

**MINUTES OF THE MEETING OF KINGSBRIDGE TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, QUAY HOUSE,
AT 7.00 P.M. ON TUESDAY 14 MARCH 2023**

Present: Cllr Philip Cole (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Barrie Fishman
Cllr Mike Jennings
Cllr Steve Mammatt
Cllr Steve Povey
Cllr Mel Rollinson
Cllr Adam Sherring
Cllr Paul Vann
Cllr Julia Wingate

In Attendance: County Cllr Julian Brazil
District Cllr Susan Jackson
District Cllr Denise O'Callaghan
Eight Members of Public
Martin Johnson (Town Clerk)

22/118 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Graham Price and Danielle Rawstron plus Sergeant Peter Shotton.

Public Open Forum

Members of public made the statements at Annex A.

**22/119 REPORTS FROM POLICE, DEVON COUNTY COUNCIL AND
SOUTH HAMS DISTRICT COUNCIL REPRESENTATIVES**

119.1 Sgt Peter Shotton had provided a Police report for February 2023 in his absence. There had been 19 reported occurrences which covered a wide variety of incidents and crimes including: criminal damage to motor vehicles, theft, public order and a missing person. The key news was that the Police & Crime Commissioner had sanctioned the opening of 6 more Police Stations across the force area in 2023/24 and the Kingsbridge front office/enquiry desk was one of them.

119.2 Cllr Brazil reported that Devon County Council's (DCC) budget had increased by 5% however, funding for homeless persons had stopped and post-16 transport costs had increased from £600 to £950 which would have an impact of parents with limited incomes. He had attended a meeting at Tumbly Hill Day Centre which was managed by DCC; the authority was seeking community groups to take up the services provided and Kingsbridge Care Hub may be able to take on the role. The 160 Town Bus and 162 Loddiswell-Kingsbridge-Hope Cove services would continue to be contracted to Tally Ho however, they would stop running on Saturdays from April and he was informed the 93 Kingsbridge-Dartmouth service was due for

contract renewal in September. He was content to be part of a working group to explore local bus services alongside other agencies. He would be content to provide £1k from his locality budget towards Coronation weekend events held in town. Finally, he was aware of perceived zealous highways enforcement matters in Knowle House Close.

119.3 District Cllr Jackson reported that she was pleased to attend the recent community orchard planting at Wallingford Road play area. A new contractor had been appointed to install solar panels at Quayside Leisure Centre; there had been government funds available for such projects but unfortunately they could not be directed towards local authority owned assets. Finally, she had followed the news that Exmouth swimming pool was the first in the country to benefit from heat-recapture via cloud data centres.

119.4 District Cllr O'Callaghan reported that she was delighted that Kingsbridge Police Station would re-open. Confusing ground markings for parking at the EV charging bays in Quay Car Park would be addressed. A survey had been completed at Church Steps Passageway so matters were progressing to re-open the public footway. She had also been pleased to attend the recent community orchard planting day. The Repair Café was being well supported. South Hams District Council's (SHDC) green waste collection service would commence on the following day. The Wild About Devon community wildlife grant scheme had been extended. Finally, SHDC's Development Management Committee would consider the application for a paddleboarding hub in Quay Car Park on the following day.

County Cllr Brazil left the meeting

22/120 URGENT BUSINESS

The Chairman agreed to take one item of Urgent Business at agenda item 22/132: Police & Crime Commissioner's Councillor Advocate Scheme.

22/121 DECLARATIONS OF INTEREST

None.

22/122 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the council meeting held on 14 February 2023 be approved and signed by the Chairman.

22/123 PLANNING COMMITTEE

It was **RESOLVED** to receive and adopt the Resolutions in the minutes of the Planning Committee held on 21 February 2023 and 7 March 2023.

