

## TORBAY COUNCIL

Report No: ENV/97/03

Title: UPTON PARK IMPROVEMENTS AND TORQUAY SKATE PARK  
OPTIONS

To: EXECUTIVE on 8<sup>th</sup> JULY 2003

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### 1. Purpose

- 1.1 To update Members on issues concerning Upton Park following the Upton Skate Park report that was presented to the Executive on the 17<sup>th</sup> June 2003.
- 1.2 To consider alternative sites for the provision of skate boarding facilities in the Torquay area and identify preferred options to carry out further feasibility studies regarding the alternative locations.
- 1.3 To consider a proposal for improvement to Upton Park recreational facilities, including play areas.

### 2. Relationship to Corporate Priorities

- 2.1 These proposals involve working with the Groundwork Trust and the local community to develop initiatives for the benefit of all.

### 3. Recommendation

- 3.1 that the list of possible sites for providing skatepark facilities in the Torquay area identified in paragraph 6.5 be noted and that a short list be determined for further investigation.
- 3.2 that proposals for upgrading Upton Park to provide additional recreational facilities as agreed between Torbay Council and the Groundwork Trust be pursued to include making a Single Regeneration Budget (SRB) Funding Bid and applying to Surestart for the provision of additional funds.
- 3.3 that the work carried out in line with paragraph 3.1 above be reviewed after the Windmill Recreation Ground Skateboard facility (paragraph 6.1 refers) is opened in order to determine how this may affect the identified need.

### 4. Reason for Recommendation

- 4.1 Following the Upton Skate Park proposal report presented to this Executive on the 17<sup>th</sup> June, Members requested that the Director of Environment Services consider alternative sites for the provision of skate boarding facilities to include an assessment of the type of equipment that could be provided and present these findings to the next meeting of the Executive. Further consultation will need to take place with local people and skateboarders in the Torquay locality to assess what type of provision would be suitable at any of the proposed sites.

## **5. Background**

- 5.1 Following the skateboard park trial at Upton Park which took place in March and April 2003 it was clear that a skate board facility in Torquay is needed. However, the location of the skate board facility at Upton Park was found to be inappropriate due to the noise impact on local residents. It was therefore recommended in the Upton Skate Park proposal report of the 17<sup>th</sup> June that alternative sites should be considered for the provision of a skateboarding facility within the Torquay area.
- 5.2 The report also recommended that alternative proposals are considered for Upton Park to provide additional recreation facilities for the local residents and that these should be brought forward to the Executive for consideration.

## **6. Options for Alternative Sites for a Skate Board Facility in Torquay**

- 6.1 There is currently a plan to provide a high quality skateboard and BMX facility at Windmill Recreation Ground, Torquay following extensive consultation with people in the local area. This facility is expected to be completed in the autumn following the final consultation which will take place throughout the Summer. The quality of the equipment being provided at Windmill Recreation Ground in Hele is considered to be the best available on the market. This equipment has low noise impact and is built to discourage vandalism.
- 6.2 It is recommended that alongside feasibility work, the impact of the Windmill Recreation Ground skateboard site is monitored to assess whether the equipment would also be suitable in any other sites.
- 6.3 Officers in association with the Groundwork Trust have identified a number of sites which may be suitable for the provision of a skate boarding facility for Torquay, that would comply with the basic Royal Society for the Prevention of Accidents (ROSPA) Guidelines regarding provision of these facilities without causing noise problems for local residents or businesses.
- 6.4 When identifying the sites, consideration was given to their location in relation to young people accessing the site, the suitability of the site under health and safety grounds i.e. away from a high density of trees, and the proximity of residential housing and hotel accommodation.
- 6.5 The sites identified which warrant further investigation are as follows:-
- A tennis court at the Riviera Centre (currently there are 10 tennis courts available for use by members of the general public).
  - An area at the Coach Station car park at the furthest end of the site from the Coach Station building.
  - Provision of a new site behind the sea front shelter next to the putting green at Torre Abbey Gardens.
  - Torquay Recreation Ground –there is an area at the top end of the site towards the junction with Falkland Road and Kings Drive where there is currently a rough piece of land used for parking by the Clubs. Any proposal here would need further discussion with the Cricket and Rugby Clubs in view of ongoing negotiations concerning a new long-term lease.
  - Torre Abbey South (in the top area of the current car park which is bordered by a mature hedge). With this option additional car parking provision will need to be provided for Torre Abbey elsewhere on site.

- Torre Valley North (the lower area of land immediately adjacent to Rathmore Road) – this land is currently unused for recreational purposes.
- Corbyn Head (immediately behind the toilet/shelter block).

6.5 The cost of the provision of a skate park facility in these locations will depend on current ground conditions and whether or not there is already a hard surface. It is expected that should a site be identified where there is already a hard surface then the estimated cost of the provision of a high quality, low noise facility would be in the region of £30,000. If the site required a base to be provided in addition to the provision of the equipment then the cost is likely to be in the region of £60-70,000.

