

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PARKS AND OPEN SPACES COMMITTEE HELD AT 9.30 A.M. ON FRIDAY 27 OCTOBER 2017 IN THE COUNCIL CHAMBER, QUAY HOUSE

**Present:** Cllr Graham Price (Chairman)  
Cllr David Baisie  
Cllr Anne Balkwill  
Cllr Robin Griffin  
Lesley Healey, Kingsbridge Community Tennis  
Pat Janes, Kingsbridge Park Bowling Club  
Verity Robinson, Kingsbridge Community Tennis  
Rosemary Speed, local resident

**In Attendance:** Martin Johnson (Secretary)

#### **17/10 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Barrie Fishman & Chris Povey, Marika Byrne (Café Decks) and David Dain (Duncombe Park).

#### **Public Open Forum**

There were no statements from members of public.

#### **17/11 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **17/12 MINUTES OF THE LAST MEETING**

The minutes of the last meeting held on 28 July 2017 were approved as a correct record.

#### **17/13 RECREATION GROUND**

**13.01 Bowling Club report.** Pat reported that club members had met recently with South Hams District Council (SHDC) officers at the Cottage/clubhouse to discuss lease and maintenance matters. SHDC had earmarked an early repair for the asbestos roof which would require access from a private property. The club had also identified that the external stairs were unsafe. Vandalism had occurred resulting in a damaged hosepipe, a window had been broken and fencing kicked-in; it was the club's responsibility to fix. The club's annual general meeting would take place at 7.00 p.m. on Friday 3 November.

Pat was likely to move to Dorset soon and therefore would be giving up her role as Club Secretary; Cllr Price thanked her for her considered reports and positive engagement at the committee meetings.

**13.02 Community Tennis report.** Lesley and Verity reported that since inception in April 2017 the project has been very successful; a full assessment had been provided to SHDC and the Town Council (KTC). Over £1k income had been achieved to date from pay and play bookings and circa £2.3k from Friends subscriptions. The floodlights were required for autumn/winter to extend playing time and discussions had been held with SHDC officers; it was anticipated they could be brought back into use to be managed by a token operation. The directors had met with Cllrs Griffin & Price and the Town Clerk recently to discuss their future plans and ambitions; priorities (alongside floodlights) were: accessible clubhouse facilities, toilets and storage.

**13.03 Café Decks report.** Nil report.

**13.04 General matters (composting facility, pond, seats & picnic tables).**

- It was reported that the pond was often in an unsatisfactory condition throughout the year with much green slime on the surface. KTC's leak repair to the pond's base had worked well however, a scheme needed to be worked up for either a permanent fix to stop salt water ingress or a radical project at the location. A pond refit had been included in the OSSR draft project listing (agenda item 17/16).
- KTC had carried out maintenance to its public seats and picnic tables during summer 2017.
- The composting bays required turning over but unfortunately SHDC's tractor was out-of-action however, a local person could assist Kingsbridge In Bloom (KIB).
- A local person had offered to donate a defibrillator and the Cottage had been suggested as a suitable location as a power supply would be required. It was **RECOMMENDED** to request SHDC permission for a defibrillator to be added to the SHDC/KTC public spaces licence.

**13.05 Play matters (children's play area, teenzone, boules court, putting green, trim trail, goalposts & table tennis).** The table tennis table had been erected in the courtyard at Quay House and would be fitted in the park shortly; the concrete base would then be painted in spring 2018 given better weather.

**13.06 Dog control.** Occasional dog walkers still let their pets off their leads and did not pick up faeces. SHDC's dog warden had responded in a very professional manner to a dog control incident recently.

**17/14 DUNCOMBE PARK**

**14.01 General matters (trees/shrubs, flower beds, seats & picnic tables).**

- It was reported that the park was in a satisfactory condition.
- The semi-circular flower bed near the steps off Belle Vue Road still looked poor and Members considered a request for SHDC to grass over should be hastened.
- Some public seats still required sanding/oiling to be actioned in spring 2018 given better weather.

#### **14.02 Play matters (children's play area, teen equipment, trim trail & goalposts).**

- The small children's play area was in an unsatisfactory condition and had been included in the OSSR draft project listing (agenda item 17/16).
- All teen/trim trail equipment fitted was robust and was standing up well to very regular use.