The following tree works' application had been Deferred from the latter meeting:

Reference: 0667/23/TPO
Case officer: Lee Marshall

Applicant: Mr T Dorich
 Proposal: T3, T4, T7, T8, T11 & T13 Sycamore – crown lift to 8 m from ground level to allow light to understorey
 T6 Sycamore - x 2 remove to increase light to understorey
 T14 Sycamore – remove x 2 smaller stems, crown lift remaining stem to 8m from ground level to increase light to understorey
 T16 Ash – remove all stems due to failure
 Site: 7 The Precinct, Kingsbridge, TQ7 1AP
KTC: **Recommend Refusal for the works as identified and propose lesser works be considered as follows:**
T3, T4, T7, T8, T11 & T13 reduced crown reduction of 2.5-3.0m
T6 x 2 to be retained
T14 agree removal of x 2 smaller stems and reduced crown reduction of 2.5-3.0m
T16 agree removal of all stems

The following planning application had been brought forward to full council, from the latter meeting, because it was classed as a major application:

Reference: **1629/22/ARM**
Case Officer: Steven Stroud
Applicant: Mr D Whittington – Dick Whittington Developments Ltd
Proposal: READVERTISEMENT (revised plans and supporting information)
 Application for approval of reserved matters following outline approval 2574/16/OPA (Outline application with all matters reserved for 14 new dwellings) relating to access, appearance, landscaping, layout and scale and discharge of outline planning conditions
Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF
 Members had Recommended 13 in number reasons for Refusal when the original Reserved Matters application was considered in July 2022 and it was considered that the applicant had attempted to address: floor space, garden space and Design & Access Statement concerns.

KTC: **Recommend Refusal for the following reasons:**

- a. **Bedrooms.** The accommodation schedule is reported as:
- 5 bed x 1 home = 5 bedrooms (existing farmhouse to be retained)
 - 3 bed x 6 homes = 18 bedrooms (units 1-4, 5 & 13)
 - 2 bed x 4 homes = 8 bedrooms (units 6, 8, 10 & 12)
 - 1 bed x 3 homes = 3 bedrooms (units 7, 9 & 11)
 - Total 14 homes and 34 bedrooms
 - Total of 13 new homes with 29 bedrooms total

However, units numbered 1, 2, 3, 4, 5, 6 and 13 all identify an office, adjacent to a bathroom, and it is considered that there is much potential for them to also be used as a bedroom. Indeed, units 1-4 are actually labelled “office/bedroom 4” on the plans which makes the proposal for them to be 3 beds as curious. KTC suggests

that the new home proposals are actually: 4 bed x 6 homes, 3 bed x 1 home, 2 bed x 3 homes and 1 bed x 3 homes with 36 bedrooms total.

b. **Car parking.** The development, as per the proposals submitted, delivers sufficient car park spaces in accordance with Supplementary Planning Document guidance. However, taking stock of how the homes will most likely be utilised i.e. 4 beds instead of 3 beds (see a. above) there is insufficient parking spaces given that the guidance reports that garages are not used as such. Therefore, there is a lack of overall parking spaces provided.

c. **Overlooking, loss of privacy and light pollution.** Units 1-4 are tall/3 storey and will tower above the adjacent landscape and homes on the opposite side of the road. The majority of the units have full glass balconies alongside top floor living space which will inevitably lead to overlooking/loss of privacy and with large glass windows will cause light pollution.

d. **Traffic generation and loss of outlook.** Houses opposite the development have windows facing due east at the proposals. For example, Brookland House and Brookland Cottage windows will directly overlook a car park of 13 parking spaces with vehicles coming and going all day generated by units 5-12. The narrow road to the new homes will be a constant issue given the increased traffic generation.

e. **Overshadowing.** The sun rises in the east and will cast shadow until midday onwards on to the highway and houses opposite.

f. **OSSR contribution.** A previous scheme for 6 units on the same site (dismissed by the Planning Inspectorate in March 2022) agreed a circa £25k contribution. The proposals are for 13 new homes with suggested OSSR contributions also at circa £25k reported in the Design & Access Statement at paragraphs 15.2 and 15.3. However, the figure has been calculated on the said 6 home development only. It is strongly suggested that S.106 contributions for Open Space, Sport and Recreation be interrogated and applied.

g. **Footways.** There is no footway proposed from units 1-4 in front of the current Dennings farmhouse to join up with a new footway for units 5-13 and subsequently there is no footway leading south until pedestrians meet the junction of Wallingford Road/Allotment Gardens on the west side of the highway.

