

## **NAILSEA TOWN COUNCIL**

A meeting of the Nailsea Town Council will be held on Wednesday  
**17 February 2016 at 7.30pm** at The Tithe Barn.

### **AGENDA**

**Please turn off mobile phones before the meeting**

1. Apologies
2. Declaration of Interests
3. Confirmation of minutes of the meetings held on 16 December 2015 – **encl**
4. Presentation by Tidal Lagoon Power regarding the proposed development in the Severn Estuary – **encl**
5. Presentation by Aspect 360 regarding a proposed development of the Royal Oak Garage
6. Chairman's Remarks
7. Public Participation
8. **Financial/Legal/Staffing Matters**
  - a) Statement of Income and Expenditure as at 31 January 2016 - **encl**
  - b) Cheques raised from 10 December 2015 – 10 February 2016 – **encl**
  - c) To consider planting 11 semi-mature trees at the Glassworks site at a maximum cost of £10,000
9. Reports from District Councillors, see Clerk's Report
10. **Reports of Committees and working parties**
  - a) Planning Committee, 13 January and 3 February 2016 - **encl**
  - b) Community Engagement Committee, 20 January 2016 - **encl**
  - c) Environment and Leisure Committee, 27 January 2016 – **encl**
11. Questions asked under Standing Order 25
12. Consideration of the resources required to meet the Town Council's 5 year Plan objectives, see Clerk's Report and diagram – **encl**
13. Consideration of a Judicial Review regarding the Secretary of State's approval of the Development Consent Order for National Grid's Hinkley to Avonmouth Connection project
14. To note an update from ALCA on the future of the Public Services Ombudsman - **encl**
15. To consider a proposal from Gryphon Computer Support Ltd offering a free presentation to Councillors on drones and their capabilities to explain what they are permitted to do, giving a practical demonstration if required
16. To confirm that on Wednesday 9 March there will be a community safety meeting at the Barn, co-hosted by the Police and the Town Council
17. Items to Note, see Clerk's Report
18. Publications, see Clerk's Report
19. Any Other Business



## **NAILSEA TOWN COUNCIL**

Minutes of the Town Council meeting held on Wednesday 17<sup>th</sup> February at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr Packham in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr J Blatchford, Cllr M Blatchford, Cllr Frappell, Cllr Hamblin, Cllr Holt, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr Phillips, Cllr Ponsonby, Cllr A Tonkin, Cllr J Tonkin, Cllr Wilson, the Clerk and the Assistant Clerk.

**01/16** **APOLOGIES** were received and accepted from Cllr Heappey and Cllr Petford.

**02/16** **DECLARATION OF INTEREST**

Cllr J Tonkin declared a personal interest in agenda item 13. as he is a personal friend of the Barrister concerned with the Judicial Review.

**03/16** **MINUTES** of the meeting of the Committee held on 16<sup>th</sup> December 2015 were signed by the Chairman as a correct record.

**04/16** **PRESENTATION BY TIDAL LAGOON POWER REGARDING THE PROPOSED DEVELOPMENT IN THE SEVERN ESTUARY**

The Chairman introduced Neil Woollard, Head of Local Engagement from Tidal Lagoon Power Ltd. Tidal lagoons are seawall structures that impound areas of water, as the tide rises and falls water is held back and its energy is harnessed as it passes through turbines set within the seawall. The lagoons will deliver secure home grown energy for current and future generations. Their vision is that the tidal project will integrate social, environmental and economic initiatives to benefit local communities. The UK has the second largest tidal range in the world with most of that resource located near major population centres. As such tidal lagoons should form a significant part of the future energy mix. They offer a way to generate cost effective, predictable and fully renewable energy, enhancing energy security and bringing important carbon reductions.

Tidal Lagoon Power Ltd is a private company and its first project will be the Swansea Bay Tidal Lagoon which will establish a blueprint for their projects. It will be the world's first tidal lagoon power plant, capable of generating electricity for 14 hours a day over its 120 year life. They aim to develop, construct and operate a fleet of tidal lagoons to meet up to 8% of the UK electricity demand which equates to providing 150,000 homes with green, clean renewable energy.

Cllr Middleton said the project seemed to be a large investment for the power output, but he could see how lagoons could have less environmental impact than a barrage.

Cllr J Tonkin asked what would happen to the facility after the life span of 120 years.

Mr Woollard said they could be removed or the turbines could be replaced.

Cllr Hunt said she was mindful of the environmental impact and what protection would there be for marine life.

Mr Woollard said they were at the early stages of their environmental impact assessments and each of the schemes would be different.

Cllr J Blatchford asked where the stone for the sea wall would be coming from.

Mr Woollard said it would be transported by sea not overland.

As there were no more questions the Chairman thanked Mr Woollard for his presentation.

**05/16 PRESENTATION BY ASPECT 360 REGARDING A PROPOSED DEVELOPMENT OF THE ROYAL OAK GARAGE**

Kit Stokes from Aspect 360 said he was sure that everyone knew the site and he wanted to talk through the various plans that he had circulated to all members. The intention is to retain the building and provide 10, 3 bed family houses with some commercial premises. They will be using the existing floor slab although selective piling will be required. They want to retain the industrial character of the building and the roof would be replaced with slate tiles. The building would be one and a half storeys within the roof and there would be two parking spaces available per home with space left for a community garden.

Cllr M Blatchford said they should be aware what the building had been used for previously and contamination would need to be cleared before it could be used for houses.

Mr Stokes said they had received ground condition reports and were allowed some piling and they would not be excavating.

Cllr Ponsonby said that two chemical factories had previously been located on this site and English Heritage had stopped archaeological investigations from proceeding on safety grounds.

Cllr Barber said that it would be helpful if the dimensions had been included on the plans.

Mr Stokes said these would be included in the plans when they are submitted to the planning authority. They had wanted to replicate the kind of design that had been created at the Friendship and Four Oaks.

Cllr Phillips said that as there was very little outside space he did not think these would be suitable properties for families.

Cllr J Tonkin asked what the proposed asking price would be for the properties.

Mr Stokes said the price had not been confirmed at present.

Cllr Lees said that the town needed more starter accommodation with 1 and 2 bedrooms rather than three bedroom properties.

Cllr Middleton said he agreed with Cllr Lees and there is a need in the town for property suitable for downsizing and for starter homes. He did not think that three storey properties with all the stairs would be practical for those wishing to downsize.

Cllr Packham asked if the roofline would be the same height as it is at present.

Mr Stokes said it would be the same.

Cllr Packham thanked Mr Stokes for talking through the proposals and said he was pleased to see the development at this site.

**06/16 CHAIRMAN'S REMARKS**

The Chairman reported that he had the opportunity to visit Youth House and he thought it was much bigger than he had imagined and would be very good with some modifications. The Clerk had received a quote of £2,450 to undertake a structural survey prior to having the building valued. North Somerset Council have agreed to wait for the District Valuer to price the building and allow the Town Council first refusal to purchase it.

Cllr Holt said she thought the building had great potential.

The Chairman then reported that a further offer for the land at Gaulacre had been received from Barratt Homes and it had been agreed to hold a special Town Council meeting on 2<sup>nd</sup> March. This will be open to the public to see the layout proposals put forward and the meeting would then need to go into closed session for the Council to consider the financial offer. This will be followed by the Finance and Policy Committee meeting.

There is also going to be two meetings held by McTaggart and Mickle on Tuesday 1<sup>st</sup> March at the Grove Sports and Social Club and Wednesday 2<sup>nd</sup> March at Trinity House for residents to look at their proposals for Youngwood Lane.

The Chairman reported that he and the Clerk would be meeting with the appointed contractors Wheelscape on Monday to discuss the final design of the skatepark. It was agreed at the Finance and Policy Committee meeting last week to cover the difference between the funds raised and the contract value of £126,000. He said that he felt this was a very worthwhile investment.

He reported that work will be started on Monday 22<sup>nd</sup> February at the Station Road car park cutting back the shrubs and clearing the litter to help improve the area.

He will be meeting Dr Liam Fox on Friday 4<sup>th</sup> March to update him on the Town Council's plans for Nailsea.

**07/16 PUBLIC PARTICIPATION**

None.

**08/16 FINANCIAL/LEGAL/STAFFING MATTERS**

**a) Statement of Income and Expenditure as at 31<sup>st</sup> January 2016**

Noted.

**b) Cheques raised from 10<sup>th</sup> December 2015 – 10<sup>th</sup> February 2016**

Noted.

**c) To consider planting 11 semi-mature trees at the Glassworks site at a maximum cost of £10,000**

The Chairman confirmed that it had always been part of the plan for the site to plant these trees. After consideration it was proposed by Cllr Barber and seconded by Cllr Ponsonby.

**RESOLVED:**           to agree to expenditure of up to £10,000 for 11 semi-mature trees to be planted on the Glassworks site.

The vote was unanimous.

**09/16 REPORTS FROM DISTRICT COUNCILLORS**

Noted.

**10/16 REPORTS OF COMMITTEES AND WORKING PARTIES**

**a)Planning Committee 13<sup>th</sup> January 2016**

Cllr Phillips introduced this report and as there were no recommendations to Council they were adopted.

**b)Planning Committee 3<sup>rd</sup> February 2016**

Cllr Phillips introduced this report and as there were no recommendations to Council they were adopted.

**c)Community Engagement Committee 20<sup>th</sup> January 2016**

Cllr Jameel introduced this report and as there were no recommendations to Council they were adopted.