**14.03 Mural.** Despite some setbacks it was still hoped to achieve either a new mural by March 2018; Members suggested that panels fixed to the wall may be a better option. To be investigated.

**14.04 Dog control.** Dogs were allowed to run-off leads in the park contrary to the Dog Order at the Recreation Ground. This caused more issues with dog faeces but overall dog control was assessed as satisfactory.

**14.05 Raising the profile.** David Dain reported that grass cutting and general tidiness was much improved and the introduction of KIB flower planters off Belle Vue Road had added colour. Suggested improvements included: a council/green spaces roadshow on a Saturday morning to invite ideas for the park, family events, a committee to harness local support/working parties, better access from Belle Vue Road entrance, better use of the notice board and lighting the main footpath. Members noted that a park infrastructure project had been included in the OSSR draft project listing (agenda item 17/16). It was **RECOMMENDED** to request David Dain to liaise with KTC on his return regarding suggested improvements and to propose his championing of a 'Friends of Duncombe Park' group.

### **17/15 OPEN SPACES/AMENITY SPACES**

**15.01 Grass verge cutting & weed spraying.** The current financial year budget was £3,000. Seven grass verge cuts and one weed spray (main routes only) via SHDC had been agreed at £1,953.20 and the spend to date on extra highways weed spraying and vegetation cuts was £1,020. Therefore the budget had effectively been spent. Two grass cuts remained before end March 2018.

**15.02 Amenity spaces (Britton's Field, Rack Park, Wallingford Road, Church Street & Bowcombe).** Projects for Rack Park and Bowcombe had been included in the OSSR draft project listing (agenda item 17/16).

#### **15.03 Children's play spaces (Homelands, Montagu Road & Trebblepark) and Skatepark.**

- Homelands had been closed and heras fencing erected due to the unsatisfactory condition of the play equipment (2 swings, climbing frame and slide). The site itself however, was well positioned, surrounded by a wooden picket fence and had much potential.
- Montagu Road had one item of play equipment removed and the remaining play equipment was tired (2 swings, climbing frame and seesaw). The site itself however, was open, surrounded by a wood post/mesh fence and had much potential.
- Trebblepark was in 2 independent areas separated by row of trees/shrubbery; a large grassed space with an internal basketball net/hard surface and a

separate climbing frame which was always covered in fallen leaves during autumn/winter given the close proximity of trees. It was **RECOMMENDED** to request SHDC for trees at Treblepark play space to be pollarded to ensure year round play space use.

- The Skatepark near the Slipway in Quay Car Park could only be used during spring and summer due to leaf fall and bird droppings from overhead trees. Either a radical refit at the present site or a new Skatepark elsewhere was required.

All the above had been included in the OSSR draft project listing (agenda item 17/16). It was **RECOMMENDED** to support the retention of Homelands and Montagu Road children's play spaces and to investigate a new Skatepark at the current location of the Treblepark play space.

It was further noted that the current financial year budget for Park & Open Spaces Improvements was £12,500; spend to date was £10,586.34 with a further £1,500 committed which provided circa £400 remaining funds for expenditure to March 2018.

#### **15.04 Trim Trail (completion of external 3 year maintenance service).**

Investigation had determined the most cost-effective way forward to maintain the trim trail equipment following expiry of the supplier's maintenance contract. It was **RECOMMENDED** for all future Trim Trail maintenance to be carried out by KTC's own grounds maintenance contractor.

**15.05 Tree Trail.** Investigation of metal tree tags was ongoing.

#### **17/16 OPEN SPACE, SPORT & RECREATION PLAN**

- It was reported that SHDC's S.106 listing (developer contributions) reported:
  1. Kingsbridge funding at £8,411 received by SHDC from 2 recent planning applications and earmarked for local OSSR plan projects.
  2. Potential £19,500 for a development on the Rivermaid site pencilled for the Recreation Ground.
  3. Potential £975 per resident at K1 and £595 per resident at K5 should the developments come to fruition; both sums were earmarked for football facilities
  4. Potential £207,000 for a development at Belle Hill earmarked for football/rugby facilities.
- Members noted the Sport England Community Asset Fund invited funding applications from £1k to £150k for projects; currently it was 500% oversubscribed! KTC could make a bid for an OSSR project if joint/partial funding could be levered into an application.
- Members received the Kingsbridge OSSR draft project listing with cost estimates at Annex A. It was **RECOMMENDED** to distribute the OSSR projects to all Members and to request feedback.