6.6 Further work will need to be carried out to identify the advantages and disadvantages of the short listed locations and Members are asked to consider which sites they are recommending to be investigated further.

## **7. Upton Park Recreational Facility Proposals**

7.1 Currently there are two old tennis courts that are unused and it is recommended that these courts provide two additional basketball areas and one hard surfaced 5-a-side football area.

7.2 It is further proposed that the current play area at the northern end of Upton Park is also upgraded by providing additional play facilities for younger children.

7.3 The cost of resurfacing and marking out of the two basketball courts (and providing hoops) and the provision of goal posts in the 5-a-side football area is expected to be in the region of £12,000.

7.4 The provision of additional play facilities and providing resurfacing to this area is expected to cost around £8,000. This would include the provision of new springy animals and refurbishing the existing swings and undertaking landscaping in the play area.

7.5 The Groundwork Trust is intending to submit an SRB/Surestart application for funding for the 5-a-side area and the resurfacing of the basketball courts. It will also be recommended that additional facilities relating to the playground are submitted as part of this funding application.

## **8. Consultation**

8.1 It is recommended that further consultation takes place prior to the provision of any skate boarding facility in Torquay involving potential users and any local residents, hoteliers or other businesses who may be located near any proposed site.

8.2 Previous work with the Groundwork Trust on consulting young people regarding the skate board park both at Victoria Park, Paignton and at Windmill Recreation Ground in Hele, Torquay has shown that young people wish to be involved in deciding which equipment is provided in these skate parks facilities. It is therefore recommended that further consultation takes place so that the young people can identify the equipment that they would most like and also agree to form a Management Committee to look after the park once it is built.

## **9. Alternative Options (if any)**

9.1 Not to provide a further skate park facility in the Torquay area and encourage users to either go to the Windmill Recreation Ground facility in Hele or the Paignton Victoria Park facility

9.2 Not to provide additional recreational facilities in Upton Park.

**Michael J Yeo**  
**Acting Director of Environment Services**

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## IMPLICATIONS, CONSULTATION AND OTHER INFORMATION

### Part 1

These sections may be completed by the Report author but must be agreed by named officers in the Legal, Finance, Human Resources and Property Divisions. If these are not completed and agreed the Report will not be included on the agenda.

Does the proposal have implications for the following issues?

Insert name of responsible officer

Legal (including Human Rights)	Yes – The legal implications associated with any site including noise, health & safety and other issues would need to be considered in due course.	Stephen Pryor
Financial – Revenue	Yes – There may be a requirement to provide partnership funding for the improvement proposals for the Upton park Recreational areas. If this is the case, such funding would need to come from within the existing revenue budget. Sites will be accommodated within existing leisure facility areas. Any revenue running costs would be met from current budget provision.	Adrian O'Rourke
Financial – Capital Plan	Yes – Capital Plan implications will depend on the location of any new skatepark. There is currently no provision for this investment in the Capital Plan. This issue will need to be considered with any new proposals and be dealt with in more detail in the next report.	Lynette Royce
Human resources (including equal opportunities)	NO	
Property	The sites identified in this report are in Council ownership.	Michael Yeo

### Part 2

These sections must be completed by the author of the Report.

Does the proposal have implications for the following issues?		
Please give details as appropriate		
Sustainability	Yes	Part of park improvement programme.
Crime and Disorder	Yes	Police support on keeping skate boarders off the roads and the pavements. Also providing additional facilities for young people at Upton Park will reduce anti-social behaviour in the Upton Park area as it will be better used.
*OfSTED Post Inspection Action Plan	No	
*Social Services Action Plan	No	
*Change Management Plan	No	

\* not applicable to reports to Licensing, Development Control and Area Development Committees

### Part 3

These sections must be completed by the author of the Report.

Does the proposal have implications for the following Directorates? If so, please inform the relevant Director. Please give details as appropriate		
Chief Executive/Corporate Services	No	
Education Services	Yes	Working with Community Education on skate board projects across the Bay.
Environment Services	Yes	The future upkeep and management of Upton Park and any future skate board facility will fall within the Environment Services Directorate.
Social Services	No	
Strategic Services	No	

### Part 4

Is the proposal contrary to or does it propose amendment to the Policy Framework or contrary to (or not wholly in accordance with) the Council's budget?	Yes	Fill in Box 1	No	✓	Fill in Box 2
1. Details of the nature and extent of consultation with stakeholders and relevant select committees. Future consultation will need to take place with young people, skate park users, local residents and other agencies as part of the feasibility study on the provision of a skate park facility for Torquay. Details of future consultation will be presented with the recommendations on the feasibility of the short listed sites.					
2. Details and outcome of consultation, as appropriate.					

### Part 5

Is the proposal a Key Decision in relation to an Executive function?	Yes	Reference Number	No	✓

### Part 6

#### **Wards**

Tormohun Ward

Other Wards effected will depend on the short-listed sites for future investigation.

#### **Appendices**

None

#### **Documents available in Members' Room**

None

#### **Background Papers:**

The following documents/files were used to compile this report:

None.