**d)Environment and Leisure Committee 27<sup>th</sup> January 2016**

As Cllr Petford was not in attendance Cllr Packham introduced this report and as there were no recommendations to Council they were adopted.

**11/16 QUESTIONS ASKED UNDER STANDING ORDER 25**

None.

**12/16 CONSIDERATION OF THE RESOURCES REQUIRED TO MEET THE TOWN COUNCIL'S 5 YEAR PLAN OBJECTIVES**

Cllr Middleton said the Council may need to consider additional resources to enable the plans to be carried out. He suggested that a small working party should be formed to look at what skills would be required.

It was proposed by Cllr Middleton and seconded by Cllr J Tonkin.

**RESOLVED:**            **to agree to set up a working party with the following members:- Cllr Hunt, Cllr Frappell, Cllr Jameel, Cllr Middleton, Cllr Packham and Cllr Ponsonby.**

The vote was seventeen in favour and one abstention.

**13/16 CONSIDERATION OF A JUDICIAL REVIEW REGARDING THE SECRETARY OF STATE'S APPROVAL OF THE DEVELOPMENT CONSENT ORDER FOR NATIONAL GRID'S HINCKLEY TO AVONMOUTH CONNECTION PROJECT**

Cllr Packham confirmed that following the Secretary of State's approval of National Grid's Development Consent Order, Nailsea Against Pylons had considered whether a Judicial Review might be possible. Cllr Packham confirmed that he and the Clerk had committed £5,000 from Specified Reserves to the cost of obtaining legal advice. This was being done in conjunction with other parish councils.

Cllr Hunt said that the Council should go ahead with the first stage, otherwise it would be stopping at the first hurdle and it would give an answer as to whether to proceed further.

Cllr Middleton said that he had concerns about whether this would delay the process and affect the underground of the 132kV lines in Nailsea. He would not be in favour of going for a Judicial Review.

Cllr Lees said that he agreed with Cllr Middleton and wondered what would actually be

achieved. He expressed his disappointment with the decision made by the Chairman and the Clerk. Cllr Ponsonby said she opposed the expenditure.

**14/16 TO NOTE AN UPDATE FROM ALCA ON THE FUTURE OF THE PUBLIC SERVICES OMBUDSMAN**

Noted.

**15/16 TO CONSIDER A PROPOSAL FROM GRYPHON COMPUTER SUPPORT LTD OFFERING A FREE PRESENTATION TO COUNCILLORS ON DRONES AND THEIR CAPABILITIES**

After consideration it was agreed not to go ahead with a presentation.

**16/16 TO CONFIRM THAT ON WEDNESDAY 9<sup>TH</sup> MARCH THERE WILL BE A COMMUNITY SAFETY MEETING AT THE BARN, CO-HOSTED BY THE POLICE AND THE TOWN COUNCIL**

Noted.

**17/16 ITEMS TO NOTE**

**a)Nailsea School's application to change the hours of usage of the all-weather pitch has been rejected by a Planning Inspector**

Members noted the information in the Clerk's Report.

**b)The Blue Flame pub has been nominated to be listed as an Asset of Community Value under the Community Right to bid provisions of the Localism Act 2011**

The information in the Clerk's Report was noted.

**c)Nailsea Festival of Music Gala Concert to celebrate ten years of the Festival on 27<sup>th</sup> February at Scotch Horn**

Members noted the information in the Clerk's Report.

**d)Fundraising event for Mulako Safe Home Zambia, Irish Folk Night at Nailsea and Backwell Rugby Club 18<sup>th</sup> March**

The information in the Clerk's Report was noted.

**18/16 PUBLICATIONS**

**a)Nailsea School Newsletter February 2016**

Noted.

**19/16 ANY OTHER BUSINESS**

1. The Clerk reported that the agent for the Churchill development had contacted him to offer the open piece of land to the south of their new building to the Town Council and this will be on the agenda for the next meeting of Finance and Policy.
2. The Clerk reported that he had received a nomination for a community award and this would be considered at the next Town Council meeting to be held on Wednesday 2<sup>nd</sup> March.

The meeting closed at 9.20pm.

30.03.16

## **NAILSEA TOWN COUNCIL 16<sup>TH</sup> DECEMBER 2015**

Minutes of the Town Council meeting held on Wednesday 16<sup>th</sup> December 2015 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr Packham in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr J Blatchford, Cllr M Blatchford, Cllr Frappell, Cllr Heappey (from 8.01pm), Cllr Holt, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr Petford, Cllr Phillips, Cllr Ponsonby, Cllr A Tonkin, Cllr J Tonkin, Cllr Wilson, the Clerk, the Assistant Clerk and the Senior Administrator.

Cllr Packham explained to residents in the audience that there was no item on the agenda to discuss the proposed development on Engine Lane but they were welcome to speak under agenda item 6. which is Public Participation.

**126/15 APOLOGIES** were received and accepted from Cllr Hamblin.

**127/15 DECLARATION OF INTEREST**

Cllr A Tonkin declared a personal interest in agenda item 7. c) Consideration of the budget and precept request as she is a Director of Nailsea Community Trust and they are one of the grant applicants.

**128/15 MINUTES** of the meeting of the Committee held on 28<sup>th</sup> October and 25<sup>th</sup> November 2015 were signed as a correct record.

**129/15 CONSIDERATION OF A PROPOSAL FROM WRAXALL AND FAILAND PARISH COUNCIL REGARDING ALLOTMENTS, CLLR DAVID ROBINSON CHAIRMAN OF W&FPC IN ATTENDANCE**

The Chairman welcomed David Robinson.

Mr Robinson said that a letter explaining the proposal for the allotments had been sent to the Clerk which the Clerk confirmed had been circulated to all members. The Parish Council has been talking to Ian Stone and the Nailsea Allotment Association who have given help and guidance on how to set up the site. They are hoping to have about 36 plots on the site. There is a covenant on the site about structures and storage and they will need to negotiate with the developer (Bryants) on this matter. North Somerset Council said they wish to have a lease with the Parish Council rather than the Allotment Association. Fencing will be required around three sides and North Somerset Council will continue to maintain the land surrounding the plots so a gated access will be required. A hard standing will be required and substantial enough to take the cars that would need to use it. All the infrastructure will need to be in place before allotments can be used and the estimated costs are £25,000. The Parish Council has agreed to precept £9,000 to help fund the set up costs for these allotments and it would appreciate help from the Town Council. The aim is to seek grant funding but this would require match funding to be in place first.

Cllr Barber asked who would administer these allotments and would they be self-financing.

Mr Robinson said start up costs would be required but the intention is that it becomes self-financing and managed by an allotment association. North Somerset Council has asked for 60% of the allotment fees to cover the lease but this would need to be negotiated.

Cllr Ponsonby that they may find it difficult to become self-financing, especially with the suggested lease terms.

Cllr Hunt said she thought there could be problems if the tenancy rules and are not consistent with those of the Town Councils.

Mr Robinson agreed that the rules and regulations would need to be carefully considered.

After further consideration it was proposed by Cllr Middleton and seconded by Cllr Ponsonby.

**RESOLVED:** to agree £9,000 expenditure to match fund the set up costs for the new allotments in Wraxall and for Nailsea residents to have 50% of the plots available. The detail of the agreement to be negotiated by the Chairman and the Clerk. ✓

The vote was unanimous.

Mr Robinson left the meeting at 7.47pm.

#### **130/15 CHAIRMAN'S REMARKS**

Cllr Packham thanked all the councillors for giving their time to carry out the Council's work and he hoped that everyone would continue to support the town in 2016.

#### **131/15 PUBLIC PARTICIPATION**

Mr Mathew Thomas a resident of Engine Lane said he was shocked by the letter he had received from the Town Council about the potential development of Engine Lane as he had understood that it would be used for allotments and other recreational uses. He asked when the Council had been approached by the developer and had this been in the public domain.

Cllr Packham said that the Council had first been approached in 2014 when the Council did not agree to sell the land. Barratt then approached the Council again in 2015 and until a decision to sell the land by councillors was agreed the discussions were confidential. Once a decision had been made it was agreed to employ advisors and to send out a press release as well as notifying those residents most affected of the Council's decision. The situation now is that Barratt are preparing a scheme to develop the site. They will come back to the Council with the proposed scheme in early 2016 and at that time the plans will be available for all residents to consider. Three other land owners had been talking to Barratts about land on Engine Lane before the Town Council were approached. The Council have been talking to the Rugby Club and there is no plan to build on their land although there may be slight changes.

Mr Colin Fraser said he understood there was a covenant on the land stating that it can only be used for recreation and the plan was for the football club to use the land.

Cllr Packham confirmed that there is no covenant on the land and although it was the intention for the football club to use the land, when they considered a scheme they could not raise the funds for this.

Mrs Lloyd said that she understood that the land would be used for allotments. Town Council had paid thousands for a consultant to provide a feasibility study for Gaulacre and suddenly it has all been dropped. She asked why it stated in the minutes of the Annual Town meeting in



April 2008 that the land had been purchased for the purposes of recreational open space which would safeguard it from any future development, keeping it in perpetuity for the use and enjoyment of the people of Nailsea. She asked how if that was the terms of the sale the Council can consider selling the land now.

Cllr Ponsonby said that at the time the land was purchased she was the Chairman of the Council and at that time the aspiration was that it would be used for recreation. A few years on the priorities for the Town have changed and we will all need to consider the plans from Barratt to see if they are acceptable.

