

## **Minutes of the meeting of Sutton Bridge Parish Council, held 19:00hrs Tuesday, 28 March 2023, in the Curlew Centre Bridge Room, Sutton Bridge.**

**Present:** Cllr Michael Booth, Cllr Simon Booth, Cllr Chris Brewis, Cllr David Bruch, Cllr Kim Davies, Cllr Rachael Goodwin, Cllr Michelle Pitt, Cllr Anne Scarlett, Cllr Terry York, Mr. Robert Smith (clerk), Mrs Karen Croxford (admin assistant), Ms Katie Dowling (Persimmon Homes), Ms Ann Dew (Persimmon Homes), twenty-five members of the public.

**Absent:** Cllr Colin Robinson,

*Unless otherwise stated, actions to be undertaken by the clerk.*

23.063. Apologies for non-attendance were received from Cllr Robinson.

23.064. There were no declarations of interest.

23.065. The chair gave instruction that during the current pre-election period neither councillors nor members of the public should during the meeting make any announcements or statements about matters that might be seen to be advantageous to any candidate, nor say anything that might be seen as an attempt to influence electors in the forthcoming election.

23.066. Public consultation

01. A presentation from Persimmon Homes about its proposed housing development in Sutton Bridge was given (see appendix 1).

02. A question-and-answer session with members of the public and councillors then ensued (see appendix 2).

**19:51hrs Ms Dowling, Ms Dew, and a member of the public left the meeting.**

23.067. Representations from members of the public.

01. It was reported that the footpath, adjacent to the Feldbinder UK Ltd site, was covered with leaves and branches. Also, the hedge on the East bank footpath needed cutting back. Clerk to report.

02. It was asked if the rubbish bags collected by the Wombles could be placed on District Council land near to the industrial units on Railway Lane North. To be investigated.

03. It was reported that rubbish along the footpath between Withington Street and Granville Terrace had not been removed. Cllr Brewis stated that there were ongoing problems as it was privately owned land, and it was understood that the land owners would not clear it away.

04. The clerk suggested that matters that needed reporting to the District (SHDC) and County (LCC) Councils, such as fly tipping, street cleaning, and the condition of roads and pavements, be reported on the website [www.fixmystreet.com](http://www.fixmystreet.com). The more complaints and reports that were made via the site, the more likelihood that SHDC and LCC would take action.

05. It was asked if a group of adults and children could tidy up the flower boxes and troughs in the village. Councillors welcomed this idea.

06. The chair was asked how many councillors had been involved in organising the Jubilee celebrations last year. Cllr Scarlett stated that she was aware of four people being involved. There followed a brief altercation between two members of the public.

**20:06hrs one member of the public left the meeting.**

07. It was reported that the hedge on the footpath from Stanley Drive to Railway Lane North was overgrown causing visibility splay problems at the junction. The clerk would report.

08. Following a question about the obstruction of the public byway at the Port the clerk reported following the deadline for an enforcement notice having passed, County Highways had stated that an on-site inspection would be taking place soon.

09. Given the introduction of no waiting restrictions along Westbank, it was asked where lorries could park. Cllr York said that he understood that an area at the back of the golf course had been designated as a future a lorry park by Boud Minerals.

23.068. It was **resolved** to approve the minutes of the 28 February 2023 meeting.

**20:09hrs four members of the public left the meeting.**

23.069. There were no Police matters to report.

23.070. The clerk reported on matters arising, not otherwise covered on the agenda.

01. Information had been updated on the website, including election notices and election information.

02. Internal bank transfers had been made to cover payments.

03. The opening of new bank accounts would await the election of the new Parish Council.

04. Due to being in the pre-election period:

i. Discussions on a community wood were to be deferred until after the election.

ii. Reports from Parish Council Chair, and the invitation for District and County Councillors to make reports to the meeting had been suspended until after the election.

05. Permission had been granted for a SHDC outdoor nature lab to take place in the Memorial Park

Chairman's signature: .....

10:00-14:00hrs Thursday 06 April.

06. Permission had been granted for fencing repair on the boundary with Nene Transport to be undertaken in the Memorial Park
07. The chair's allowance would kindly be used to purchase Remembrance Day Silhouette Soldiers at a cost of £400, with any remaining amount transferred to the Christmas lights fund.