h. **Visual appearance.** The units are proposed to have wood cladding, metal roofs and large areas of glass either side of the present Dennings farmhouse opposite older style houses and a converted barn in a rural backwater of town which will be strongly out-of-keeping within the locale.

i. **Drainage.** The Planning Inspectorate's dismissal of the Appeal on the same site for 3830/20/FUL for 6 homes was largely based on drainage matters. The new proposals are for a much larger development. It is strongly suggested that Devon County Council's Flood & Coastal Risk Management Team interrogate the drainage proposals submitted.

j. **Affordable housing.** Units 7, 9 and 11 (1 bed homes) have been designated as the 3 affordable homes which were agreed in the S106 at outline approval for this development. This represents 23% of the overall number of dwellings or 10% of overall bedrooms. It is strongly suggested that the affordable element should be a mix of 1 x 3 bed, 1x 2 bed and 1 x 1 bed homes.

k. **Re-advertisement.** There are 5 key matters highlighted in the revised plans: new drainage proposals, inclusion of the farmhouse in the overall development, amendment of the housing mix, re-location of the homes and reduction in height of dwellings to the east of the farmhouse. These represent substantial changes and KTC strongly suggests that such proposals must be viewed as a new planning application per se. However, the outline approval 2574/16/OPA in May 2019 was extant for 3 years until May 2022 for the submission of revised matters. Therefore, this revised matters' application is time lapsed and should not be determined.

22/124 PUBLIC ART STRATEGY

Members noted comments made during the Public Open Forum and received a draft strategy. There was likely to be a circa £7k budget available for public art projects for next financial year 2023/24. It was **RESOLVED** to adopt a Public Art Strategy for Kingsbridge and to explore projects within the next financial year.

22/125 CORONATION WEEKEND

Members noted comments made during the Public Open Forum and debated KTC's input for the King's Coronation weekend; the salient points were:

- Members were keen to present commemorative mugs to children at the Primary School at circa £1,250; the school supported the proposal.
- Members were keen to plant more orchard trees at Rack Park amenity space, Homelands in Trebblepark and/or the Recreation Ground at circa £100 per tree (tree, watering tube, stakes, cage and ancillaries).
- KTC had already committed to install lighting in the Town Square in red, white and blue lighting (similar to the Queen's Jubilee in June 2022) and a donation had been received from Josh Tolley, Kingsbridge LLC, at circa £1,500.
- KTC had already committed to installing new multi-coloured bunting in the town centre plus red, white and blue bunting around the perimeter of the Town Square for the whole summer period at circa £1,850.
- Kingsbridge In Bloom's main Quay flower bed display would have a Coronation theme.
- KTC had consulted local residents via Facebook, Instagram and at the Annual Town Meeting on 4 March and received a mixed response i.e. some people supported public funds to be committed to the Coronation and some did not.
- KTC had contacted other local town councils and varying degrees of support had been approved.
- KTC's committed entertainment/non-legacy projects for next financial year 2023/24 included: Fair Week £2k, Christmas Lights £10k, public art £7k, Love Your Park £3.5k, movies £4.2k and ice rink £2.5k (all rounded figures).
- Revenue Reserves were held at £89k which was circa £10k below the recommended figure, Capital Receipts were held at £193k with £61k of the

sum already committed, and a £30k budget for community projects had been approved for financial year 2023/24.

- KTC did not have a set budget for the Coronation weekend and any funding would need to be sourced from the above Revenue Reserves, Capital Receipts (physical assets only) or the community projects budget.
- The vagaries of the English weather would always be a risk for outdoor events.
- DCC would provide free permissions for street closures to allow outdoor parties and people were likely to come together in family/friends' houses for the televised events.
- Use of the parks with grassed surfaces may be more suitable than the Town Square.
- Kingsbridge Celebrates Christmas had suggested some worthwhile events for the weekend and their efforts were acknowledged.

