

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 29 APRIL 2025**

Present: Cllr Mike Jennings (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Graham Price
Cllr Mel Rollinson
Cllr Julie Taylor

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

24/18 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Julia Wingate and Lorna Yabsley.

Public Open Forum

Anne Bonham, Robin and Christine East stated that they were strongly opposed to the proposal for a pump track to be installed at the Derby Road end of the Recreation Ground. The salient points were:

- The area was used by children for football, picnics, birthday parties, games, Scouts' sports days and town fete events.
- The park should be available for all ages to enjoy.
- There was a 'no cycling' rule in the park.
- The track would cover up a large proportion of much needed green space.
- Was the community prepared to lose such green space?
- Cyclists would cycle elsewhere in the park and be a danger to all pedestrians.
- Nobody they had spoken to in the park was aware of the proposal including the local Scout group.
- The recent consultation in the Market Hall had been poorly attended.
- No attempt had been made to ascertain the opinions of the Kingsbridge community, other than those known to be in favour, and therefore it was too early for KTC to commit funding.
- The proposal had been driven through too quickly.
- The proposal was contrary to KWAC Neighbourhood Plan policy Env2 Local Green Spaces as it would not enhance the area.
- Recent anti-social behaviour in the park would transfer to the pump track.

Members and Staff provided feedback:

- South Hams District Council did not manage a 'no cycling' order in the Recreation Ground.
- The pump track would take up a minimal amount of public green space available in the town.

- Three consultations had been held: online (99% support from 457 responses), Market Hall consultation (1 March 2025) and full council meeting (8 April 2025).
- A council decision could not be reviewed within 6 months unless 4 Members or a committee requested a special motion.

24/19 DECLARATIONS OF INTEREST

None.

24/20 MINUTES OF PREVIOUS MEETING

Members received the minutes of the Property & Recreation Committee held on 28 January 2025 which were approved as a correct record.

24/21 TOWN COUNCIL ASSETS – UPDATES

21.1 Planned maintenance schedule. The schedule had been revised for actions required in the current financial year 2025/26.

21.2 Asset Register revised 31 March 2025. The register had recently been adopted by the Finance Committee, including all new purchases and disposals during the previous financial year.

21.3 Quay House fire risk assessment 14 April 2025. Chubb had carried out an assessment and a comprehensive report had been received. It was **RECOMMENDED** to appoint a member of Staff to administer the fire risk assessment observations and glean all costs for the suggested actions at Quay House.

21.4 Quay House car parking spaces. It was **RECOMMENDED** for Kingsbridge & Saltstone Caring to have use of the car park for a single vehicle at any one time.

21.5 Completed works. Recent completed works included: additional CCTV in the Recreation Ground; Quay House stairwell repairs; tree surgery and removal of waste at Treblepark Allotments; 2 new seats in Highfield Drive; installation of town centre bunting; new grounds maintenance contract; graffiti removal and/or overpainting in Eastern and Western Backways; repairs to the giant crossword frame; vegetation cuts in Western Alvington Hill; repairs to handrail in Church Steps Passageway; new flags in the Recreation Ground; new 6 year lease for the Rear Hall; and removal of wooden supports and tree feed for Fore Street planters.

21.6 Ongoing works. Previously committed and ongoing works included: pothole repairs in residential streets; introduction of CCTV to Fore Street; repairs to 4 headstones, introduction of wild flower areas and terrace planting at Embankment Road Cemetery; and repairs to the east elevation roof at Quay House.

24/22 TOWN COUNCIL & ASSOCIATED ASSETS – PROJECTED WORKS AND MAINTENANCE

22.1 Maintenance budget for financial year 2025/26. The budget provided the following works to be completed before March 2026: Quay House front elevation re-pointing and garage/store doors repainting; Embankment Road Cemetery pollarding of Holm Oak T13 and repainting of 3 gates; Embankment festoon lighting posts' repainting; a new seat in Redford Way; and Trim Trail outdoor exercise equipment repainting at 3 locations (latter expenditure from Reserves).

22.2 Highways grass verge cuts, weed spraying and vegetation clearance. Liaison was ongoing with Kingsbridge In Bloom (KIB) regarding requirements for the town's entry as the South West 'small town' representative in the Royal Horticultural Society's national competition for judging day on 30 July 2025.

22.3 Street furniture and parks' maintenance. Much maintenance was anticipated throughout the current financial year 2025/26 and Members were provided with current items for the grounds maintenance contractor.

22.4 Replacement "Welcome to Kingsbridge" highways entrance signs for the town. Staff needed to work up options from basic to enhanced signage for Members' consideration.

22.5 Town Square bunting for VE Day 80. Union flag bunting would be erected for Thursday 8 May.

24/23 OPEN SPACE, SPORT & RECREATION (OSSR) & ASSOCIATED MATTERS

23.1 Kingsbridge OSSR Plan 2018-28. Kingsbridge Sports Forum continued to explore the provision of an artificial turf pitch and a pre-planning application enquiry had been submitted to SHDC.

