

**MINUTES OF THE MEETING OF KINGSBRIDGE TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, QUAY HOUSE,
AT 7.00 P.M. ON TUESDAY 11 JUNE 2019**

Present: Cllr Mike Jennings (Chairman)
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Barrie Fishman
Cllr John Gall
Cllr Chris Povey
Cllr Graham Price
Cllr Peter Ralph
Cllr Julia Wingate

In Attendance: District Cllr Susan Jackson
District Cllr Denise O'Callaghan
District Cllr Judy Pearce
District Cllr Hilary Bastone
District Cllr Kate Kemp
Sgt David Green
Chris Brook, SHDC Head of Assets
Emma Winter, Youth Intervention Team
Tom Ladds, Kingsbridge & Salcombe Gazette
Fifty Members of Public
Martin Johnson (Secretary)

At the outset of the meeting Cllr Jennings announced the Kingsbridge Community Champions for 2019. He then presented certificates and book tokens to David Cripps, Gary Joliffe, Sandy Gilbert, Liz Raeburn and Lawrence Townsend (a presentation to Dave Griffiths would be made independently).

19/25 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Anne Balkwill and County Cllr Julian Brazil.

Public Open Forum

Emma Winter, Youth Intervention Team, and Chris Brook, South Hams District Council, gave briefings on the Turning Corners Project and a proposal for a hotel at Ropewalk respectively; and a member of public made a statement at Annex A.

District Cllrs Pearce & Bastone, Chris Brook (SHDC) and members of public left the Chamber.

19/26 REPORTS FROM POLICE, DEVON COUNTY COUNCIL AND SOUTH HAMS DISTRICT COUNCIL REPRESENTATIVES

26.1 Sgt Green presented the Police report for May 2019. A total of 20 crimes had been committed; 21 crimes had been recorded during the same period in 2018 and

17 in 2017. Crimes had included: 5 assault with minor injury assault, 4 non-injury assaults, 2 sex offences, 3 threatening behaviour/public order, 2 shoplifting, 1 other thefts, 2 possession Class A drugs and 1 out of control dog.

He then provided an update on Operation Minuet: David Hensman had been convicted of possession with intent to supply (PWITS) heroin and had been sentenced to 2 years imprisonment at Plymouth Crown Court. The case related to June 2018 but had been lengthy and complex. A drugs dog had visited Kingsbridge Community College and surveyed the perimeter areas and Ropewalk. A drugs warrant had been made in May and a male was under investigation for PWITS. A woman had been charged on 2 counts of supplying class A drugs and 2 child cruelty offences in connection with the death of Tyler Peck.

The Food & Music Festival had been successful from a policing viewpoint. Local officers had been supplemented by Special Constables from around South Devon. There had been no significant incidents and he congratulated the organisers for a trouble-free event.

Sgt Green and Emma Winter (Youth Intervention Team) left the Chamber

26.2 District Cllr Jackson reported that South Hams District Council (SHDC) had to declared a climate change emergency and targets for 2030 would be considered shortly alongside other district councils across Devon and Devon County Council (DCC). She had met with SHDC officers to discuss the proposal for a Premier Inn in Kingsbridge and wished to study the company's environmental record.

She then received Members' questions about car boot sales held in Quay Car Park and weekday markets held in the Town Square. There had been a 25% rental increase from £40 to £55 for the car boots despite spare parking spaces on Sundays at the location. There had been a reduction in the number of stalls at the Town Square market however, SHDC had turned down a proposal for the Kingsbridge Information Centre (KIC) to manage the market on Mondays, Tuesdays and Thursdays. Members considered there may be an opportunity for the Town Council (KTC) and KIC to manage markets and the concept should be explored.

26.3 District Cllr O'Callaghan reported that the new climate change policy was significant. The local community needed to feel it had a stake in the proposed hotel in Ropewalk and therefore a public meeting should be held similar to the Quayside re-development masterplan meeting in 2017.

She then received Members' questions and acknowledged that homes were required for the community's key workers, was aware of the Kingsbridge 800 Celebrations and would consider providing a locality grant, and congratulated Kingsbridge In Bloom for reaching the national finals noting SHDC support was needed in the run up to judging days on 5 July and 1 August.

19/27 URGENT BUSINESS

Cllr Jennings agreed to take one item of urgent business: "Kings Arms Hotel – condition".

19/28 DECLARATIONS OF INTEREST

Cllr Bex declared a non-pecuniary interest in agenda item 19/30; sub agenda item 19/06.5.

19/29 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Annual General Meeting held on 14 May 2019 be approved and signed by the Chairman.