Cllr Packham reported that if the land is sold the previous owners would get 50% of the proceeds from the sale.

Mrs Cadwgan said she had lived in Nailsea a long time and this proposal was relevant to the whole community. She asked if Barratts had not approached the Council would it be considering selling the land. Decisions regarding housing should be made in a strategic context and the change in policy for Gaulacre since 2012 is inconsistent.

Cllr Heappey arrived at 8.01pm.

Cllr Packham said that as the Council owns this piece of land it would provide an opportunity to reinvest in the town and get services that are needed, otherwise the money would need to be raised by borrowing or raising the funds through the tax payers. The Council has only agreed in principal very recently and will present the proposed scheme to the whole town once the plans have been received. There is a need for houses now and this scheme needs to be considered.

Cllr Middleton said this Council has a policy supporting the development of starter homes for young people and this scheme is the only one that has been put forward that could be completed within the next couple of years. No other development is likely to be built in the next five years and it provides the type of houses that the Town Council believes the town needs. As the owner of the land the Town Council can influence the type of housing built on it.

A resident said that if you built 1, 2, and 3 bedroom properties you can't control who will buy them.

Cllr Bird said that in the local papers there has been a report about the development at Youngwood Lane and if that development does go ahead there is no control over the type and size of house that is built there.

Cllr Packham said the Council did not have the money in 2012 to spend on developing the land for allotments and there is a greater need for allotments on the eastern side of the town.

Mrs Lloyd said she did not agree as the Council had money to spend on consultants.

Cllr Hunt said when Barratts first proposed buying the land the Council voted not to sell. It was only after their second approach that it was agreed in principal as this would provide money to spend in the town. This would also give an opportunity to provide homes for young people to ensure that the Town continues to thrive.

Mr Thomas said that further additional housing sites will be needed.

Mr Evans said he wanted to endorse what his neighbours had said and understood that the land was for recreational use in perpetuity. He said there was a need for houses but there is also the need to protect the countryside. The area is already wet and the possibility of flooding should it be developed increases, as the rhynes are already working to full capacity. He understood that Council wanted to rebalance the population but questioned putting young families on the edge of Nailsea and isolating them rather than integrating them properly.

Cllr Packham said that there will be a consultation in the New Year and thanked residents for attending.

**132/15 FINANCIAL/LEGAL STAFFING MATTERS**

**a)Statement of Income and Expenditure as at 9<sup>th</sup> December 2015**

Noted.

**b)Cheques raised from 22<sup>nd</sup> October – 9<sup>th</sup> December 2015**

Noted.

**c)Consideration of the budget and precept request for 2016-17**

The Clerk confirmed that on the basis that if the allotment money agreed earlier in the meeting came out of the reserves there would be no need to change the precept figure.

It was proposed by Cllr Ponsonby and seconded by Cllr Middleton.

**RESOLVED:           to agree the precept figure for 2016-17 of £457,606.** ✓

The vote was eighteen in favour and one abstention.

**133/15 REPORTS FROM DISTRICT COUNCILLORS**

Members noted the information in the Clerk's Report.

Cllr M Blatchford reported that she had been doing some investigation and had confirmed that North Somerset needs 240 affordable homes per year of which 195 should be rental. The age profile of the district's population means there is a high demand for downsizing properties.

Cllr Barber passed a report to the Clerk about the Green Waste and if anyone wanted to read the information it would be available in the office.

**134/15 REPORTS OF COMMITTEES AND WORKING PARTIES**

**a)Planning and Environmental Committee 4<sup>th</sup> November 2015**

Cllr Phillips introduced this report and referred to the recommendation contained within minute number H168/15. It was

**RESOLVED:           that the delegated powers of the Planning Committee are “to incur expenditure within the allocated budget including obtaining legal and professional advice where necessary to deal with planning applications and other planning matters; street naming, all highway and related matters; footpaths (statutory); and to make decisions on matters requiring urgent attention.**

The vote was unanimous.

As there were no further recommendations to Council Cllr Phillips moved the adoption of these minutes and this was agreed.

**b)Planning and Environmental Committee 18<sup>th</sup> November 2015**

Cllr Phillips introduced this report and as there were no recommendations to Council it was adopted.

**c)Community Engagement 11<sup>th</sup> November 2015**

Cllr Jameel introduced this report and referred to the recommendation contained in minute number CE05/15. It was

**RESOLVED: to agree the Community Engagement Policy as follows and that the terms of reference of the committee would be to fulfil the Community Engagement Policy:-**

1. **It was agreed to define 'Community' as 'all the residents of Nailsea'.** Those groups which work with members of the community were also highlighted as needing to be part of the Community Engagement Strategy.
2. **The aims of the Community Engagement Strategy were defined as the Town Council:**
  - a) Engaging positively with the community and communicating what it does.
  - b) Aiming to get more members of the community engaged as volunteers, assisting in specific projects (such as Christmas lights and Nailsea in Bloom) and community organisations (including standing for election to Town Council).
  - c) Identifying target groups, understanding their needs and developing methods of communication appropriate to each group e.g. social media, Facebook, Twitter, Instagram, web-site, local media, printed newsletter, internet newsletter, questionnaires and surveys (printed and electronic), face to face with individuals and groups.
  - d) Identifying accurate demographic data regarding the community.
  - e) Facilitating the activities of community organisations through practical assistance, coordination and, if necessary, financial support.
  - f) Creating a physical space based on the Nailsea Place concept of a Community Hub. This could be a shop or a larger building.
  - g) Supporting projects and campaigns, where practicable.
  - h) Developing a greater community pride in Nailsea as a place to live and work.
3. **The purpose of the Hub was defined as:**
  - a) To create a community facility with multiple uses e.g. cafe, meeting/activity spaces, internet access (eg. young people teaching older residents' digital skills), youth facility, information on community activities and local organisations.
  - b) To create an identity (brand) that would make the Hub a place attractive to all the community. The Tithe Barn is a model for this, as is Barcode for young people. This may include a logo. It was agreed that a 'council' brand would not be appropriate.
  - c) To create opportunities for organisations to combine resources and strengthen networks.
  - d) To promote the activities of organisations within the town.
  - e) To create opportunities for volunteering, both within the Hub and elsewhere.

The vote was unanimous.

As there were no further recommendations to Council Cllr Jameel moved the adoption of these

minutes and this was agreed.

**d)Environment & Leisure Committee 18<sup>th</sup> November 2015**

Cllr Petford introduced this report and referred to the recommendation contained within minute number EI72/15. It was

**RESOLVED:** to agree the delegated powers of the Environment and Leisure Committee as “to consider the management, maintenance and coordination of the town’s interests in open spaces, public rights of way, leisure facilities, heritage and community safety; the acquisition and disposal of facilities to meet the above requirements; and incurring expenditure in carrying out these aims within the budget allocated by the Town Council annually”.

The vote was unanimous.

As there were no further recommendations to Council Cllr Petford moved the adoption of the minutes and this was agreed.

**e)Finance & Policy Committee 2<sup>nd</sup> December 2015**

Cllr J Blatchford introduced this report and referred to the recommendation contained within minute number G49/15. He then explained that since the Finance and Policy Committee meeting he had received confirmation from the Director of People and Communities that the premises will only become surplus if alternative provision for youth services can be found. He also pointed out that Portishead were given their building. If North Somerset Council decided to withdraw the use of the building there is also the requirements of the UN Convention On The Rights Of The Child 1989 which requires any change to children’s services to undergo a comprehensive consultation.

Cllr Packham said it would still be ideal if the Town Council were able to lease the building.

**f)To consider whether the confidential minutes of the Town Council meeting of 4<sup>th</sup> November should be publicly published following the announcement of the negotiations with Barratt Homes**

After consideration it was proposed by Cllr Middleton and seconded by Cllr J Tonkin.

**RESOLVED:** to agree that the confidential minutes of the Town Council meeting of the 4<sup>th</sup> November should be published.

The vote was unanimous.

**135/15 QUESTIONS ASKED UNDER STANDING ORDER 25**

None.

**136/15 TO CONSIDER THE MEMBERSHIP AND CHAIRMANSHIP OF COUNCIL COMMITTEES**

Cllr Middleton said that he thought that as there is only the consideration of Chairman for the Finance and Policy Committee it should be voted on by the Committee in the new year. Members agreed.

**Planning Committee**

The following councillors were appointed to serve on the Planning Committee for the ensuing

year:- Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr Packham, Cllr Petford, Cllr Phillips, Cllr J Tonkin, Cllr Wilson.

#### **Finance & Policy Committee**

The following councillors were appointed to serve on the Finance & Policy Committee for the ensuing year:- Cllr J Blatchford, Cllr M Blatchford, Cllr Frappell, Cllr Heappey, Cllr Holt, Cllr Hunt, Cllr Lees, Cllr Middleton, Cllr Packham, Cllr Phillips, Cllr Ponsonby, Cllr A Tonkin and Cllr Wilson.

#### **Environment & Leisure Committee**

The following councillors were appointed to serve on the Environment and Leisure Committee for the ensuing year:- Cllr Barber, Cllr Barclay, Cllr J Blatchford, Cllr Frappell, Cllr Hamblin, Cllr Holt, Cllr Hunt, Cllr Middleton, Cllr Packham, Cllr Petford, Cllr Ponsonby, Cllr A Tonkin, Cllr J Tonkin and Cllr Wilson.

