2 beds.
- The development would result in at least 8 vehicles in total but there was no parking provision despite the emerging Joint Local Plan directing developments should provide sufficient car parking. This would add to parking problems already experienced in the locale.
- The rear of the terrace would be only 1m away from the boundary wall of Knowle House Close producing noise and light pollution.
- There would be no requirement for social housing given the number of dwellings.
- She strongly objected to the proposals.