23.063. Finance

01. It was **resolved** to approve the February cash book and bank reconciliation.
08. It was **resolved** to approve payments to 28 March 2023 as below. Cllr York & Cllr Goodwin to authorise bank payments.

Payee	Detail	Net £	VAT £	Total £
Adobe Acrobat	Clerk Adobe Subscription	12.64	2.53	15.17
Adobe Acrobat	Admin Adobe Subscription	16.64	3.33	19.97
Talk Talk	Calls & Broadband	38.99	7.80	46.79
Wave	Credit Water Rates T. Block 6/9-5/12	-40.89	-2.40	-43.29
Wave	Water Rates T.Block 6/9- 20/11/22	34.16	2.01	36.17
MD Surveys	Topographic Survey	685.00		685.00
Ridge & Partners	Interim Fees	3,000.00	600.00	3,600.00
The Curlew Centre	Office Hire April - June 2023	1,000.00		1,000.00
S H Everitt	Jubilee/ Coronation Electrics	954.15	190.83	1,144.98
SMC	Pavilion Monthly Legionella -July	60.00	12.00	72.00
SMC	Pavilion Monthly Legionella - Oct	60.00	12.00	72.00
Mrs K Croxford	Home Office Allowance	10.00		10.00
Mrs K Croxford	Expenses - Postage	24.72		24.72
Mrs K Croxford	SB Wombles Black Bags	43.72	8.74	52.46
Mrs K Croxford	SB Wombles Litter Picker	5.79	1.16	6.95
Mrs K Croxford	Expenses -Photocopier Paper	26.54	5.31	31.85
Mrs K Croxford	APM Refreshments	11.70		11.70
SSE	Electricity 9th Feb - 8th March 23	160.70	8.03	168.73
Wave	Water Rates T.Block 7/12- 6/3/23	21.69		21.69
XBM	Photocopier 21/02 -21/03/23	14.65	2.93	17.58
Mr R Smith	Home Office Allowance	26.00		26.00
Mr R Smith	Travel Expenses	13.50		13.50
Staff	Salaries	2,597.56		2,597.56
Mr R Smith	Mobile Phone Allowance	10.00		10.00
Mrs K Croxford	Mobile Phone Allowance	10.00		10.00
Mr D Lambert	Home Electric Allowance	11.00		11.00
Lincs Pension Fund	WYPF Pension Contributions	864.34		864.34
HMRC	Tax & NI Contributions	2,789.78		2,789.78
Auditing Solutions Ltd	Interim Internal Audit	230.00	46.00	276.00
Kwik Signs	Womble Hi Vis Vests	5.00	1.00	6.00
Unity Trust	Bank Charges	18.00		18.00
<b>Total</b>		<b>12,715.38</b>	<b>901.27</b>	<b>13,616.65</b>

**20:16hrs three members of the public left the meeting.**

09. Receipts: bank interest £169.26.
10. The internal auditor's report for y/e 31 March 2023 was received. This had concluded that the clerk and Council maintained adequate and effective controls over the Council's finances. The following comments had been included in the report.
  - i. With the increasing number of transactions, the Council should adopt an accounting package such as Scribe or RBS Rialtas. This still required investigation.
  - ii. The level of Fidelity Guarantee Insurance should be reviewed. This should be of the order of six months precept plus year end balances. To be considered prior to insurance renewal (01 October 2023).
  - iii. VAT had been claimed on one small expense payment, for which the invoice was not made payable to the Council. Wherever possible invoices should be addressed to the Council rather than the member of staff ordering the goods. This was noted by the clerk.
11. It was **resolved** to approve the period for the exercise of public rights from Monday 05 June to Friday 14 July 2023.
12. It was **resolved** that Finance Committee meetings would be arranged by the committee chair as required.

23.071. The following correspondence was noted.

01. Concern about the loss of public access to the East Bank riverbank due to newly erected fencing. A response from the tenants responsible for the fencing was also read out.
02. A query about the increase in the Parish Council's precept for 2023/24. A precept benchmarking review produced by the Parish Council would be published on the website.

Chairman's signature: .....