#### **Community Engagement Committee**

The following councillors were appointed to the Community Engagement Committee for the ensuing year:- Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hamblin, Cllr Heappey, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Packham, Cllr Petford, Cllr J Tonkin and Cllr Wilson.

Cllr Phillips asked to come off the Town Centre Working Party and Cllr Petford asked to be appointed to the Town Centre Working Party.

It was proposed by Cllr Packham and seconded by Cllr Middleton.

**RESOLVED:**            **to agree to appoint the above named councillors to the Committees for the ensuing year.**

The vote was unanimous.

#### **137/15    CONSIDERATION OF LEGAL ADVICE RECEIVED FROM THE NATIONAL ASSOCIATION OF LOCAL COUNCILS (NALC) REGARDING THE POTENTIAL SALE OF LAND ON ENGINE LANE**

Members noted the information that had been circulated. Cllr Middleton referred to the final paragraph that suggests an independent valuation of the land and asked the Clerk to seek a view on the valuation from the District Valuer. Members agreed. ✓

Cllr Frappell asked if the Clerk had checked about the capital gains tax on the disposal of land. The Clerk confirmed that it did not apply to parish and town councils.

#### **138/15    TO CONSIDER A REQUEST FROM THE AVON LOCAL COUNCILS ASSOCIATION FOR SUGGESTIONS FOR TRAINING COURSES FOR COUNCILLORS**

Cllr Lees reported that he had put forward the suggestion of Community Engagement and Quality Council for training courses and wanted to know if councillors had any further suggestions.

Cllr Middleton said that it would be helpful to understand the changes in finance with regard to principal authorities. ✓

Cllr Ponsonby said it had been agreed that chairmen of each committee should attend a training course.

#### **139/15    TO CONSIDER A PROPOSAL FOR A TRAINING OPPORTUNITY FOR COUNCILLORS**

**FROM THE LOCAL GOVERNMENT ASSOCIATION**

Cllr Petford said she would be prepared to put her name forward.

Cllr J Blatchford also agreed to be put forward.

After consideration it was proposed by Cllr Middleton and seconded by Cllr Holt.

**RESOLVED:** to agree that the Town Council will pay for councillors to attend any of the training opportunities.

The vote was unanimous.

**140/15 TO CONSIDER THE GIFT TO BE PRESENTED TO RECIPIENTS OF THE COMMUNITY AWARD**

After consideration it was proposed by Cllr Ponsonby and seconded by Cllr J Tonkin.

**RESOLVED:** to agree to commission a suitable gift from a local glass maker. ✓

The vote was unanimous.

**141/15 TO CONSIDER IF ANY MEMBERS WISH TO BE ON THE ASSESSMENT PANEL FOR THE QUALITY AWARD SCHEME**

Cllr Ponsonby asked if there would be training.

Cllr Lees said he would enquire and if anyone would like to be considered to let him know.

**142/15 ITEM TO NOTE**

**a) New Year Honours 2017**

The information in the Clerk's Report was noted. ✓

Cllr Heappey suggested that this should be publicised to ensure local organisations are aware that forms are available in the office.

**143/15 ANY OTHER BUSINESS**

1. Cllr Hunt reported that there is an artist living in the town who is interested in working on a project with school children to produce a town map and she had pieces of her work for members to look at.

The Chairman wished everyone a Happy Christmas and a prosperous New Year.

The meeting closed at 8.55pm. ✓



# Tidal Lagoon Power Ltd

## An introduction to tidal lagoons

Spring 2015



Tidal lagoons are seawall structures that impound areas of water. As the tide rises and falls, water is held back and its energy is harnessed as it passes through turbines set within the seawall.

## Community benefit and vision

Our aim is to harness a sustainable energy source in a way that means something positive for the whole community.



Tidal lagoons will deliver secure, home grown energy for current and future generations. Our vision is that tidal lagoon projects integrate social, environmental and economic initiatives to benefit local communities. Benefits could include: educational, arts and cultural plans; employment, industry and support for local businesses; mariculture and biodiversity initiatives; tourism; support for local and regional regeneration strategies; and facilities for sports and recreation. We will work with communities to identify these opportunities, and will also provide community investment schemes such as local share offers.

## Climate change and UK renewable energy

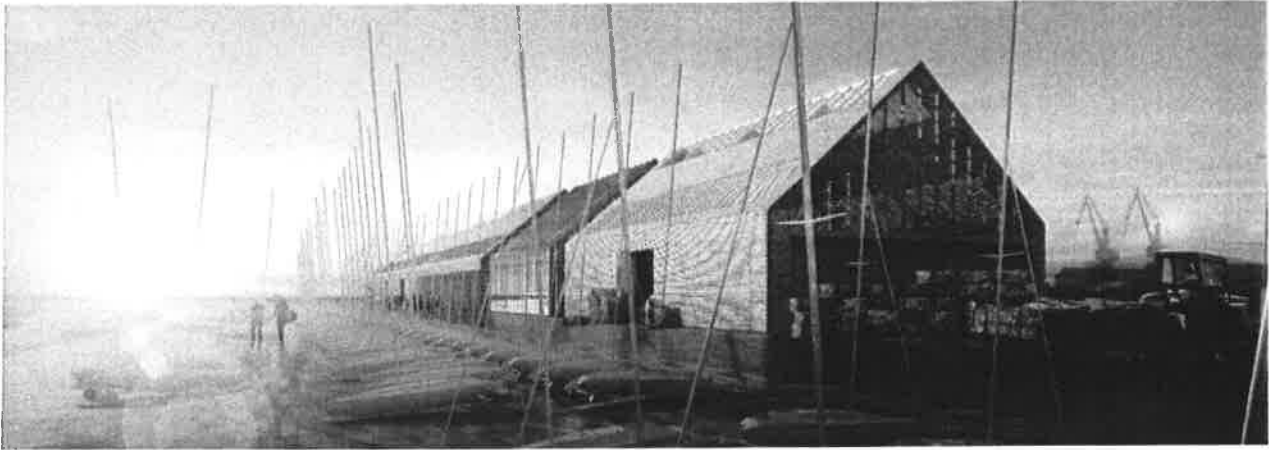
Global climate change remains an issue of international significance although it is recognised that there may also be very important local impacts. Finding viable alternatives to fossil fuel-based energy is essential if we are to avoid the worst of these. The UK government has made a legally binding commitment to deliver 15% of its energy from renewables by 2020, although the recent figures indicate that we are only a third of the way to meeting this target. We have some catching up to do if we are to meet our commitments.

Given that the UK has the second largest tidal range in the world, with most of that resource located near major population centres, tidal lagoons should form a significant part of our future energy mix. They offer a way to generate cost effective, predictable and fully renewable energy, enhancing energy security and bringing important carbon reductions.

Our first project, the Swansea Bay Tidal Lagoon, will establish a scalable blueprint for our programme. It will be the world's first tidal lagoon power plant, capable of generating electricity for 14 hours a day over its 120 year life. Beyond this, we aim to develop, construct and operate a fleet of tidal lagoons to meet up to 8% of UK electricity demand.







## Development approach

Our approach to these flagship developments is to ensure that all component parts of the project are proven elsewhere in the world, thereby minimising technology risks. The developments comprise a standard UK breakwater structure and a series of hydro turbines that have been reliably operating over the last 50 years at energy generation sites around the world.

Our high standards also extend to the people we work with. We have brought together a consortium of leading design, manufacture and construction partners to facilitate a robust design process and to ensure our combined capability for the delivery of tidal lagoons is second to none.

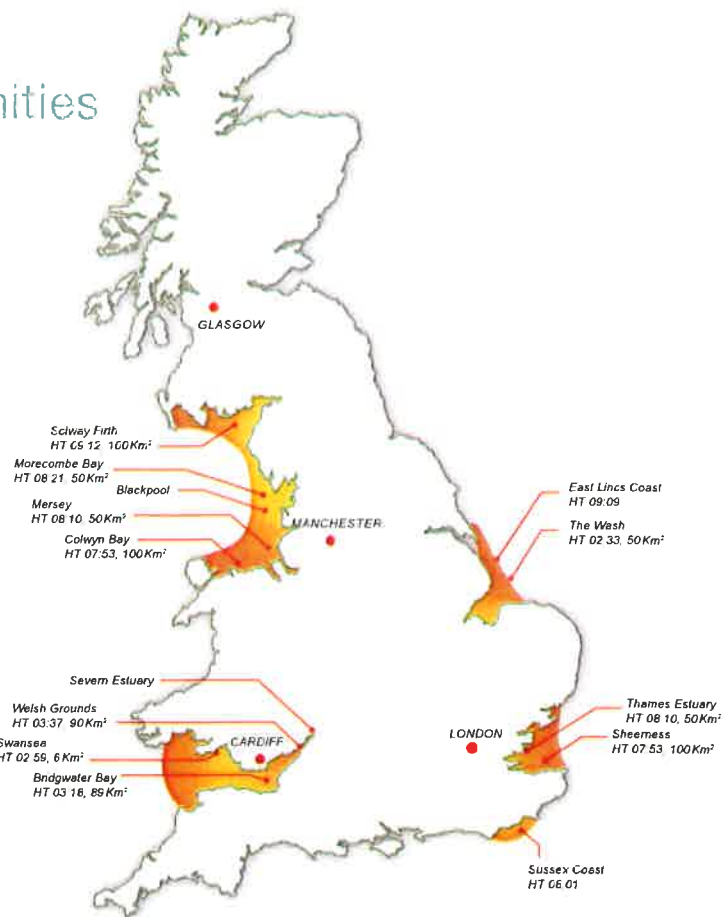
## Environmental impact

We recognise that any major coastal development will have an effect on its environment. We work closely with regulators and local stakeholders to identify and understand these impacts; we commission independent experts to conduct impact assessments; and then we refine our design and construction to minimise and mitigate the impacts, and to maximise environmental benefits. All of this work is consulted upon and published at appropriate times through the development process in a transparent and accessible way. Details of all consultation will be widely publicised and we hope you will take part.

