

Kingsbridge Town Council (KTC)

**MINUTES OF A MEETING OF THE PROPERTY & RECREATION COMMITTEE
HELD IN THE COUNCIL CHAMBER, QUAY HOUSE,
AT 6.30 P.M. ON TUESDAY 30 APRIL 2024**

Present: Cllr Mike Jennings (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Mel Rollinson
Cllr Julia Wingate

In Attendance: Four members of public
Martin Johnson (Secretary)

23/25 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Philip Cole and Graham Price.

Public Open Forum

Adam Sherring stated that given the success of the skate park the installation of a pump track in town would be a great addition (a purpose built track for cycling consisting of rollers and banked turns to be ridden by 'pumping' i.e. generating momentum by up and down body movements with little pedalling). Costs could be circa £80k dependent on size and location. Pump tracks were quiet and skaters/scooters would still use the skatepark.

James Hight stated that, he had worked with young people in and around the town for the past 15 years in a supportive capacity. He wished, alongside KTC assistance, to create a freeride mountain bike trails area within the town aimed at riders of all levels. This would complement the existing skatepark, and suggested pump track, but would be more geared towards larger wheeled bicycles. Mountain biking was very popular however, dedicated trail centres were remote e.g. Haldon Forest. Costs were likely to be upwards from £60k however, another option was a self-build project.

Richard Boyt stated that the Primrose Trail Group had communicated with all local councils regarding the installation of way markers for Stage 1 of the trail from South Brent to Gara Bridge which consisted of quiet lanes and bridleways which were existing public rights of way. The works would take place in the next month or so.

The Kingsbridge Sports Forum had received a negative response from Education South West to convert an existing grass sports pitch at Community College site to a 3G synthetic pitch. A meeting had been held on the previous day with representatives from the Football Foundation and Devon Football Association which had discussed alternative ideas to be progressed. A key issue was the limited availability of flat public land in the town; Kingsbridge Rugby Club did not wish for a 3G pitch to be installed at High House for football matches and Belle Hill playing fields was too remote. Costs for a 3G pitch could be in the region of £1.2m.

The Chairman thanked Adam, James and Richard for their statements, he was grateful for their input to the meeting and Members asked several questions.

23/26 DECLARATIONS OF INTEREST

Cllr Wingate declared a non-pecuniary interest in agenda item 23/29.1.

23/27 MINUTES OF PREVIOUS MEETING

Members received the minutes of the Property & Recreation Committee held on 23 January 2024 which were approved as a correct record.

The following agenda item was taken early out-of-turn:

23/29 OPEN SPACE, SPORT & RECREATION (OSSR)

29.1 Projects identified in the Kingsbridge OSSR Plan 2018-2028:

<https://kingsbridge.gov.uk/council/open-spaces-sports-recreation-plan/>

Members received a report on the listing of various projects identified in the OSSR Plan and noted that KTC had circa £133k in Capital Receipts available and circa £103k in Revenue Reserves which equated to 49% of the current financial year's Precept at £210,711.

Members were mindful of a bmx/dirt bike track identified as a project within the above Kingsbridge OSSR Plan, a recent Kingsbridge Community College youth services survey which highlighted requests for 'places to hang out' and some form of cycle track and statements made during the Public Open Forum. It was **RECOMMENDED** to revise the Kingsbridge OSSR Plan to identify independent projects for a pump track and mountain biking trail and to explore all potential sites within the town for the same alongside the inclusion of teen shelters.

29.2 Recreation Ground pond refit – feasibility study. The pond required cleaning out to survey its base which would require capture of its eel population and release into the estuary. Liaison was ongoing with South Hams District Council (SHDC) to achieve this.

29.3 Recreation Ground – Green Flag Award. SHDC has made an application to Keep Britain Tidy for an award in 2024.

29.4 SHDC/Kingsbridge In Bloom/KTC grounds maintenance on-site meeting 8 May 2024. Cllr Price and the Town Clerk would attend an on-site meeting to discuss raised paving in the Town Square adjacent to the Creeks End and more efficient use of the composting compound in the Recreation Ground.

29.5 SHDC/KTC projects remote meeting 9 May 2024 (public toilets in the Recreation Ground, Kingsbridge-West Alvington-Malborough cycle/multi-use trail and Fore Street pocket park). Cllr Cole and the Town Clerk would attend a remote Teams Meeting to discuss partnership working to progress the named and related projects on SHDC assets.

28.1 Planned maintenance schedule (PMS) for current financial year 2024-25.

It was **RECOMMENDED** to adopt a revised PMS which covered all aspects of KTC maintenance for various assets/locations during the current financial year..

28.2 Asset Register – revision. Further to a recent Finance Committee, it was **RECOMMENDED** to adopt a revised Asset Register to date 31 March 2024 to include purchases and disposals during financial year 2023-24 alongside revised acquisition costs and insurance figures.

28.3 Bandstand – rebuild snagging list. The new rear guttering downpipes required securing and decoration had to be completed which had been highlighted to the construction company.

28.4 Quay House – completion of guttering repairs on east elevation. All repairs had been completed and the scaffolding was due to be taken down shortly.

28.5 Quay House – potential repairs to chimney and roof on west elevation. Members received a report on damp ingress into Room 8 and it was **RECOMMENDED** to progress repairs to slates and flashing where required. It was unlikely that scaffolding would be required.

28.6 Quay House – Council Chamber redecoration ancillary matters for weddings. It had been suggested that the alcoves at the west side of the Council Chamber should be ‘filled in’ to provide a seamless wall for the large painting “Bigbury Head” to be re-hung. Such action may require Listed Building Consent. However, Members considered it was doubtful if such action would actually encourage greater wedding hire. It was **RECOMMENDED** to gain an estimate for works in the Council Chamber.