It was then **RESOLVED** for:

- KTC to purchase commemorative Coronation mugs for children at Kingsbridge Primary School.
- KTC to provide financial support at £5,000 to Kingsbridge Celebrates Christmas in order to organise events over the Coronation Weekend 6 to 8 May (as suggested during the Public Open Forum).
- KTC to reverse its previous Resolution on 14 February 2023 to part-fund an ice rink during Kingsbridge Celebrates Christmas 2023 (to be administered in accordance with Standing Orders 7a).

Six members of public left the meeting.

22/126 KINGSBRIDGE CLIMATE AND NATURE EMERGENCY (KCANE)

Members received an update on KTC's KCANE plan which reviewed KTC, SHDC, Kingsbridge Climate Action and Kingsbridge Area Sustainability Group's recent business and future projects alongside forthcoming events and actions. It was **RESOLVED** to note the KCANE update at Annex B.

22/127 LOCAL BUS SERVICES

Further to Cllr Brazil's report at 119.2, Members received a report on bus services which serviced Kingsbridge following recent concerns. The 160 Town Service from April onwards would reduce from 6 times per day to 4 and the Saturday service would be withdrawn. The 162 Loddiswell-Kingsbridge-Hope Cove Service which ran 3 times per day, plus twice more on school days, and impacted on 7 parishes would also have its Saturday service withdrawn. The above services would continue to be run by Tally Ho Coaches. The 93 Kingsbridge-Dartmouth service, which also impacted on several parishes, had a current contract with Stagecoach due for re-consideration in September. The demand for Saturday services on the above 160 and 162 routes needed to be researched and whether alternatives e.g. could taxis or community bus services step-in? It was **RESOLVED** to explore a working group being set-up to review local bus services.

22/128

DIVERSION OF PUBLIC FOOTPATH NO.1

Members received a report from SHDC and invited comments on a potential partial re-routing of Public Footpath No.1. The proposed increased footprint of the skatepark in Quay Car Park, and desire to make better use of the space, was such that it was proposed to build back towards the base of the adjacent bank. Currently Footpath No.1 was directly behind the skatepark sandwiched between fencing and said bank. Three options were considered and Members favoured utilising existing wide steps to the leisure centre with handrails then using the current footway to the east of the leisure centre to link up with the rest of Footpath No.1. Members acknowledged that diversion of a public right of way was a legal procedure via a Town & Country Planning Act Section 257 Footpath Diversion. It was **RESOLVED** to support a proposal to divert Footpath No.1 Kingsbridge and to respond to SHDC accordingly.

22/129

TOWN CLERK'S REPORT

129.1 Highway grass verge cutting. KTC had signed up to a new agreement with DCC for next financial year 2023/24. DCC devolved to KTC grass cutting 4 times per annum however, KTC would action 7 cuts. DCC paid £800 for visibility splays to be cut only and estimated costs for KTC were £2.5k for visibility splays and other verges.

129.2 Internal audit. The next visit would take place on 21 April for the end of year accounts 2022/23.

129.3 Green Flag judging – Recreation Ground. A revised park management plan had been produced for 2023-28 by SHDC with comments provided by KTC and Kingsbridge In Bloom. Elaine Hughes would judge the park on Monday 24 April at 11.00 a.m. hosted by SHDC officers, Cllr Price and the Town Clerk.

129.4 Temporary road closure – West Alvington Hill. The closure from 8.00 a.m. to 6.00 p.m. from Wednesday 12 to Friday 14 April inclusive had been moved to the school holiday period following a representation from KTC as it has originally been scheduled to take place during term time.

129.5 South West Allotment Officers Forum. The Town Clerk had attended a recent virtual meeting. KTC's allotment charges were very competitive when compared to other larger authorities and rain water harvesting rather than a water supply was encouraged for all sites e.g. Bristol had banned hosepipes and Bournemouth had standpipes removed due to misuse and high costs.

Cllr Jennings and District Cllrs Jackson & O'Callaghan left the meeting

22/130 REPORTS ON MEETINGS OF OUTSIDE BODIES AND AUTHORITIES/AGENCIES

130.1 Orchard tree planting 15 & 17 February 2023 at Rack Park amenity space. Thirty seven trees had been planted with much assistance from local residents and photos had been placed on Instagram.