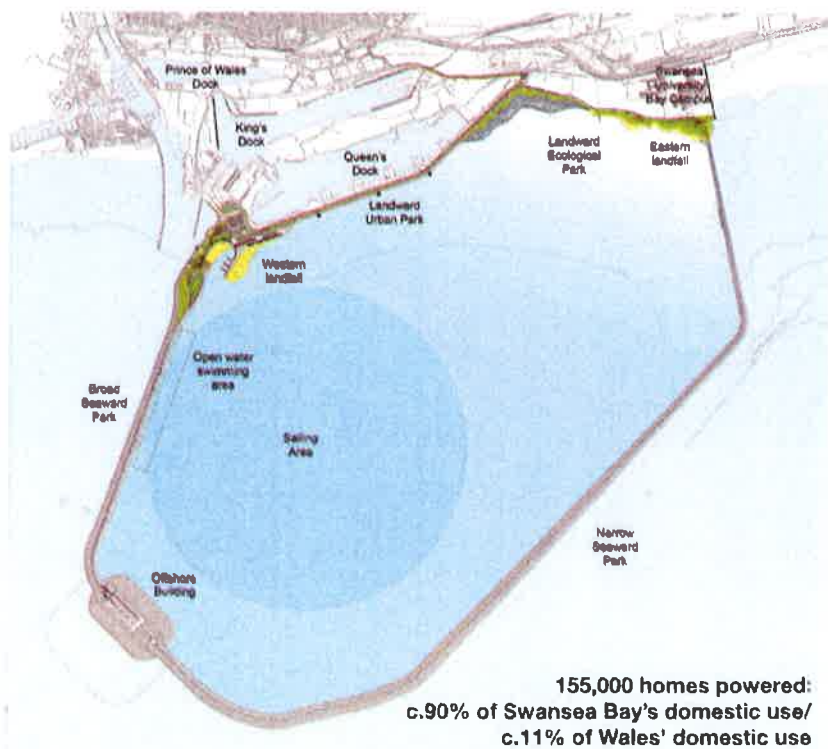


## UK tidal energy opportunities

- An island nation with largely untapped marine energy resource
  - The best in Europe
- Tidal lagoons require:
  - Shallow water
  - Large tidal range
- The difference in high tide times around the UK creates potential to produce 24-hour renewable energy from a network of lagoons
- An essential part of the energy mix and a new exportable industry



## A snapshot of Tidal Lagoon Swansea Bay



- Large marine barrier with one ingress/egress
- Bidirectional turbines enabling generation on the ebb and flood tides
- Total power depends on:
  1. the tidal "head"; and
  2. surface area of the lagoon (scalable)
- Takes 3.5 years to build
- Design life is 120 years
- Turbine life is 60 years
- Lagoon interior "flushes" 4 times a day
- Many positive ecological and lifestyle benefits
- Potential coastal and flood protection

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For further information, please contact us at [info@tidallagoonpower.com](mailto:info@tidallagoonpower.com)  
 or visit our website at [www.tidallagoonpower.com](http://www.tidallagoonpower.com)



