

To receive a report on the purchase of land at Pillmere and consider any actions and associated expenditure

Overview of Harebell Close & Campion Close play areas on the Pillmere estate:

The Town Clerk received correspondence via Cornwall Council Public Space Officer and Taylor Wimpy who currently own the above play areas. Cornwall Council have been maintaining both these locations for some time, in error, (inspections, litter collections and grass cutting). Cornwall Council have recently confirmed to Taylor Wimpy they are no longer going to continue with the maintenance because the land is not theirs and they are not interested in talking the land over. Land Registry identifies both areas as belonging to George Wimpey Bristol Limited.

Taylor Wimpy have advised Cornwall Council they do not wish to keep the land and are happy to offer the land within the Title for nil consideration to Saltash Town Council. Litter collections, inspections and grass cutting by Cornwall Council will cease by 31 June 2024 latest. See locations below lined in red.

Both play areas fit nicely with the Town Council's Business Plan and Neighbourhood Plan. (Health and Wellbeing, Recreation and Leisure, Play and Entertainment Facility, Educational)



Harebell Close Play Area:

This is a small area set at the end of the close. There is one gated entrance with metal fencing to enclose the boundary. Inside the area is some play equipment comprising of small slide, balance beam, mushrooms, stepping pods and a small picnic table plus a bench. A new bin would be required to replace the current old one that isn't correct for a play area due to the open top.

At the time of the visit the grass was high along with overgrown hedging making it difficult to confirm the condition of the play equipment. The site doesn't look to have been maintained by Cornwall Council and certainly couldn't be used as a play park in its current state. There is also an Ash Tree partly overhanging the play area which currently has Ash dieback. The gate will need servicing so that it closes correctly.



Following the site visit the Service delivery department will be able to maintain this play area with grass cutting, hedging and tree maintenance. Providing the play and seating equipment is in good condition (unable to confirm due to high level grass) this would form part of the current Pillmere maintenance program. The additional site will add to the department's workload and expenditure.

Members are asked to consider the following options and open the discussion for further options:

Option 1. Keep the area as a play park for local residence and those who wish to visit. Monitor the play equipment over a period to determine if any items may need replacing in the future. New play equipment and maintenance would be at a cost to Saltash town Council.

Option 2. Remove all the play equipment and existing seating to create an open green space for residence to use. We would look to fit two composite park benches in the green area and wildflower areas. This would allow easier maintenance for the area and provide a quiet location. Cost of a bench and other expenditure is in the table below. Please be mindful of potential anti-social behaviour in a residential area.

Option 3. Remove all equipment, fencing and hedging to open the space to create extra car parking spaces for the residence subject to Land Register Title Deed restrictions. The surface to this area would need to be considered, tarmac, concrete, or gravel as examples. The cost to Saltash Town Council will be the removal of the waist and replacement surface. However no further maintenance would be required. Three quotes would be required to obtain a clear cost to be considered.

Option 4. Refuse the offer of Harebell Close play area. Should Members wish to proceed with option 4, Taylor Wimpey have confirmed they will seek to transfer it to other parties for alternative uses.

Budget code 6751 EMF Saltash Recreation Areas - Available Funds £74,805 (minus contribution of £20k to funding award)

INITIAL ESTIMATED STAFF HOURS	STAFF COSTS INITIAL ESTIMATED	ESTIMATED ADDITIONAL INITIAL COST (machinery, waste removal, fuel)	EQUIPMENT COST (bench, play equipemnt, surfacing)
4 hours x 2 staff	£140	£250-£400	Bench £400
			Play Equipment £6800
			Surfacing (Tarmac) £9500

Campion Close Play Area

This site is also a small area set to one side of the close. There is one gated entrance with metal fencing and brick wall to enclose the boundary from the neighbouring property. Inside the area is some play equipment comprising of a balance beam, mushrooms, stepping pods and a bench.

At the time of the visit the grass was high along with the overgrown hedging making it difficult to confirm the condition of the play equipment.



At the time of the visit the grass was high along with the overgrown hedging making it difficult to confirm the condition of the play equipment. There is also an old cherry tree inside the area partly overhanging the parking which will require trimming back or removing completely for safety reasons. There are also some concrete slabs that will need to be removed.

The Service delivery department will be able to maintain this play area with grass cutting, hedging and tree maintenance. Providing the play and seating equipment is in good condition this would form part of the Pillmere maintenance program. This will add to the department's workload and expenditure.

Members are asked to consider the following options and open the discussion for further options:

Option 1. Keep the area as a play park for the local residence and those who wish to visit. Monitor the play equipment over a period to determine if any items may need replacing in the future. New play equipment and maintenance would be at a cost to Saltash town Council.

Option 2. Remove all the play and existing seating equipment to create a green space area for residence to use. We would look to fit one composite park bench in the green area. This would allow easier maintenance for the area and provide a quiet location. Cost of a bench and other expenditure is in the table below.

Option 3. Remove all equipment, fencing and hedging to open the space to create extra car parking spaces for the residence subject to Land Register Title Deed restrictions. The surface to this area would need to be considered, Tarmac, concrete, or gravel as examples. The cost to Saltash Town Council will be the removal of the waist and replacement surface. However no further maintenance would be required. Three quotes would be required to obtain a clear cost to be considered.

Option 4. Refuse the offer of Champion Close play area. Should Members wish to proceed with option 4, Taylor Wimpey have confirmed they will seek to transfer it to other parties for alternative uses.

Budget code 6751 EMF Saltash Recreation Areas - Available Funds £74,805 (minus contribution of £20k to funding award)

INITIAL ESTIMATED STAFF HOURS	STAFF COSTS INITIAL ESTIMATED	ESTIMATED ADDITIONAL INITIAL COST (machinery, waste removal, fuel)	EQUIPMENT COST (bench, play equipemnt, surfacing)
4 hours x 2 staff	£140	£250-£400	Bench £400
			Play Equipment £5300
			Surfacing (Tarmac) £7800

Condition Reports:

The Town Clerk has requested from Cornwall Council condition reports for both lands and asked if they would be willing to maintain to an acceptable level prior to handover.

Cornwall Council confirmed that they haven't got condition reports for the sites in question. However, a survey undertaken by Cormac in 2020 indicated that all the equipment and surfacing appeared to have a life expectancy of 5-10 years at that time.

Legal Fees:

The Town Clerk has acknowledged Taylor Wimpey's offer of both areas of land and asked if they would be willing to cover all associated legal fees should Saltash Town Council wish to proceed with the transfer of both lands free of charge.

The Town Clerk awaits a response.

End of Report
Service Delivery Manager