

**MINUTES OF THE MEETING OF KINGSBRIDGE TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, QUAY HOUSE,
AT 7.00 P.M. ON TUESDAY 14 JANUARY 2020**

Present: Cllr Anne Balkwill (Chairman)
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Mike Jennings
Cllr Steve Mammatt
Cllr Graham Price
Cllr Peter Ralph
Cllr Paul Vann
Cllr Julia Wingate

In Attendance: District Cllr Susan Jackson
District Cllr Denise O'Callaghan
Graham Hutton, Baker Estates Limited
Nine Members of Public
Martin Johnson (Town Clerk)

19/123 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Helen Cope, Barrie Fishman and Chris Povey; County Cllr Julian Brazil; Kingsbridge Neighbourhood Police and Tom Ladds, Kingsbridge & Salcombe Gazette.

Public Open Forum

Statements were made at Annex A.

19/124 REPORTS FROM POLICE, DEVON COUNTY COUNCIL AND SOUTH HAMS DISTRICT COUNCIL REPRESENTATIVES

124.1 District Cllr O'Callaghan in response to a query at the last meeting, reported that South Hams District Council (SHDC) had a £50k shareholding in South West Mutual Bank. It was anticipated to launch the bank in 2021 when an operating licence would be applied for. It would be a community bank owned by members and wished to have a positive social and environmental impact. SHDC had taken the view that it wished to diversify its business however, Members responded that they still held concerns with the venture and that public monies may have been better invested or spend elsewhere.

A local resident retained concerns about the unsatisfactory condition of the former Kings Arms Hotel in Fore Street, notwithstanding some recent maintenance, and it was hoped to arrange an on-site visit from SHDC's heritage officer to discuss the matter.

124.2 District Cllr Jackson reported that business rates for empty properties would be increased in order to address a current funding gap. SHDC wished to review

Joint Local Plan (JLP) policies in light of its recent declaration of a climate change emergency. New planning officers were being recruited. Live streaming of council meetings had commenced to display openness and transparency. The public consultation for SHDC land off Ropewalk would commence the following day and the authority was looking for ideas from the local community regarding development on the site.

SHDC ward members then answered Members' questions:

- There had been no recent meetings with Fusion regarding Quayside Leisure Centre. A new manager was in post. It was noted that the building had potential to introduce solar panels, there remained some cleanliness issues and swimming only membership had ended.
- Renewal of existing parking permits was taking place however, new permits were not being issued.

19/125 URGENT BUSINESS

None.

19/126 DECLARATIONS OF INTEREST

Cllr Edmonds declared a non-pecuniary interest in agenda item 19/128 (sub agenda item 19/90.1).

19/127 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the council meeting held on 10 December 2019 be approved and signed by the Chairman.

19/128 PLANNING COMMITTEE

It was **RESOLVED** to receive and adopt the Resolutions in the minutes of the Planning Committees held on 17 December 2019 and 7 January 2020.

Members also received a **Recommendation for Refusal** for:

90.1	2434/18/ARM
Case Officer:	Kate Cantwell
Location:	Allocated Site K5 Land at SX 729 440, West Alvington Hill, Kingsbridge
Applicant:	Mr T Biddle & Mr & Mrs Manisty (c/o Baker Estates Ltd)
Proposal:	Readvertisement (Revised Plans Received and Amended Description) Application for approval of reserved matters following outline approval 28/0508/O for erection of up to 52 no. dwellings, 0.5 hectares of employment land, 2 no. vehicular accesses, open space, play provision and drainage

After much discussion, it was **RESOLVED to recommend Refusal** as the proposals conflicted with JLP policies and did not provide appropriate house sizes, affordable

homes had not been integrated into the whole development and there was inappropriate height/massing of homes in the east/lower site. KTC's view on drainage would be dependent on Devon County Council's feedback which was not currently available. The actual wording of the Recommendation to be delegated to the Chairman and Town Clerk to submit to SHDC Development Management.

19/129 PROPERTY COMMITTEE

It was **RESOLVED** to receive and adopt the Recommendations in the minutes of the Property Committee held on 19 December 2019 (public session only).

19/130 FINANCE COMMITTEE

It was **RESOLVED** to receive and adopt the Recommendations in the minutes of the Finance Committee held on 9 January 2020.

The Precept for financial year 2020/21 was confirmed at £175,000 (an increase of 17.73%) which would require contribution from a Band D council rate at £80.70 (an increase from £68.37 of £12.33 at 18.03% i.e. approximately £1.00 per month).

19/131 TOWN CLERK'S REPORT

131.1 SHDC consultation for land off Ropewalk. The following timetable had been received from SHDC:

Date	Stage
8/9 January	Final postal and online versions signed off
w/c 13 Jan	Letters and questionnaires printed
16/17 th Jan	Questionnaire packs posted and online surveys go live
3/4 February	Reminder packs posted to non-responders (with another copy of the questionnaire)
19/20 Feb	Closing date for receipt
By 28 Feb	Results provided in Excel format

SHDC would issue a press release shortly.