03. Thanks were received from a member of the public about the provision of information at a meeting for the new pavilion project held 07 March 2023.
  04. A poster noting changes to Saturday operating hours for the CallConnect and ConnectBus services. To be published on the Parish Council website.
  05. The Lincolnshire NHS Dentistry Report 2023. To be published on the Parish Council website.
  06. A request by SHDC to use the Memorial Park for the return of Activate, the popular activity days taking place throughout the district during the summer. It was **resolved** to agree to the event taking place 11am – 3pm Wednesday 16 August 2023.
- 23.072. Planning applications.
01. H18-0199-23: land off New Road, PE12 9RQ. Residential dwelling. It was **resolved** to submit comment that the proposals were an over development of the site and that insufficient onsite parking had been provided for.
- 23.073. Update on planning appeal.
01. H18-0005-22: 123 dwellings on land north of Sutton Bridge. An informal hearing was to be held 10:00hrs 19 April 2023 at the District Council's Spalding offices. To register an interest in attending, email your name and address to [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk). Cllr Brewis urged everyone to attend the hearing.
- 23.074. District Council planning decisions.
01. H18-0135-23: 92 Peters Point Road, PE12 9UX. Condition compliance. Approved.
- 23.075. Highways & footways:
01. Update on outstanding matters.
    - i. The maintenance of Chalk Lane was to be raised with the LCC Highways officer.
    - ii. Lincolnshire County Council had reported that issues with the verges and roundabout by the bridge would be looked at on the next cycle of works which was scheduled between April and October 2023.
    - iii. The flashing signs along the A17 warning motorists of the opening of the bridge had apparently been removed by LCC Highways and replaced by non-flashing signs some time ago.
    - iv. It was asked if a rubbish bin could be provided at the bottom of the steps on Westbank. A request to be submitted to SHDC.
- 23.076. Committee and working party reports.
01. New Pavilion Committee
    - i. It was noted that the meeting of the committee held on 07 March 2023 had been inquorate.
    - ii. It was **resolved** to approve the minutes of the Committee meeting held 17 January 2023
    - iii. It was **resolved** that a parish referendum on the building of a new pavilion should be called once a formal recommendation about the design, construction and cost had been agreed.
    - iv. A recommendation to proceed with the quote for undertaking a flood risk assessment would be considered in the meeting under closed session.
  02. A Burial Ground Committee meeting was to be arranged.
  03. A Garden Allotments Committee meeting was to be arranged.
  04. Cllr Bruch reported that he had not received a response from the Police and Crime Commissioner about funding for CCTV. It was **resolved** to defer this matter until after the elections.
- 23.077. Outside body representative reports.
01. The draft minutes of the Annual Assembly of Sutton Bridge Parish Meeting held 14 March 2023 were noted.
  02. Following a meeting of the Sutton Bridge Solar Farm Community Liaison Group, it was noted that site commissioning had been moved back to October 2023. It was hoped that the next meeting would include a site visit.
- 23.078. Regarding the obstruction of the Public Byway 503 through the Port, the enforcement deadline to reinstate proper access had passed. The LCC Highways officer responsible had indicated that a site inspection was planned to take place soon.
- 23.079. There had been no response from SHDC regarding the village parks.
- 23.080. Coronation event in the Memorial Park.
01. Cllr Bruch reported that Coronation celebrations would be taking place in the Memorial Park on Saturday 06 May 2023. Posters would be put up to advertise the event. There would be no charge for tabletop stalls and the Curlew Centre would be live streaming the Coronation, also at no cost.
  02. A firework display was planned between 21:30hrs and 22:00hrs, timings and further details would be advertised around the village and on social media.
  03. Options to update the Council's beacon were being investigated.
- 23.081. It was noted that from now until the 04 May 2023 elections, requests for items to be included on the agenda of a future meeting should be submitted in writing to the clerk in accordance with

Chairman's signature: .....

Standing Orders 9.

23.082. **It was resolved on moving into closed session on the grounds of confidentiality in accordance with the Public Bodies (Admission to Meetings) Act 1960 s.1(2).**

**20:56hrs the remaining members of the public left the meeting.**

**20:56hrs Cllr Pitt, Cllr Davies, and Cllr Goodwin left the meeting.**

**20:58hrs the clerk left the meeting to investigate an outside disturbance.**

23.083. Quotes for works.

01. It was **resolved** to obtain further quotes to block an unauthorised gateway into the Memorial Park.

**21:04 hrs Cllr Pitt, Cllr Davies, Cllr Goodwin, and the clerk, returned to the meeting.**

02. Subject to the architect's agreement, it was **resolved** to approve the quote for the flood risk assessment for the new pavilion project.