@tidallagoon



TidalLagoonSwanseaBay

SPRING 2015

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| Code | ADMINISTRATION              | Budget            | Spend to date     | Income to date | Balance to date  | Comment                                     |
|------|-----------------------------|-------------------|-------------------|----------------|------------------|---|
| 1101 | STAFF SALARIES              | 75,000.00         | 56,158.00         |                | 18,842.00        |   |
| 1102 | TAX & NATIONAL INSURANCE    | 21,000.00         | 16,878.00         |                | 4,122.00         | Monies spent under code 1101 budget         |
| 1103 | SUPERANNUATION              | 28,000.00         | 26,269.00         |                | 1,731.00         |   |
| 1104 | HANDYMAN'S COSTS            | 2,500.00          | 196.00            |                | 2,304.00         |   |
| 1108 | COURSES & EXPENSES          | 1,200.00          | 1,736.00          |                | -536.00          | Health and Safety Course for NTC Staff      |
| 1109 | WEBSITE                     | 500.00            | 608.00            |                | -108.00          |   |
| 1121 | TELEPHONE                   | 1,200.00          | 990.00            |                | 210.00           |   |
| 1122 | POSTAGE                     | 750.00            | 286.00            |                | 464.00           |   |
| 1123 | STATIONERY                  | 1,200.00          | 629.00            |                | 571.00           |   |
| 1124 | SUBSCRIPTIONS/MEMBERSHIP    | 2,200.00          | 2,312.00          |                | -112.00          |   |
| 1125 | INSURANCE                   | 5,250.00          | 5,293.00          |                | -43.00           |   |
| 1126 | TOWN TALK                   | 2,000.00          | 1,000.00          |                | 1,000.00         |   |
| 1127 | ELECTION EXPENSES           | 3,000.00          | 2,656.00          |                | 344.00           |   |
| 1128 | RECRUITMENT                 | 500.00            | 325.00            |                | 175.00           |   |
| 1130 | ADVERTISING                 | 750.00            | 488.00            |                | 262.00           |   |
| 1133 | CHAIRMAN'S EXPENSES         | 300.00            | 188.00            |                | 112.00           |   |
| 1135 | SUNDRIES                    | 220.00            | 225.00            |                | -5.00            |   |
| 1142 | PHOTOCOPYING/COMPUTER       | 3,000.00          | 1,626.00          |                | 1,374.00         |   |
| 1147 | ELLIS WHITTAM               | 2,500.00          | 2,500.00          |                | 0.00             |   |
| 1155 | PUBLIC WORKS LOAN BOARD     | 24,646.00         | 24,645.00         |                | 1.00             | Ref - 111 07775                             |
| 1156 | LEGAL COSTS                 | 2,000.00          |                   |                | 2,000.00         |   |
| 1157 | AUDIT FEE                   | 2,500.00          | 2,515.00          |                | -15.00           |   |
| 1163 | CONTINGENCY                 | 2,000.00          | 7,511.00          |                | -5,511.00        | £4,000 to NUFC, Reports on Royal Oak Garage |
| 1198 | BANK CHARGES                | 600.00            | 420.00            |                | 180.00           |   |
| 1263 | PATRONAGE/ LOCAL SOCIETIES  | 500.00            | 500.00            |                | 0.00             |   |
| 1274 | NAILSEA COMMUNITY TRUST     | 3,000.00          | 3,000.00          |                | 0.00             |   |
| 1279 | TOWN ORDERLY EXPENDITURE    | 1,500.00          | 1,630.00          |                | -130.00          |   |
| 1281 | TOWN ORDERLY                | 13,200.00         | 11,615.00         |                | 1,585.00         | includes monthly train fare                 |
| 1314 | STREET LIGHTING/MNT         | 1,700.00          | 1,302.00          |                | 398.00           |   |
| 3162 | PROVISION OF YOUTH SERVICES | 25,000.00         | 18,016.00         |                | 6,984.00         |   |
|      | <b>ADMINISTRATION</b>       | <b>227,716.00</b> | <b>191,517.00</b> | <b>0.00</b>    | <b>36,199.00</b> | <b>Page 1 of 6</b>                          |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| LEISURE FACILITIES |                                | Budget    | Spend to date | Income to date | Balance to date | Comment   |
|--------------------|--------------------------------|-----------|---------------|----------------|-----------------|---|
| 3126               | XMAS LIGHTS                    | 5,000.00  |               |                | 5,000.00        |   |
| 3127               | XMAS LIGHTS INSTALLATION       | 3,000.00  | 1,399.00      |                | 1,601.00        |   |
| 3139               | ALLOTMENTS                     | 2,000.00  | 8,127.00      | 3,761.00       | -2,366.00       | Nailsea and Dist Gardeners Assoc roof - £1,950. Wall repair £4,030. |
| 3142               | PLAY EQUIPMENT/MNT             | 7,000.00  | 2,978.00      |                | 4,022.00        |   |
| 3143               | NAILSEA IN BLOOM               | 0.00      | 4,025.00      | 5,354.00       | 1,329.00        |   |
| 3145               | ALLOTMENT COMPETITION          | 100.00    |               |                | 100.00          | TBC   |
| 3146               | DOG / LITTER BIN EMPTYING      | 6,000.00  | 4,258.00      |                | 1,742.00        |   |
| 3148               | OPEN SPACES MAINTENANCE (NSC)  | 30,000.00 | 29,900.00     |                | 100.00          |   |
| 3151               | POPPY WREATH/DONATION          | 100.00    | 50.00         |                | 50.00           |   |
| 3152               | RIDE/SWIM SCHEME               | 1,500.00  | 1,050.00      |                | 450.00          |   |
| 3154               | WOODLANDS                      | 500.00    | 1,490.00      |                | -990.00         |   |
| 3160               | GROUNDS MAINTENANCE            | 9,000.00  | 7,555.00      |                | 1,445.00        | 1st weedspray - £2,000  |
| 3238               | NTC/GROVE MAINTENANCE CONTRACT | 7,200.00  | 3,945.00      |                | 3,255.00        |   |
| 3261               | NPFA/GROUNDSMAN                | 1,200.00  |               |                | 1,200.00        |   |
| 3264               | NPFA/GENERAL MAINTENANCE       | 1,500.00  | 690.00        |                | 810.00          |   |
| LEISURE FACILITIES |                                | 74,100.00 | 65,467.00     | 9,115.00       | 17,748.00       | Page 2 of 6   |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| Code | PLANNING                            | Budget           | Spend to date    | Income to date   | Balance to date  | Comment                                |
|------|-------------------------------------|------------------|------------------|------------------|------------------|--|
| 2106 | TREE WARDENS EXPENSES               | 100.00           |                  |                  | 100.00           |  |
| 2137 | TREE & FLORAL PLANTING              | 500.00           |                  |                  | 500.00           |  |
| 2138 | HANGING BASKETS/WATERING            | 10,000.00        | 5,424.00         |                  | 4,576.00         |  |
| 2139 | PEST CONTROL                        | 300.00           |                  |                  | 300.00           |  |
| 2140 | PLANNING SERVICES                   | 0.00             | 3,332.00         |                  | -3,332.00        | Bilfinger GVA Report re: Engine Lane   |
| 2142 | BUS SHELTERS/CLEANING               | 450.00           | 1,510.00         |                  | -1,060.00        | £910 due from NSC                      |
| 2143 | CCTV RENTAL/MAINTENANCE             | 17,000.00        | 15,462.00        |                  | 1,538.00         |  |
| 2144 | CCTV MAINT/MONITORING CONTRACT      | 3,100.00         |                  |                  | 3,100.00         |  |
| 2145 | GLASSWORKS MAINTENANCE              | 1,000.00         |                  |                  | 1,000.00         |  |
| 2146 | GLASSWORKS/HERITAGE                 | 10,000.00        | 15,316.00        |                  | -5,316.00        | Balance of funds in Specified Reserve. |
| 2147 | GARDEN OF REST/BURIAL SITE          | 200.00           |                  |                  | 200.00           |  |
| 2150 | TOWN CENTRE IMPROVEMENTS            | 5,000.00         | 6,313.00         |                  | -1,313.00        | Town Rebrand Visits/Design             |
| 2151 | PROW MAINTENANCE                    | 4,000.00         |                  |                  | 4,000.00         |  |
| 2154 | CAR PARKS/BRITANNIA PARKING         | 7,139.00         |                  |                  | 7,139.00         |  |
| 2158 | FARMERS MARKET                      | 0.00             | 5,615.00         | 9,748.00         | 4,133.00         |  |
| 2159 | FARMERS MARKET ORGANISER            | 6,500.00         | 6,071.00         |                  | 429.00           |  |
| 2160 | COMMUNITY MARKET                    | 0.00             | 836.00           | 311.00           | -525.00          |  |
|      | <b>PLANNING &amp; ENVIRONMENTAL</b> | <b>65,289.00</b> | <b>59,879.00</b> | <b>10,059.00</b> | <b>15,469.00</b> |  |
|      |                                     |                  |                  |                  |                  | Page 3 of 6                            |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| Code | TITHE BARN               | Budget           | Spend to date    | Income to date | Balance to date  | Comment   |
|------|--------------------------|------------------|------------------|----------------|------------------|---|
| 5101 | CARETAKERS               | 10,000.00        | 11,973.00        |                | -1,973.00        |   |
| 5102 | EVENTS CO-ORDINATOR      | 9,500.00         | 8,071.00         |                | 1,429.00         |   |
| 5103 | RATES & WATER RATES      | 3,000.00         | 738.00           |                | 2,262.00         | No rates to pay 2015-16   |
| 5104 | ELECTRICITY              | 3,000.00         | 1,901.00         |                | 1,099.00         |   |
| 5105 | CLEANING/SUPPLIES        | 7,500.00         | 4,550.00         |                | 2,950.00         |   |
| 5106 | REFUSE DISPOSAL          | 500.00           | 270.00           |                | 230.00           |   |
| 5107 | SUNDRY EXPENSES          | 1,500.00         | 2,324.00         |                | -824.00          | Six folding tables. Installation of router. Store Room radiator.  |
| 5108 | MAINTENANCE              | 1,500.00         | 1,131.00         |                | 369.00           | Dishwasher repair   |
| 5109 | GAS (N POWER)            | 3,000.00         | 1,029.00         |                | 1,971.00         |   |
| 5110 | ANNUAL PREMISES LICENCE  | 1,000.00         | 561.00           |                | 439.00           |   |
| 5111 | LAUNDRY                  | 150.00           | 393.00           |                | -243.00          |   |
| 5114 | ANNUAL MAINTENANCE COSTS | 2,500.00         | 1,299.00         |                | 1,201.00         |   |
| 5115 | REPAIRS                  | 3,000.00         | 1,902.00         |                | 1,098.00         |   |
| 5116 | FIRE AND SECURITY        | 1,500.00         | 709.00           |                | 791.00           |   |
|      | <b>TITHE BARN</b>        | <b>47,650.00</b> | <b>36,851.00</b> | <b>0.00</b>    | <b>10,799.00</b> | This is not an accurate P&L figure, which includes other costs relating to the Barn. Refer to P&L A/C for the complete figures. |
|      |                          |                  |                  |                |                  | Page 4 of 6   |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| GRANTS |                                 | Budget    | Spend to date | Balance to date | Comment                        |
|--------|---------------------------------|-----------|---------------|-----------------|--------------------------------|
| Code   |                                 |           |               |                 |                                |
| 1233   | NORTH SOMERSET C.A.B.           | 8,600.00  | 8,600.00      | 0.00            |                                |
| 1234   | COMMUNITY TRANSPORT             | 11,000.00 | 11,000.00     | 0.00            |                                |
| 1235   | PHOENIX FRIENDSHIP CLUB         | 350.00    | 350.00        | 0.00            |                                |
| 1238   | YOUNG PERSONS COMMUNITY AWAF    | 0.00      | 0.00          | 0.00            |                                |
| 1240   | COMMUNITY AWARD                 | 300.00    | 300.00        | 0.00            |                                |
| 1241   | VISION NORTH SOMERSET           | 292.00    | 292.00        | 0.00            |                                |
| 1265   | VICTIM SUPPORT AVONVALE         | 200.00    | 200.00        | 0.00            |                                |
| 1266   | AGE UK SOMERSET                 | 600.00    | 600.00        | 0.00            |                                |
| 1267   | PARKINSON'S UK N WEST SOMERSET  | 750.00    | 750.00        | 0.00            |                                |
| 1268   | WELLSRING COUNSELLING           | 1,500.00  | 1,500.00      | 0.00            |                                |
| 1270   | NAILSEA/BWELL DIABETES GROUP    | 0.00      | 0.00          | 0.00            |                                |
| 1275   | NAILSEA DISABILITY INITIATIVE   | 8,000.00  | 8,000.00      | 0.00            |                                |
| 1276   | COMMUNITY DRUG MISUSE FORUM     | 550.00    | 550.00        | 0.00            |                                |
| 1278   | WEST of ENGLAND M S THERAPY CEN | 350.00    | 350.00        | 0.00            |                                |
| 1280   | NEAT                            | 120.00    | 120.00        | 0.00            |                                |
| 3121   | WOODLAND TRUST - SUBS           | 42.00     |               | 42.00           |                                |
| 3122   | C P R E - SUBS (£30)            | 36.00     |               | 36.00           |                                |
| 3123   | AVON WILDLIFE TRUST + SUBS      | 48.00     |               | 48.00           |                                |
| 3124   | FRIENDS OF STOCKWAY NATURE RE   | 215.00    |               | 215.00          | Insurance figure to be advised |
| 3125   | N&DISTRICT PROSTATE SUPPORT GF  | 150.00    | 150.00        | 0.00            |                                |
| 3128   | NAILSEA FESTIVAL OF MUSIC       | 1,000.00  | 1,000.00      | 0.00            |                                |
| 3129   | WRVS NAILSEA DAYCARE            | 1,000.00  | 1,000.00      | 0.00            |                                |
| 3130   | N'SEA METHODIST LUNCH CLUB      | 750.00    | 750.00        | 0.00            |                                |
| 3131   | FRIENDS TRENDLEWOOD PARK        | 500.00    | 500.00        | 0.00            | Page 5 of 6                    |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| Code               | GRANTS cont.                  | Budget   |           | Balance to date | Comment |
|--------------------|-------------------------------|----------|-----------|-----------------|---------|
| 3132               | NAILSEA CONCERT ORCHESTRA     | 150.00   | 150.00    | 0.00            |         |
| 3133               | MENCAP -COOL SUMMER CLUB      | 250.00   | 250.00    | 0.00            |         |
| 3134               | TRENDEWOOD COMMUNITY FESTIV   | 1,000.00 | 1,000.00  | 0.00            |         |
| 3135               | 2ND NAILSEA SCOUTS-MAYFAIR    | 550.00   | 550.00    | 0.00            |         |
| 3135               | 2ND NAILSEA SCOUTS            | 500.00   | 500.00    | 0.00            |         |
| 3136               | N'SEA SKATEBOARDING CONTEST   | 600.00   | 600.00    | 0.00            |         |
| 3137               | CROSSROADS (CARING FOR CARERS | 200.00   | 200.00    | 0.00            |         |
| 3140               | NORTH SOMERSET MENCAP         | 500.00   | 500.00    | 0.00            |         |
| 3153               | NAILSEA THEATRE CLUB          | 500.00   | 500.00    | 0.00            |         |
| 3158               | ROYAL BRITISH LEGION          | 70.00    | 70.00     | 0.00            |         |
| 3159               | NJFC - GREENFIELD CRESCENT    | 1,000.00 | 1,000.00  | 0.00            |         |
| 3163               | BEDFORD PERFORMERS            | 150.00   | 150.00    | 0.00            |         |
| 3164               | 1ST NAILSEA SCOUTS - CARNIVAL | 750.00   | 750.00    | 0.00            |         |
| 3165               | VITALISE                      | 346.00   | 346.00    | 0.00            |         |
| 3166               | ST PETER'S HOSPICE            | 600.00   | 600.00    | 0.00            |         |
| 3167               | NAILSEA SUMMER PLAYScheme     | 3,500.00 | 3,500.00  | 0.00            |         |
| 3168               | TRANSITION TOWN NAILSEA       | 250.00   | 250.00    | 0.00            |         |
| 3169               | NORTH SOMERSET ARTS           | 2,000.00 | 2,000.00  | 0.00            |         |
| 3170               | GREAT WESTERN AIR AMBULANCE   | 600.00   | 600.00    | 0.00            |         |
| 3171               | N'SEA SENTENASHI KARATE CLUB  | 500.00   | 500.00    | 0.00            |         |
| 3174               | NAILSEA CRICKET CLUB          | 1,000.00 | 1,000.00  | 0.00            |         |
| SUB-TOTAL (GRANTS) |                               |          | 51,369.00 | 51,028.00       | 341.00  |



# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| NAILSEA TOWN COUNCIL |                            |                |               |                |                 |   |
|----------------------|----------------------------|----------------|---------------|----------------|-----------------|---|
| FINANCIAL SUMMARY    |                            |                |               |                |                 |   |
| % OF TOTAL           | TOTAL BUDGETED EXPENDITURE | Revenue Budget | Spend to date | Income to date | Balance to date | Comment                                     |
| 48.9%                | ADMINISTRATION             | 227,716.00     | 191,517.00    | 0.00           | 36,199.00       | from statement of income and expenditure p1 |
| 15.9%                | LEISURE FACILITIES         | 74,100.00      | 65,467.00     | 9,115.00       | 17,748.00       | from statement of income and expenditure p2 |
| 14.0%                | PLANNING AND ENVIRONMENTAL | 65,289.00      | 59,879.00     | 10,059.00      | 15,469.00       | from statement of income and expenditure p3 |
| 10.2%                | TITHE BARN                 | 47,650.00      | 36,851.00     | 0.00           | 10,799.00       | from statement of income and expenditure p4 |
| 11.0%                | GRANTS                     | 51,369.00      | 51,028.00     | 0.00           | 341.00          | from statement of income and expenditure p6 |
| 100%                 |                            | 466,124.00     | 404,742.00    | 19,174.00      | 80,556.00       |   |
| Page 1 of 4          |                            |                |               |                |                 |   |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| OTHER INCOME |                           | Budget income | Total to date | Balance remaining |
|--------------|---------------------------|---------------|---------------|-------------------|
| 1176         | PRECEPT                   | 457,606.00    | 457,606.00    | 0.00              |
| 1178         | NORTH SOMERSET RATE GRANT | 24,189.17     | 24,189.17     | 0.00              |
| 1184         | TC SUNDRIES               | 200.00        | 1,712.00      | 1,512.00          |
| 1196         | INTEREST                  | 1,000.00      | 607.90        | -392.10           |
| 2176         | CAR PARKS                 | 4,000.00      | 0.00          | -4,000.00         |
| 2182         | COMMUNITY MARKET          | 2,352.00      | 359.00        | -1,993.00         |
| 2186         | GARDEN OF REST            | 1,000.00      | 0.00          | -1,000.00         |
| 3183         | GRASS KEEP                | 726.00        | 726.00        | 0.00              |
| 3184         | ALLOTMENTS                | 2,000.00      | 3,747.00      | 1,747.00          |
| 5187         | TITHE BARN HIRE           | 40,000.00     | 64,076.00     | 24,076.00         |
| 5188         | TITHE BARN SUNDRY INCOME  | 100.00        | 404.00        | 304.00            |
| TOTAL        |                           | 533,173.17    | 0.00          | 20,253.90         |

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2015-16

| NAILSEA TOWN COUNCIL 2015-2016 |                                | 2015-16           | 2016-17          | 2017-18          | 2018-19          |   |
|--------------------------------|--------------------------------|-------------------|------------------|------------------|------------------|---|
| <b>MAJOR SPECIFIED ITEMS</b>   |                                |                   |                  |                  |                  |   |
| 3157                           | BACKWELL LAKE - PATH           | 2,017.00          | 0.00             |                  |                  |   |
|                                | CAR PARKS                      | 50,000.00         | 50,000.00        |                  |                  |   |
|                                | CCTV REPLACEMENT               | 0.00              |                  |                  |                  |   |
|                                | GLASSWORKS INFILLING           | 11,446.82         |                  |                  |                  | balance of funds allocated in previous 2 years £40k.  |
|                                | MIDDLE ENGINE PIT              | 10,000.00         |                  |                  |                  |   |
|                                | PLAY EQUIPMENT                 | 13,000.00         | 18,000.00        | 30,000.00        | 42,000.00        | £5k pa precepted for capital fund. £12k from 2016-17.                                       |
|                                | SKATEPARK PROJECT              | 52,500.00         |                  |                  |                  |   |
| 3116                           | TITHE BARN CAPITAL FUND        | 14,824.60         |                  |                  |                  | capital budget produced from annual operational income.                                     |
| 2106                           | TREE WARDENS                   | 185.00            |                  |                  |                  | c/f from 2013-14  |
| <b>MAJOR CONTINGENCY ITEMS</b> |                                |                   |                  |                  |                  |   |
|                                | CAPITAL SPENDING PROJECTS      | 366,000.00        |                  |                  |                  |   |
| 1178                           | NSC GRANT RE-COUNCIL TAX REBAS | 57,466.85         |                  |                  |                  | balancing figure keeping General Reserves at 4 months.<br>received for 2013-14 and 2014-15. |
|                                | STREET FURNITURE AND SIGNAGE   | 0.00              |                  |                  |                  | potential spend if a lease is taken on the car parks.                                       |
| <b>MINOR ITEMS</b>             |                                |                   |                  |                  |                  |   |
| 2152                           | NAILSEA AGAINST PYLONS         | 5,000.00          |                  |                  |                  | FGP min G58/13  |
|                                | WINTER MEASURES                | 2,000.00          |                  |                  |                  |   |
| 3162                           | YOUTH HOUSE                    | 4,650.00          |                  |                  |                  | NSC Enabling Fund grant 2012-13   |
| <b>RESTRICTED FUNDS</b>        |                                |                   |                  |                  |                  |   |
| 560                            | RECEIPTS IN ADVANCE 16/17      | 3,875.00          |                  |                  |                  |   |
| 561                            | RECEIPTS IN ADVANCE 17/18      |                   |                  |                  |                  |   |
| 3181                           | YOUNG PERSONS GRANT            | 8,355.24          |                  |                  |                  | Funds held on behalf of Youth House £8355.24 c/f April 2015                                 |
|                                | SKATEBOARD PARK                | 510.25            |                  |                  |                  |   |
|                                |                                | <b>601,830.76</b> | <b>68,000.00</b> | <b>30,000.00</b> | <b>42,000.00</b> |   |

## CASH AND RESERVES SUMMARY

### CURRENT CASH

|                                      |            |
|--------------------------------------|------------|
| investment account to end January 16 | 159,492.29 |
| current and deposit a/c cash         | 653,828.82 |
| high interest deposit bond           | 0.00       |

**Total 813,321.11**

### RECEIPTS IN ADVANCE

|  |                 |
|--|-----------------|
| Tithe Barn receipts in advance 2016-17 | 3,875.00        |
| Tithe Barn receipts in advance 2017-18 | 0.00            |
|  | <b>3,875.00</b> |

### REMAINING BUDGETED EXPENDITURE FOR THE YEAR

|                              |                   |                               |
|------------------------------|-------------------|-------------------------------|
| Remaining Budget Expenditure | 80,556.00         | Financial Summary report p.1  |
| Specified Reserves           | 601,830.76        | Financial Summary report p.3. |
| <b>Total</b>                 | <b>682,386.76</b> |                               |

### PREDICTED CASH BALANCE AT 31.03.16

|  |            |  |
|--|------------|--|
| Projected cash at year end             | 130,934.35 | i.e. Current Cash - Remaining Budget Expenditure to Year End |
| Predicted under/over spend at 31.03.16 | 0.00       |  |
| Predicted income to 31.03.16           | 20,253.90  | Financial Summary report p2.                                 |
| VAT to be reclaimed                    | 4,516.16   |  |