130.2 KTC/SHDC grounds maintenance meeting 21 February 2023. An encouraging meeting had discussed parks maintenance, hedge cutting, tree works and the compost facility in the Recreation Ground.

130.3 KTC/Kingsbridge Climate Action meeting 22 February 2023. KCA had reported upon several projects but primarily a Kingsbridge Nature Festival in June which would be a week-long community engagement to encourage people of all ages to connect with nature as part of their daily lives.

130.4 Police/local councils/agencies KINS meeting 28 February 2023. KTC, Community College and Foodbank had represented the town at a meeting with Inspector Shardlow.

130.5 KTC/various public art meeting 2 March 2023. The meeting had been a precursor to agenda item 22/124 and had discussed various potential public art projects.

130.6 Kingsbridge Area Sustainability meeting 3 March 2023. KTC had been represented at the meeting.

130.7 Kingsbridge Annual Town Meeting 4 March 2023. Members had showcased: orchard tree planting, new skatepark, suggestions for the Coronation weekend, nominations for Community Champions 2023, budget for next financial year 2023/24 and the forthcoming local elections. Numerous conversations were held over a 2 hour plus period covering a wide range of topics.

130.8 KTC/Devon Youth Justice Service meeting 6 March 2023. An informative meeting had been held following the Bandstand fire on 22 January. Subsequently, a victim statement had been agreed by Members and forwarded to DYJS. An outcome was anticipated week beginning 20 March.

130.9 Orchard tree planting 11 March 2023 at Wallingford Road play space. Twenty five trees had been planted with much assistance from local residents and photos had been placed on Instagram.

130.10 SHDC/local councils football software demonstration 13 March 2023. An interesting presentation had been held and estimate costs for the software were awaited.

130.11 Kingsbridge Feoffees' housing development off Derby Road. The charity had received numerous applications for the housing and 6 tenants had been selected.

A member of public left the meeting.

It was Resolved for the meeting to continue beyond the 2.5 hour time limit identified in Standing Orders 3x.

22/131 FINANCE – PAYMENT OF ACCOUNTS

Members received a schedule of payments due to date 14 March 2023. It was **RESOLVED** that the payments amounting to £20,849.09 be approved and signed by the Chairman.

22/132 BUSINESS BROUGHT FORWARD BY THE CHAIRMAN: POLICE & CRIME COMMISSIONER'S COUNCILLOR ADVOCATE SCHEME

It was **RESOLVED** for Cllr Fishman to be KTC's representative on the Police Councillor Advocate Scheme.

22/133 QUESTIONS TO THE CHAIRMAN

None.

22/134 EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED** that in the view of the nature of the business about to be transacted, at agenda item 22/135 below, it was advisable in the public interest that the public be temporarily excluded.

A member of public left the meeting.

22/135 QUOTATIONS

Members received a Quantified Tree Risk Assessment for the Embankment Road Cemetery and a quotation to action the recommended tree works:

- T8 Holm Oak – reduce crown in height and laterally by 4m. Allow to reshoot and maintain as a smaller tree.
- T15 Cupressus Macrocarpa – remove dead limb to north 4m from main stem leaving 4m pole off main stem.

It was **RESOLVED** to accept a quotation to action recommended tree works at Embankment Road Cemetery.

The meeting closed at 9.50 p.m.

..... Presiding ChairmanDate

Annexes:

- A. Public Open Forum.
- B. Kingsbridge Climate and Nature Emergency Plan – update to March 2023 and Looking Ahead.

Annex A to KTC minutes dated 14 March 2023

Public Open Forum

1. Amy Dickson, Director of Harbour House made a statement regarding the public art policy to be received at the meeting. An opportunity existed for public art to be reimagined to go beyond traditional mosaics, sculpture and murals in order to provide a new vision with social engagement at its forefront. Such activity could include amongst others: Kingsbridge residents including young persons to experience quality cultural activities, the opportunity for residents to develop as makers and participants, to enhance the public realm and to provide a year-round arts programme. The plan outlined 7 principles which would form the basis for the strategic development of public art over the next 3 years: broadening horizons, shaking-up performance, giving time, listening to young people, showcasing work processes, investing wisely and generosity/sharing of skills with Harbour House to become a hub of such activity.