131.2 Website. KTC's website now hosted:

- The Neighbourhood Plan for Kingsbridge, West Alvington & Churchstow and the Steering Group's independent website had a link and would be closed shortly.
- The Kingsbridge Community Emergency Plan.
- Members' Register of Interests.
- High tides timetable for 2020.

131.3 Community Venues. As an element of the proposal for a new community venue in the Recreation Ground, a spreadsheet of all current venues in town had been drafted which revealed 30 places in Kingsbridge and the surrounding area which may be hired by individuals/groups.

19/132 REPORTS ON MEETINGS OF OUTSIDE BODIES AND AUTHORITIES/AGENCIES

132.1 Town Centre Working Group walkabout 18 December 2019. Members had explored potential location of new street furniture. Cllr Povey would visit MeiLoc landscape architects the following week to produce visualisations for a public exhibition to take place. A quotation for the extra work had been received previously and it would require further expenditure. It was anticipated for the exhibition to take place in February and an evening session in Quay House and Saturday morning session at the Town Hall foyer had been mooted.

132.2 Town Mayor's Christmas community reception 18 December 2019. Well attended by community group representatives. Cllr Balkwill presented a cheque to Demential Friendly Community Kingsbridge, her chosen charity, and a press release had featured in the Kingsbridge Gazette.

132.3 SHDC/Mayors & Clerks meeting 13 January 2020. Key topics were:

- A new recycling system would commence in September with boxes replacing bags; liaison with local councils would start in April.
- Car park charges were likely to be increased by 4% however, there would be no further rise in the life of the current administration to 2023. The Executive meeting in March would receive relevant information.
- Ivybridge and Kingsbridge public consultations for future use of the authority's assets would commence shortly.

132.4 Kingsbridge In Bloom. The plan for 2020 was well underway and a Mayflower sculpture would be a key exhibit.

132.5 Fore Street Traders. A meeting would take place in February.

132.6 Kingsbridge Area Food Bank. A new website would be launched shortly.

132.7 Neighbourhood Plan Steering Group. A worthwhile meeting had been held before Christmas and KTC's comments on the draft outline plan had been received.

132.8 Kingsbridge Feoffees. Tenders to build the new housing development off Derby Road would be evaluated shortly.

19/133 FINANCE – PAYMENT OF ACCOUNTS

Members received a schedule of payments due to date 14 January 2020. It was **RESOLVED** that the payments amounting to £18,973.58 be approved and signed by the Chairman.

19/134 BUSINESS BROUGHT FORWARD

None.

19/135 QUESTIONS TO THE CHAIRMAN

None.

19/136 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.

The Gazette reporter left the Chamber

19/137 PROPERTY COMMITTEE

It was **RESOLVED** to receive and adopt the Recommendations in the minutes of the Property Committee held on 19 December 2019 (confidential session – quotations). A total redecoration of the rear stairwell (ground to 2nd floor) would be actioned next financial year however, repainting the safety railings between Cookworthy Road and Lower Union Road would be put on hold until site visits had been completed and review by the Property Committee.

The meeting closed at 9.25 p.m.

..... Presiding ChairmanDate

Public Open Forum

1. Andrea Glassier stated that LED light causes negative effects on health for humans, animals and plants e.g. oxidative stress, retinal injury and according to research doubles the risk of breast and prostate cancer. Scientists have warned officials to consider limiting the roll-out of LED lights after investigation indicated a “strong link” between the technology and disease. The University of Exeter has found LEDs may disrupt the body’s circadian rhythm which in turn affects hormone levels. Moreover, street lights could harm people’ eyesight and disrupt sleep. However, councils across the country are replacing existing streetlights with new light-emitting diodes (LEDs) to save money. She also had concerns about wi-fi particularly at the community college and primary school and suggested there should be wi-fi free zones in Kingsbridge. Andrea then distributed information leaflets to Members.

Cllr Balkwill thanked Andrea for her statement and reported that the Policy Committee may wish to consider her concerns about LED streetlights and wi-fi.

2. Toby Russell stated that he held deep concerns about the proposed K5 housing development off West Alvington Hill. The development was in 2 parts with the majority of affordable homes on the lower site however, it meant the development was joined up. A 4 storey high block with 1 and 2 bed apartments was proposed directly adjacent to West Alvington Hill which would out of keeping with Victorian and Edwardian properties in the locale, result in a loss of light and impact on the visual amenity currently enjoyed. Moreover, the housing size and tenure did not Joint Local Plan guidelines. It was beholden on the developer and local community to be social architects, to try to achieve the best results possible and therefore the proposals should be recommended for Refusal.

Cllr Balkwill thanked Toby for his statement.

3. Graham Hutton, Baker Estates Limited, stated the applicants had consulted and listened to the town council and local residents. He had attended the Planning Committee on 10 January where the housing mix had been an issue. However, the Joint Local Plan did not list explicit percentages and numbers in the policy, the housing mix proposed was compliant with ONS data and SHDC officers had reported the proposals complied with JLP policy DEV8. Tall trees would remain in situ at the lower site which would screen the new homes. Crucially the development was deliverable, and he hoped that Members could support it.

Members asked Graham to clarify some points and Cllr Balkwill then thanked Graham for his statement.