More dried flowers and a new clock for the Council Chamber alongside a new welcome board in the hallway would be supplied for wedding hire.

28.7 Quay House – PV array project. Three companies had recently responded to the project to supply and install PV panels. However, it had been suggested that the west elevation may not be worthwhile for consideration and the south facing roof itself may not generate a huge amount of electricity given its surface area. The project would be explored further.

28.8 Quay House – presentation cabinet for Kingsbridge In Bloom. It remained an ambition to supply a trophy cabinet.

28.9 Quay House – replacement heating in Rooms 4, 8, 9, 10 and 12. The adopted project would take place over the summer months when heating was not required.

28.10 Quay House – vinyl on main stairwell to first floor. Members noted that installation of metal strips would solve the issue of the vinyl ‘lifting’ on the stairs

which had been fitted in 2016 however, before taking action the matter would be explored further.

28.11 Quay House grounds – giant crossword installation. All aspects of the adopted project had been ordered and a structure to hang the crossword and clues on a daily basis over the summer months had been achieved.

28.12 Quay House grounds – garage doors and resilience store re-painting. All to be actioned when the forecast of some consistent dry weather was received.

28.13 Street furniture – maintenance of seating, bins, planters, bollards and waymarking. Again some good weather was required to complete cleaning, spot painting and/or re-staining. Members earmarked the bench outside the Cookworthy Museum for repainting.

28.14 Vehicle activated signs – repairs for non-operational speed alert signs or new purchases. Both signs were not operational at present and it was **RECOMMENDED** to explore the costs of new VAS signs rather than making repairs.

28.15 Christmas Lights – eyebolts and catenary wire testing. A specialist company which KTC had used previously would be contracted to test the festive lights fixtures over a summer Sunday.

28.16 Embankment Road Cemetery – grounds maintenance, leaning historic gravestones and gates' repainting. Grounds maintenance was satisfactory however, some action was required to upright some mildly leaning gravestones alongside some repainting. A meeting with Devon Wildlife Management would take place shortly to discuss moles and rabbits.

28.17 St Edmunds Churchyard – grounds maintenance and repairs to picnic benches. Grounds maintenance was satisfactory with some bench repairs required.

28.18 Treblepark Allotments – tenancies, condition of plots, tree surgery and inclusion in Kingsbridge In Bloom judging route for summer 2024. Several new tenants had taken over plots recently which had not been worked during 2023/24 and the allotment site looked really well. Some mild tree surgery was required over autumn/winter 2024 and a walkabout was needed to determine the logistics for Kingsbridge In Bloom (KIB) judging in early July.

28.19 War Memorial – re-pointing of granite base. It was **RECOMMENDED** to make repairs to loose pointing using a specialist company noting the memorial was Grade II listed.

28.20 Other assets to include: red telephone box, defibrillator, grit bins, CCTV system, estuary decorative lighting, Trim Trail outdoor exercise equipment, KTC assets in parks and bunting. There were obvious ongoing maintenance matters but nothing which significant or that gave concern. RNLI 200th anniversary bunting would be hung around the perimeter of the Town Square. Finally, CCTV footage had been interrogated for the Police and Harbour Authority on several

occasions recently and it was **RECOMMENDED** to highlight the CCTV system to the local community.

23/30 ANY FURTHER ASSETS/PROPERTY/RECREATION RELATED MATTERS

30.1 Potholes in residential roads – repairs update. Potholes in Fosse Road, Frogmore Terrace, Higher Warren Road, Ropewalk and Waverley Road were identified for repairs by KTC's grounds maintenance contractor. Moreover, it was **RECOMMENDED** to identify to SHDC that the footway alongside the estuary/Embankment Road required re-surfacing as there were always several puddles after heavy rain or high tides.

30.2 Vegetation cuts and weed spraying – update and DCC contract for FY 2024/25. A revised contract with Devon County Council had been realised for the current financial year which required 4 cuts per annum of visibility splays only however, KTC would cut all public grass verges in town 7 times including both visibility and non-visibility areas mindful of KIB wild flower areas.

30.3 Public art projects including Fore Street Passageways' decoration concept. The project was ongoing with regular KTC/Harbour House meetings taking place.

30.4 Events for in 2024 – D-Day 80 Thursday 6 June, Fair Week (glove hanging, floral dance, ceilidh band, outdoor movie and Town Criers' competition), Love Your Park on Sunday 11 August and Remembrance Sunday 10 November. Members received updates on all KTC sponsored events during 2024. The Fair Week Committee would be supplied with the prize classes for the Floral Dance to be included in the programme.

30.5 Medium term projects to include: new boat racks at Quay Car Park Slipway, Tumbly Hill solar powered street lamp, Ropewalk street lighting and bollard lighting at Fore Street/Duncombe Street junction. Members noted that Enerveo would visit shortly to discuss KTC's public lighting projects however, potential boat racks were low priority.

30.6 Skatepark – installation of drinking water fountain. The concept was ongoing to be brought up at the meeting identified at agenda item 29.5.

30.7 Kingsbridge In Bloom 2024 – ambitions. Members received a report that it had been a challenging year to date due to the poor weather however, the group was back on track with wildflowers, new bed planning and attractive signage. KIB would attend a local nursery during the following week to plant all hanging baskets and looked forward to the meeting identified at agenda item 29.4.

30.8 Any immediate assets/property matters for Members' discussion? Members agreed to review the dog control mosaic signs in Duncombe Park and the Recreation Ground which were looked shabby and required either repairs or removal.

The goalposts in both parks had been refurbished that day with galvanised rear stays and/or replacement netting.

23/31 DATE OF NEXT MEETING

6.30 p.m. on Tuesday 30 July 2024.

The meeting closed at 8.31 p.m.