#### **17/17 MANAGEMENT OF PARKS & OPEN SPACES**

A meeting with SHDC officers had been pencilled for mid-November with a date to be confirmed. It was anticipated to glean information for KTC and Kingsbridge in

Bloom on the authority's routines in parks and civic spaces e.g. regularity of park grass cutting and maintenance of the Embankment civic space. Therefore KTC/KIB could decide whether it wished to add to the resource via purchase from SHDC or a third party or indeed, work-up a devolution package from SHDC to KTC.

#### **17/18 LITTER BINS**

Members received information on litter bins including SHDC's current green coloured plastic model and various stainless steel models. The latter costs were between £500 and £1,200 per bin and for up to 8 could be required to replace current tatty and rusty bins in Duncombe Park and the Recreation Ground. Decommission and installation costs to be added. A preferred model would require agreement by SHDC. Members considered that sponsorship could be possible via liaison with the Chamber of Commerce and OSSR funds could be utilised. It was **RECOMMENDED** to work-up a project to replace current litter bins in both parks with stainless steel alternatives.

#### **17/19 KINGSBRIDGE IN BLOOM**

It was reported that KIB had enjoyed a very successful year and had won an array of prizes at the annual South West In Bloom competition. The successes had been well reported in the Kingsbridge Gazette. The Royal British Legion was content to sponsor a display on the egret bed next to the Bus Station to commemorate WW1 1918-2018.

#### **17/20 DATE OF THE NEXT MEETING**

Friday 26 January 2018 at 9.30 a.m. in Quay House.

*The meeting closed at 11.23 a.m.*

Annex:

A. Draft Kingsbridge Open Space, Sport & Recreation plan projects' listing.

## Kingsbridge Open Spaces, Sport & Recreation Plan

**7. Projects priority list.** Based on an assessment of relative need, and reflecting the priorities of the local community following public consultation, the following list reflects current deficiencies in provision and opportunities for enhancement resulting from S106 developer contributions from future housing developments in Kingsbridge:

Item No. (PRIORITY ORDER TO BE AGREED)	Project	Requirement and location	Cost estimate	Lead authority
1	Football pitches	Provision of adult & junior pitches, changing rooms & car park at Belle Hill	£0.25m-£0.5m	
2	Rugby club improvements	Provision of 3G artificial grass pitch & highway access upgrade at High House	£0.5m-£1m	
3	Children's play spaces	Total refit with new play equipment at Homelands, Montagu Road & Trebblepark (3 no. play spaces in Westville) and Duncombe Park	£50k-£75k  £10k-£15k	
4	Park infrastructure	New mural, public art, replacement trees & shrubs, terrace project to include disability access, toilets, new litter bins & low level lighting at Duncombe Park	£75k-£100k	
5	Park infrastructure	Refit tennis court floodlights, Derby Road entrance upgrade, pond refit, public art, teen zone improvements, 24/7 public toilets, new litter bins & low level lighting at the Recreation Ground	£25k-£35k	

6	Bmx/dirt bike track	Provision of off-road bike track at Rack Park amenity space	£2.5k-£5k	
7	Park clubhouse	Total refit of 'The Cottage' clubhouse at the Recreation Ground	£25k-£50k	
8	Cricket	New artificial wicket, nets & practice facilities at The Butts, West Alvington	£10k-£15k	
9	Skatepark	Replacement of existing ramps at the Skatepark & new roofing OR new Skatepark at location to be determined	£25k-£50k £100k-£200k	
10	Waterside amenity space	Refit dinghy storage, flood preventative works & BBQ area at Bowcombe amenity space	£tbc	
11	Public slipway	Provision of dinghy racks, boat washing facilities & Slipway upgrade at Quay Car Park	£tbc	
12	Civic Space	Improved street furniture & supply of monolith information points at the Quayside & Fore Street	£25k-£50k	
13	Cemetery	New cemetery at a location to be determined	£tbc	
14	Avon Valley Cycle Route	New coast to moor cycle route from Kingsbridge to South Brent	£tbc	
15	Community Hall	New community hall at a location to be determined	£10m-£15m	