23.2 Skatepark – proposed floodlighting. KTC had a meeting scheduled with SHDC the following day to discuss the installation of floodlighting at the skatepark. KTC had committed £6,000 to the project.

23.3 Projects budget for financial year 2025/26: pump track; Ropewalk/Tumbly Hill/Duncombe Street lighting and Memorial Shelter refit. KTC had a meeting scheduled with SHDC the following day to discuss the pump track in the Recreation Ground (see Public Open Forum). Feedback from Devon County Council (DCC) Lighting for new street lighting and SHDC Assets for works at the Memorial Shelter e.g. re-introduction of overhead lighting was awaited before the projects could move forward.

23.4 Recreation Ground Green Flag external assessment 29 May 2025. KTC had a meeting scheduled with SHDC the following day to discuss the condition of the Recreation Ground. An exploratory KTC and KIB walkabout that morning had revealed a listing of 'pick ups' which was distributed to Members. It was likely that KTC would need to undertake some works in liaison with SHDC. It was

RECOMMENDED for KTC to manage the cleaning and masonry painting in red of the walls surrounding the children's play area/teenzone.

23.5 Future of the Recreation Ground café. Feedback was awaited from SHDC regarding an expression of interest received by a local resident to operate the café for summer 2025. In the meantime, the building had recently been boarded up and was secure but aesthetically looked unsatisfactory. The options were: do nothing, paint the boarding to match the surrounding elevations, engage a local artist to paint murals on the boarding or attach large vintage images of the park supplied by Cookworthy Museum on to the boarding. Some estimate costs for the latter were provided. It was **RECOMMENDED** to paint the boarding on the café to match as best possible the surrounding elevations.

Current closure of the café meant the loss of the adjoining toilet which used to open during café hours. This had been a historical issue in the park when the café was open either sporadically or actually without a tenant as it was at present. It was **RECOMMENDED** to request SHDC to manage the Recreation Ground toilet in tandem with existing Quay and Fore Street public toilets which could be for limited hours with late afternoon closure each day.

23.6 Future of the Recreation Ground pond. Feedback was awaiting from SHDC on a method to clean the pond and translocate the eels to the estuary to allow an inspection. KTC had earmarked reserves at £2,750 for a feasibility study to re-invent the pond with associated landscaping.

23.7 Secure bicycle storage in the town centre. Members received a report from SHDC which had earmarked funds for further hoop style 'Sheffield' cycle storage in town. There was an option to provide enclosed secure storage targeted at expensive bicycles which used App based smart locking. Costs for the latter were between £4,000 and £10,000 for 4 to 6 bike storage which would need to be borne by KTC. There was no appetite for enclosed secure storage and it was **RECOMMENDED** to accept SHDC's provision of 5 in number hoop cycle storage and for the locations to be identified.

23.8 Trebblepark play area clearance of overgrown vegetation. The recent vegetation clearance had enhanced the area which would be monitored during summer.

23.9 Waverley Road planters. The Waverley Community Garden group had submitted an application for seating and feedback was awaited from DCC. Subsequently a retrospective application for the planters in situ, with amendments agreed in principle at a recent on-site meeting, would be submitted.

A member of public left the Chamber

23.10 Knowle House Close maintenance of tree copse. KTC Members and Staff needed to arrange a site meeting to discuss a maintenance plan and any proposed actions which would be shared with local residents.

23.11 Chairman/Town Mayor's attendance at Kingsbridge Community College assemblies. The Chairman had arranged to speak at year group assemblies to ask students what recreational or other facilities they wished to have in the town.

24/24 ANY FURTHER CURRENT MATTERS

24.1 Members supported an agenda item at the next full council meeting to consider replacement radio links for the CCTV system between the skatepark-church tower and church tower-Quay House in order to upgrade them and provide a sustained assurance of quality footage.

24.2 A vegetation cut in Belle Hill had been effective but further works were required and Staff would review what was required.

24.3 During painting of the Embankment festoon lighting (item 22.1) it was supported to also paint railings at the steps leading to the estuary from the footway.

24.4 Members noted a local resident had suggested works to the side gate (Bowcombe side) at Embankment Road Cemetery to safeguard pedestrian access to the highway/A379. Staff would explore the matter.

24.5 Recent vandalism was reported at St Edmunds Churchyard and Staff would investigate.

24.6 Members noted a request from KIB to fund the community lunch during judging day (item 22.2). The Town Clerk would liaise with the Chairman.

24.7 Members noted that Salcombe Harbour Authority had earmarked dates for dredging at the head of the estuary. Some lifebuoys were tatty and Staff would liaise with the authority.

24.8 Members briefly discussed SHDC's new differential parking charges introduced on 1 April 2025 and it was agreed to provide SHDC Ward Members with a 'heads-up' that a question would be posed at the next full council meeting.

24/25 DATE OF NEXT MEETING

6.30 p.m. on Tuesday 29 July 2025.

The meeting closed at 8.45 p.m.