19/30 PLANNING COMMITTEE

It was **RESOLVED** to receive and adopt the Resolutions in the minutes of the Planning Committee held on 21 May 2019.

19/31 ANNUAL ACCOUNTS

Members received the Internal Audit report dated 15 May 2019 and a draft Annual Governance and Accountability Return 2018/19 Part 3 and noted the timeline for the notice of public rights. It was **RESOLVED** to approve the unaudited Annual Accounts for the financial year ending 31 March 2019 for despatch to the External Auditor.

19/32 COUNCILLOR VACANCIES – CO-OPTION

It was **RESOLVED** to co-opt Helen Cope to fill one of two current councillor vacancies in Kingsbridge East Ward.

It was then **RESOLVED**, counter to debate at the previous meeting, to advertise the one remaining councillor vacancy also in Kingsbridge East Ward with a short timeframe for expressions of interest. Members considered that all candidates should be interviewed for this and any future vacancy(ies).

19/33 TOWN CLERK'S REPORT

33.1 Kingsbridge Foodbank – Annual General Meeting. Members were invited to attend the annual general meeting at 7.00 p.m. on Tuesday 18 June at the Methodist Church (same time as Planning Committee).

33.2 Play Space Tenders. SHDC Place Making would supply tender information for refits of South Hams play spaces, including Duncombe Park and Montagu Road, in late June. KTC Members of the Parks & Open Spaces Committee could then assess the tenders independently and share their scoring with other members of a

Tender Panel at a meeting in Follaton House early July to choose the preferred contractor. Contract start was earmarked as late July.

33.3 School Funding. The Department of Education had responded to KTC's lobbying for greater school funding (Funding Policy Unit letter date 23 May 2019) which had been circulated to Members. It reported: "The Secretary of State will continue to back head teachers to have the resources they need to carry on delivering a world-class education. The right level of investment in our schools is crucial for a strong highly skilled productive economy and he will make that case ahead of the next spending review."

33.4 Police Liaison Committee. Cllrs Balkwill, Cole & Fishman had agreed to attend the meeting at 10.30 a.m. on Friday 21 June.

33.5 Kingsbridge International Society – Community Sponsorship Group. Dr Rachael Kiddey would attend the next council meeting on 9 July to provide a briefing on a Home Office approved scheme to support an approved refugee family to live in the local area.

33.6 Thank you letters. From Welly Beer Festival for supply of car parking and Cheam School Jazz Band for use of the Bandstand on 25 May.

19/34 REPORTS ON MEETINGS OF OUTSIDE BODIES AND AUTHORITIES/AGENCIES

34.1 SHDC, KTC and Neighbourhood Plan Steering Group representatives had met to discuss the Neighbourhood Plan and Ropewalk Community Housing scheme on 22 May at Follaton House. The meeting had been worthwhile and identified, amongst others, that an independent housing needs survey was not required for the Neighbourhood Plan.

34.2 Cllr Edmonds reported on the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Steering Group meeting held on 3 June in Quay House. An all-day meeting had been planned for 9 July to progress draft policies to take to public consultation.

34.3 SHDC and Mayors & Clerks meeting had taken place on 10 June at Follaton House. The meeting had been interesting and introduced the new Council Leader's plans for her term of office.

34.4 Cllr Price reported that Kingsbridge In Bloom (KIB) plans were on schedule for judging on 5 July and 1 August. Members considered that the outstanding efforts of KIB volunteers should be supported and Cllrs Bex, Fishman, Povey and Ralph agreed to form a working party to consider suggestions to include a summer ball and/or submission for a national award.

34.5 Cllr Fishman reported that he was content to arrange a plaque for the agreed David Baisie memorial tree planting and suggested some wording which was supported by fellow Members.

Members agreed to suspend Standing Orders to take the meeting over 2.5 hours' time duration

19/35 FINANCE – PAYMENT OF ACCOUNTS

Members received a schedule of payments due to date 11 June 2019. It was **RESOLVED** that the payments amounting to £7,768.20 be approved and signed by the Chairman.

**19/36 BUSINESS BROUGHT FORWARD BY THE CHAIRMAN:
KINGS ARMS HOTEL – CONDITION**

Members noted ongoing public representations regarding the condition of the Kings Arms including a very dirty façade fronting Fore Street and rainwater overflowing gutters onto the pavement below. Liaison had been made with the landowner via the agents for the proposed re-development and permission had been received for KTC to make the building more presentable at street level. Costs were estimated at circa £500. It was **RESOLVED** to pressure wash the front of the Kings Arms Hotel, masonry painting to first floor level, painting the coverings of 2 in number large boarded-up windows and to consider digital prints for the latter, e.g. Kingsbridge scenes, subject to reasonable extra costs.