03. It was **resolved** to approve annual servicing of the electric utility vehicle @ £325.00+VAT.

23.084. Reactive speed indication signage.

01. The clerk reported that no free trial had been available.

02. No response had been received from the Police Commissioner regarding possible funding.

03. It was **resolved** to purchase one speed Pandora PTSC904 Slowdown/Thank you device with peripherals @ £4,100.00.

23.085. It was **resolved** to approve the signing of the Parish Agreement Scheme with LCC for highways grass verge cutting excluding clause point 11.

23.086. Staffing & administration matter.

01. The clerk reported that office staff appraisals had been completed. The outside operative appraisal was due to take place within the next few weeks.

02. It was **resolved** for the chair to sign letters confirming changes to staff terms and conditions effective from 01 April 2022.

03. It was **resolved** for the chair to sign the clerk's and the admin assistant's appraisal form.

04. It was noted that a complaint received from a member of the public, about advice the clerk may have given to the Parish Council in closed session at the last meeting, had been retracted. In any event, councillors agreed that no wrongdoing had occurred.

05. It was **resolved** to remind councillors that matters discussed in closed session should remain confidential until officially released, either as published in the minutes or via other official statements. Any recording of the meeting whilst in closed session was prohibited. Councillors breaking Parish Council confidentiality were in breach of the Councillors' Code of Conduct and were liable to be reported to the District Council's Monitoring Officer.

06. It was **resolved** to raise matters of alleged election offences with the South Holland Electoral Services Team and if appropriate report to the Police. Cllr Bruch abstained.

**21:33hrs Cllr Bruch left the meeting.**

23.087. Next meeting: 19:00hrs 18 April 2023.

**The chair closed the meeting at 21:50 hrs.**

# Appendix 1

**Land South of Bridge Road, Sutton Bridge**

**Parish Council Presentation**

**Tuesday, 28<sup>th</sup> March 2023**

**Presented by Katie Dowling – Development Planner**



**Persimmon**  
Together, we make your home

# PROUD TO BE BUILDING COMMUNITIES

Persimmon is proud to be one of the UK's most successful housebuilders, committed to the highest standards of design, construction and service. Building high quality homes in sustainable and inclusive communities is at the heart of what we do.



## THE PLACEMAKING FRAMEWORK

Persimmon Homes have developed the Placemaking Framework, creating a sense of 'place' through delivering high quality, well-planned and designed locations which focus on social value and wellbeing. Social impact is one of our values, and we aim to leave a legacy that delivers economic, social and environmental value to the communities we build.



## 5-STAR QUALITY

We are a 5 star builder, awarded by the national Home Builders Federation (HBF). It is a reflection of our commitment to deliver excellence always and putting our customers first.



## INVESTING IN FUTURES

We invest in the future of many people in a variety of different forms, from direct construction and planning obligations, to employment opportunities and our focus on training and apprenticeships.



## INVESTING IN COMMUNITY

Our community champions programme was established in 2015 and has already donated more than £3million to over 3,500 good causes across Great Britain. Every month, our 32 regional businesses give away 64 donations of up to £1,000 each.



- The site is allocated for housing in the South Holland District Council Local Development Plan (SELLP) adopted in March 2019 as allocation Sub027 under Policy 11 (Distribution of New Housing). Sutton Bridge is defined as a 'Main Service Centre'.
- There is a mix of surrounding land uses:
  - To the North is Bridge Road
  - To the East is residential, comprising of the Falklands Estate
  - To the South is the A17
  - To the West is agricultural fields, with residential North-West along Bridge Road
- The nearest conservation area is within Long Sutton, and the nearest listed building is St Matthew's Church 1km along Bridge Road.
- The site is surrounded by all amenities within Sutton Bridge and walking distance into the centre.



## Site and Surroundings



- Observations have been taken on the surrounding design context and the mix of dwellings within.
- Suggestions on design and architectural features are sought as part of the next phase of consultation.
- Character and appearance of nearby dwellings varies in terms of age, form and appearance.
- Most buildings are ranging from modern to estimated 1970s development.
- Mixed character of dwellings ranging from 1-3 storeys, consisting of a mix of detached, semi-detached, apartments and terraced housing.
- Materials used varies, from different brick colours, to variety of render and cladding.