Cllr Cole thanked Amy for her time and effort in producing the public art policy which would be considered as an agenda item at the meeting.

2. Wayne Grills and Samantha Dennis, from Kingsbridge Celebrates Christmas (KCC), made statements regarding proposals to celebrate the King's Coronation weekend. The group wished to organise the following:

- Saturday 6 May – a live broadcast of the Coronation on a big screen in the Town Square followed by a Kings & Queens fancy dress party with big screen karaoke.
- Sunday 7 May – a bring-your-own lunch in the Town Square followed by a live broadcast of the Coronation concert from Windsor Castle on a big screen.
- Monday 8 May – a showcase for local groups and charities to share what they do and a town-wide litter pick and clean-up.
- A legacy community art project throughout the weekend.

The group wished to provide events over the weekend which would leave lasting memories for townsfolk, they had much experience in delivering such events and considered there was a groundswell of local support. The weekend could cost in the region of £15k and a bid for £10k from the National Lottery Awards For All scheme would be made. KTC was requested to supplement the latter funds.

Samantha and Wayne took questions from Members and Cllr Cole thanked them for their statements which would be considered as an agenda item at the meeting.

Annex B to KTC minutes dated 14 March 2023

Kingsbridge Climate and Nature Emergency Action – Update to March 2023 and Looking Ahead

1. KTC/SHDC

- Community Orchard Planting at Rack Park (37 mixed fruit trees) and Wallingford Road (25 mixed fruit trees).
- Potential to plant 7 more fruit trees at Rack Park on the Coronation Bank Holiday ('The Big Help Out' day) and to name the orchard 'King's Orchard'? To be discussed/decided.
- Public Electric Vehicle Charging Points Position/Plans:
 - Tesco Car Park x 4 operational
 - Quay Car Park x 2 operational
 - Fore Street Car Park x 2 to come (2023)
 - Duncombe Street Car Park x 2 to come (2023)
 - Lower Union Road Car Park x 2 to come (2023)
- PV on Leisure Centre to come (2023).
- KTC low energy lighting upgrades.
- KiB wild/insect supportive planting (ongoing).
- SHDC nature friendly greenspace management (ongoing).

2. Kingsbridge Climate Action

- Design, printing and distribution to all Kingsbridge households of '101 Ordinary Ways of Making an Extraordinary Difference'. Project delivered. Evaluation in hand (SHDC supported).
- Regular Repair Café established (SHDC supported).
- Regular Share Shed visits established.
- Distribution with KTC/SDCE production support of home energy saving support postcards to 300+ lowest energy performance rated dwellings. Printing funded by KTC. Impact to be assessed.
- Further Seed Swap held.
- Plans at early stage for a Kingsbridge Nature Festival during Great Big Green Week. Possible Energy focus too but see 3 below?

3. Kingsbridge Area Sustainability Group

- Opportunity to learn about use of Thermal Imaging Cameras with on-line training video available. Potential value of KTC (or KCA) having one (or 2) available to borrow – 2 local parishes have such a scheme.
- Discussion about latest solar PV/battery storage costs and returns. South Milton had held an event which generated considerable interest (33 households and farmers attended).
- Member of KASG noted his own recent installation, electricity bill for January was £20.
- Clear potential value of hosting a Solar PV Now focused event (talks e.g. on options, costs, returns, plus table discussion spaces) in Kingsbridge – perhaps as part of Great Big Green Week.

- **4. Events/Action Coming Up/Suggested**
 - Rivers Assembly 18 March 9:30 a.m. to 2.30 p.m.
 - Great Big Green Week 10 to 18 June – Kingsbridge Nature Festival plus.
 - A Solar PV Now event – as noted above.
 - A Kingsbridge based farming focused event: emerging/expanding/local ways of farming e.g. organic, regenerative, local (low Carbon) direct supply/delivery.
 - Living churchyards – local action.
 - Re-engagement with Co-Cars to establish latest position/potential.