19/37 QUESTIONS TO THE CHAIRMAN

There were no questions to the Chairman.

The meeting closed at 9.42 p.m.

..... Presiding ChairmanDate

Annex:

A. Public Open Forum.

Public Open Forum

1. Emma Winter from the Youth Intervention Team (YIT), based in Newton Abbot, supported young people under 18 years of age who were vulnerable and at risk of criminal exploitation. Following a successful funding bid by the regional Community Safety Partnership the Turning Corners Project had been established to identify, divert and safeguard young people. YIT's role involved 3 strands of work:

- one-to-one work with high risk children,
- parent groups, and
- work with identified young people to support them with the transition from primary to secondary school.

There were local concerns about some young people regarding rising levels of anti-social behaviour, use of alcohol and drugs. Following meetings with the local Police and Kingsbridge Community College, families had been identified who might benefit from support. A parent group had commenced in April to provide a safe place for parents to talk with other parents of children and young people who were having difficulties or issues in the community. Run by YIT members who offered advice and support the aim was to empower parents to take care of their children. Parents were trying hard, they were not bad parents and it was not a blame culture. However, some children were receiving bad influences outside their homes. The parents group took place every fortnight on Monday mornings at the Family Church and PC Jane Gerrard was very happy with the outcomes to date. Parents had set up their own messenger group and used this to support each other daily. Through the group YIT had begun work with young people on a one-to-one basis supporting them weekly. The Project was currently funded until March 2020 but hoped that through continued success it would continue its vital work and support for the families and young people in the area. Leaflets on the Turning Corners Project and the Kingsbridge Parent Support Group were distributed.

Emma then answered Members' questions:

- The first port of call for any concerns was the Police.
- Anyone could join the parents' group.
- Monday mornings was the most suitable day/time identified at present to meet with parents.
- Children and young people on the periphery of current anti-social concerns were also being picked up in order to offer them support too.

Cllr Jennings thanked Emma and the Youth Intervention Team for their sterling work in Kingsbridge.

2. Chris Brook, Head of Assets at SHDC, provided a briefing on the current condition of the proposed hotel in Ropewalk. A previous briefing had identified the concept for a 5 storey, 76 bedroom hotel which had Executive approval to progress further. KTC had some concerns regarding planning matters e.g. scale but the

consensus was that there would be benefits for Kingsbridge and KTC Members had been broadly supportive.

The concept had now changed to a 4 storey, 85 bedroom hotel which would deliver economic benefits, employment benefits and a commercial return. The construction phase would employ 90 persons, there would be 26 full time jobs created and 40 jobs in the region to support the supply chain. Statistics identified an average occupancy rate at 80%, that 20% of guests ate out, and an estimated £2.4m per annum would be injected into the local economy. The hotel would require a SHDC capital investment at £10m and the built hotel would be leased to an operator for 25 years meaning the building was retained as a local authority asset. There would be an on-site restaurant. Eight parking spaces on site would be limited for staff requiring guests to park on the adjacent underutilised council managed Cattle Market car park. SHDC needed to assess a business case and there was potential for a decision in July.

Chris then answered Members' questions:

- Marginal net returns were anticipated at circa 1%.
- SHDC would agree to build the hotel to the operator's specification with the latter being obligated to fulfil the lease terms.
- An agreed rent would be subject to earmarked review dates.
- At the end of the 25 year lease period SHDC would need to determine the way forward with the hotel/asset.
- SHDC would borrow build costs from either the Public Works Loan Board, banks or other means.
- Devon County Council as the highways authority would assess vehicle access along Ropewalk from the A379 during the planning application phase and make any recommendations.
- The footprint of the hotel had increased from the original concept in order to accommodate the loss of one storey and additional bedrooms.
- The planning process would also evaluate matters such as sewerage and waste with input from statutory agencies.
- He was very content to return to Quay House with more detailed information when it was available.

Cllr Jennings thanked Chris for his briefing and welcomed a further detailed presentation.

3. Nick Cotter, local resident, held concerns with the proposal for a hotel at Ropewalk:

- Car parking should be analysed during periods of peak demand.
- Impact on current guest houses/hotelier businesses should be researched.
- Hotel chains did not use local supply chains.
- Facilities management at the hotel was a potential issue.
- Occupancy levels should be researched.
- The overall proposal was high risk.

- Local authorities had nil experience of building and managing hotels.
- There should be a tendering process to enable competition.

Cllr Jennings thanked Nick for his statement.