- On 6<sup>th</sup> December 2022, we held a public consultation event at the Curlew Centre, Sutton Bridge.
- The event had over 50 attendees, with over 30 written responses received.
- Concerns were raised on school capacity and funding for local health services. These will be addressed through S106 contributions as part of the consultation process.
- Other comments were with regards to potential overlooking to the Falklands Estate.
- A pre-application meeting has been held with SHDC and local councillors with various discussions on the scheme, with queries relating to drainage, highways, affordable housing, internal roads, rubbish collection, and management of open space.
- Lincolnshire Highways have been consulted, with pre-application comments providing in principle support of the development.



## Public Consultation and Pre-Application



### Opportunities for:

- Improved biodiversity through tree planting, landscaping and development of SUDs
- Creation of new open spaces to benefit existing residents
- Affordable housing and housing to contribute to SHDCs supply
- A green route throughout the development for amenity and exercise opportunities

### Constraints include:

- Underground utilities along the old rail track
- A17 to the south
- Surrounding residential development to ensure no impact on amenity



### Drainage

Site lies within Flood Zone 3 and a Flood Risk Assessment is being conducted. The surface water will be managed by a SUDs system and all detailed drainage information will be submitted with the planning application.

### Archaeology

A desk-based study has been conducted that concludes the site has low archaeological potential, this is confirmed by the council's Historic Environment officer.

### Noise

A Noise Impact Assessment has been conducted which recommends noise mitigation measures at the south of the development, this will be included within the planning submission.

### Arboricultural

An Impact Assessment has been conducted on all trees and hedgerows concluding there are no high quality or protected trees onsite.

### Ecology

An appraisal was conducted which found the site to be of low ecological value with no constraints. Habitat creation and tree planting will enable a 10% Biodiversity Net Gain on site.





# Development Parameters





- 210 dwellings
- 53 affordable units of 1 – 4 bedrooms
- 3.5ha of open space, excess of what is required by policy
- LEAP to the north, and LAP in central areas of open space
- SUDs basin to the south, incorporated into the open space
- Minimum 50m from units along eastern edge to the existing dwellings within Falklands Estate
- Tree lined streets and provision of planting throughout
- Access from Bridge Road
- Mix of parking (frontage, tandem, rear and courtyard)
- Minimal private drives
- Visitor parking
- Affordable housing distributed throughout the development (orange stars on layout)

## Detailed Layout





**Character Area 1: Bridge Gateway**





Character Area 2: Village Green





**Character Area 3: Meadow View**





**Thank you**

**We are happy to answer any questions you may have**



**Persimmon**  
Together, we make your home

**Questions and comments from members of the public.**

1. It was asked how many parking spaces would be assigned to the houses on the site. There were local examples of where 4 bed dwellings had been provided with only one parking space. This was insufficient and there was already a lack of parking on the high street.

*Response:* the number of parking spaces would be in line with the District Council's policy.

2. 210 new houses were too many for the village. This would increase the population by around 700 and Sutton Bridge did not have the required infrastructure to cope. Examples were given of problems at current population levels with doctors, pharmacies, and schools.

*Response:* The site was allocated within the Adopted Local Plan for 210 dwellings and the District Council, as part of its own due diligence, would have considered the capacity of this site and Sutton Bridge's ability to accommodate this number of dwellings. Persimmon Homes had been in discussions with the NHS and County's Schools and Education, who had advised on likely S106 contributions that would be needed to mitigate the impact of the development.

3. It was said that Persimmon Homes had a poor reputation with specific instances of problems being mentioned. This was not as put forward in the promotional literature.

*Response:* The examples given did not fall within the East Midlands Region and Ms Dowling had no knowledge of the issues raised.

4. It was asked if there would be access from the current Falklands estate into the new development.

*Response:* there would be no access into the development from this estate.

5. An elector asked if anything could be done to improve access to the site, such as including a roundabout or traffic light system. There was concern about the number of cars that would be leaving the site onto Bridge Road, which was already overloaded with traffic.

*Response:* LCC highways had indicated that the proposed access was sufficient. Transport Consultants were looking into the matter and the planning application would be supported by a Transport Assessment.

6. It was asked if a pharmacy or supermarket had been planned for the development.

*Response:* this had never part of this development.

7. The Anchor Inn was concerned about potential noise disturbance from bands they have on Saturday nights and the implications for car parking on the frontage.

*Response:* Persimmon Homes would raise the issue of potential noise disturbance with its Noise Consultant so this matter could be considered. The existing car parking on the road frontage was on highway land and not Persimmon Homes land. These spaces were likely to be located within the visibility splays of the proposed access, so might not be usable in the future, this would be a matter for County Highways to consider.

8. The Anchor Inn suggested that the scheme needed two access roads in and out and be

## Appendix 2: Persimmon Consultation Questions, Comments, & Developer Responses.

redesigned to provide for general parking to the front of the site and open space to increase the separation distance of dwellings from the pub. A speed camera was also needed to stop vehicles speeding.

*Response:* The company would consider this.

9. When would the development start and how long it will take to complete.

*Response:* The online public consultation event was to start later in the week with the planning application likely to be submitted before the summer. It then depended on how long it took for the District Council to determine the application, but it was hoped that this would be received before the end of this year, with building starting around the middle of 2024. The company expected to build 50 dwellings a year, so it would take approximately 4 years to complete.

10. Construction traffic should not be allowed to come through the village. There was also a school nearby:

*Response:* These comments were noted. Details of construction traffic routes would be included in the Construction Management Plan for the site which would need to be approved by the District Council. Jet wash facilities would also be provided on site to clean the vehicles before leaving.

### **Questions and comments from members of the Parish Council.**

1. The figures laid out in the literature 'Investing in the Community Programme' did not add up.

*Response:* These were 'up to' figures.

2. The term 'SuDS' needed to be defined.

*Response:* 'Sustainable Urban Drainage Systems', which included ponds and swales on the site.

3. A definition of 'affordable housing' was required.

*Response:* affordable housing would comprise of a mix of first homes, affordable rent and shared ownership, in line with the National Planning Policy Framework and the Local Plan policy.

4. Would the affordable housing be 'pepper potted' and had a local provider been assigned for this housing?

*Response:* The affordable houses would be pepper potted as identified by the orange stars on the layout plan. No registered providers had yet been approached.

5. Concern was expressed at this being a 210-dwelling cul-de-sac with only one access onto Bridge Road. Had highways been involved with this decision?

*Response:* pre-application advice has been received from Lincolnshire County Council Highways who raised no objection in principle to the arrangement. The issue would be considered in detail in the Transport Assessment which would accompany the planning application.

6. As the area had been subject to past flooding, had South Holland Internal Drainage

## Appendix 2: Persimmon Consultation Questions, Comments, & Developer Responses.

Board (SHIDB) been consulted?

*Response:* contact would be made with the Drainage Board if it had not already been done.

7. Concerns that the buildings would need to be raised to an extent that would be out of character with the areas. It was recommended that the application at Withington Street and the associated Environment Agency comments be looked at.

*Response:* tidal flooding was an issue but not fluvial flooding and the raising of site levels was not expected to be an issue. Site/floor levels would be included as part of the planning application. These were currently being investigated by the company's drainage consultant.

8. A guarantee was wanted that Persimmon Homes would not go back and argue viability and reduce the level of affordable housing provision.

*Response:* the company had undertaken due diligence in looking at the site and it was not its intention to do this, however it could not be guaranteed at this stage. The company had not done this at any of its other sites, including the recent development at Weston.

9. Would safety measures be put in place for the proposed pond.

*Response:* fencing could be erected around the pond to prevent public access. The pond would in the main be dry and would only likely hold water for short periods of time.

10. Would play equipment be installed on the planned open space and could this area be transferred over to the Parish Council care?

*Response:* the company was seeking views on what types of play equipment wanted as part of the development. The open space could be transferred to the Parish Council if this was desired.

11. Concerns were raised over the village's infrastructure capacity, including doctors, schools, and policing.

12. The access onto Bridge Roads needed to be filtered (as with Nightingales Way). Speeding vehicles along Bridge Road was a problem.

*Response:* These matters would be raised and considered by the company's Transport Consultant.

13. It was noted that the Parish Council would wish to be kept informed of the consultant's response to the perceived problem of access onto Bridge Road.

14. What pedestrian facilities will be provided?

*Response:* Emergency access proposed as part of the development could be used by pedestrians and footpaths along Bridge Street would be provided.

Following a previous request by a member of the public, the chair called a vote on who was in favour of the new development. A vote took place. There were twenty-three votes objecting to the development, with no votes in favour. There were two abstentions.