**Total 155,704.41**

### GENERAL RESERVE

**155,704.41**

General Reserve as proportion of annual spend

4.0

MONTH/S

Page 4 of 4

At : 10:37 AM

## CURRENT ACCOUNT

## List of Payments made between 10/12/2015 and 10/02/2016

| Date Paid  | Payee Name                   | Cheque Ref | Amount Paid | Authorized Ref    | Transaction Detail             |
|------------|------------------------------|------------|-------------|-------------------|--------------------------------|
| 11/12/2015 | AD AND GL PROVIS             | BP334      | 31.49       |                   | EXPENSES                       |
| 14/12/2015 | PETTY CASH                   | 100850     | 200.20      |                   | PETTY CASH EXPENDITURE         |
| 16/12/2015 | PENNEE PAIGE                 | BP335      | 63.00       |                   | REIMBURSEMENT FOR STAMPS       |
| 16/12/2015 | MAT FIRE SYSTEMS LTD         | BP336      | 150.00      |                   | FIRE/INTRUDER ALARM MAINT      |
| 17/12/2015 | NORTH SOMERSET COUNCIL       | 100849     | 60.00       |                   | NON COMMERCIAL LOTTERY LICENCE |
| 18/12/2015 | KENT COUNTY COUNCIL          | BP337      | 357.60      |                   | COPIER RENTAL JAN-APRIL 2016   |
| 18/12/2015 | AD AND GL PROVIS             | BP338      | 13.00       |                   | SPARKLING WINE FOR CLIFF/ADAM  |
| 18/12/2015 | EMMA HERRIOT                 | BP339      | 17.27       |                   | REFRESHMENTS FOR MEETING       |
| 18/12/2015 | ADROIT PRINT                 | BP340      | 78.00       |                   | SKATE PARK RAFFLE TICKETS      |
| 20/12/2015 | BEAVER CLEANING SERVICES     | BP341      | 379.03      |                   | CLEANING - NOVEMBER            |
| 21/12/2015 | FRIENDS LIFE                 | DD         | 600.00      |                   | AVC SUE WALKER                 |
| 21/12/2015 | MRS S WALKER                 | BP342      | 14.70       |                   | MILEAGE AND PARKING FOR COURSE |
| 21/12/2015 | STREETS AND OPEN SPACES      | VISA       | 55.00       |                   | PLANNING FEE                   |
| 21/12/2015 | hsbc                         | DR         | 46.51       |                   | MONTHLY CHARGES                |
| 22/12/2015 | NTC STAFF                    | BP343      | 9,471.74    |                   | STAFF SALARIES - DECEMBER      |
| 23/12/2015 | MRS E CAPLE                  | BP344      | 100.00      |                   | REFUND OF HIRE OVERPAYMENT     |
| 23/12/2015 | MRS LORNA MCGWYER            | BP3345     | 142.00      | } CODING<br>ERROR | REFUND OF HIRE FEE             |
| 23/12/2015 | MRS LORNA MCGWYER            | BP3345     | -142.00     |                   | REFUND OF HIRE FEE             |
| 23/12/2015 | MRS LORNA MCGWYER            | BP345      | 142.00      |                   | REFUND OF HIRE FEE             |
| 23/12/2015 | GB SPORT & LEISURE UK LTD    | BP346      | 204.90      |                   | WORK AT HANNAH MORE PARK       |
| 23/12/2015 | VALUATION OFFICE AGENCY      | BP347      | 2,760.00    |                   | REPORT ON 41 HIGH STREET       |
| 23/12/2015 | BLAKEDOWN LANDSCAPES         | BP348      | 1,939.62    |                   | WORK AT GLASSWORKS SITE        |
| 23/12/2015 | THE PATIENTS ASSOCIATION     | BP349      | 157.50      |                   | NAILSEA PLACE PROJECT MEETINGS |
| 23/12/2015 | SSE CONTRACTING              | BP350      | 43.27       |                   | LIGHTING MAINT 3RD QUARTER     |
| 29/12/2015 | SOUTHERN ELECTRIC            | DD         | 278.78      |                   | ELECTRICITY FOR NTB            |
| 29/12/2015 | VIRIDOR WASTE MANAGEMENT     | DD         | 29.40       |                   | EUROBIN EMPTYING NTB           |
| 31/12/2015 | BESLEY FRUITS                | SO         | 78.00       |                   | CANOPY STORAGE                 |
| 04/01/2016 | BELL COMMUNICATIONS          | DD         | 130.15      |                   | NTB PHONES DECEMBER            |
| 05/01/2016 | BATH AND NE SOMERSET         | BP351      | 3,038.77    |                   | NTC STAFF PENSIONS             |
| 05/01/2016 | HMRC SHIPLEY                 | BP352      | 2,282.20    |                   | NTB STAFF TAX AND NI           |
| 06/01/2016 | HOMEBASE                     | VISA       | 47.95       |                   | PAINT FOR BARN                 |
| 06/01/2016 | ST JOHN AMBULANCE            | VISA       | 32.71       |                   | SUPPLIES FOR FIRST AID BOXES   |
| 06/01/2016 | NORTH SOMERSET COUNCIL       | BP353      | 2,656.19    |                   | ELECTION EXPENSES MAY 2015     |
| 06/01/2016 | LANDSCAPE SERVICES           | BP354      | 160.20      |                   | GROUNDWORKS GOR/VILLAGE GREEN  |
| 06/01/2016 | NAILSEA AND DIST COMM TRANSP | BP355      | 75.00       |                   | RIDE/SWIM TRANSPORT DECEMBER   |
| 06/01/2016 | ARCHANT                      | BP356      | 194.94      | } CODING<br>ERROR | NTC ADVERT                     |
| 06/01/2016 | ARCHANT                      | BP356      | -194.94     |                   | JOB ADVERT CODING ERROR        |
| 06/01/2016 | ARCHANT                      | BP356      | 194.94      |                   | JOB ADVERT                     |
| 07/01/2016 | TESCO MOBILE                 | VISA       | 10.00       |                   | TOP-UP PHONE T/O               |
| 08/01/2016 | SOMERSET FARMERS MARKET      | BP357      | 81.00       |                   | CANOPY RENTAL - NAILSEA        |
| 11/01/2016 | PUBLIC WORKS LOAN BOARD      | DD         | 12,322.57   |                   | LOAN PAYMENT JANUARY 2016      |
| 11/01/2016 | FOREST OF AVON TRUST         | SO         | 10.00       |                   | MONTHLY SUBSCRIPTION           |
| 11/01/2016 | BESLEY FRUITS                | BP358      | 361.00      |                   | HIRE OF CANOPIES DEC MARKET    |
| 11/01/2016 | SOMERSET WOOD RECYCLING      | BP359      | 408.00      |                   | REPAIR OF BENCHES HM PARK      |
| 11/01/2016 | LANDSCAPE SERVICES           | BP360      | 108.00      |                   | HEDGE CUTTING AT W/R ALLOTS    |
| 11/01/2016 | PROMOTIONAL PEAKS            | BP361      | 57.55       |                   | POLOSHIRTS FOR EVENTS          |
| 11/01/2016 | SOVEREIGN DOOR SUPERVISION   | BP362      | 156.00      |                   | DOOR SECURITY 31 DECEMBER      |

Continued on Page 2

At : 10:37 AM

## CURRENT ACCOUNT

## List of Payments made between 10/12/2015 and 10/02/2016

| <u>Date Paid</u> | <u>Payee Name</u>           | <u>Cheque Ref</u> | <u>Amount Paid</u> | <u>Authorized Ref</u> | <u>Transaction Detail</u>      |
|------------------|-----------------------------|-------------------|--------------------|-----------------------|--------------------------------|
| 11/01/2016       | LANDSCAPE SERVICES          | BP363             | 192.00             |                       | HEDGE CUTTING AT THE GROVE     |
| 11/01/2016       | BEAVER CLEANING SERVICES    | BP364             | 327.65             |                       | NTB CLEANING DECEMBER          |
| 13/01/2016       | BIN-IT DOG WASTE SOLUTIONS  | BP365             | 620.86             |                       | WASTE BIN EMPTYING SEPT 15     |
| 13/01/2016       | BIN-IT DOG WASTE SOLUTIONS  | BP366             | 620.86             |                       | WASTE BINS DECEMBER            |
| 15/01/2016       | PACE ELECTRICAL             | BP367             | 1,620.00           |                       | XMAS LIGHTS INSTALLATION       |
| 15/01/2016       | CHRISTIAN SURFERS           | BP368             | 100.40             |                       | BANNERS FOR SKATEPARK          |
| 18/01/2016       | FOREAL YOUTH WORK PROVIDE   | BP369             | 2,216.00           |                       | YOUTH WORK JANUARY             |
| 18/01/2016       | SOMERSET FARMERS MARKET     | BP370             | 51.00              |                       | HIRE OF CANOPIES NAILSEA MKT   |
| 18/01/2016       | ARCHANT                     | BP371             | 180.00             |                       | MARKET ADVERT JANUARY          |
| 18/01/2016       | ARCHANT                     | BP372             | 194.94             |                       | RECRUITMENT ADVERT             |
| 18/01/2016       | JOHN BROWN HARDWARE         | BP373             | 28.18              |                       | DOOR STOPS, BULBS, PADLOCKS    |
| 18/01/2016       | TINCKNELLS                  | BP374             | 715.00             |                       | BRUSHCUTTER FOR FOTP           |
| 11/01/2016       | HSBC                        | DR                | 36.19              |                       | BANK CHARGES DECEMBER          |
| 22/01/2016       | NTC STAFF                   | BP375             | 8,079.26           |                       | SALARIES - JANUARY             |
| 22/01/2016       | A J LUFFMAN TREEWOR         | BP376             | 1,050.00           |                       | VARIOUS TREEWOR                |
| 22/01/2016       | RBS BUSINESS SOLUTIONS      | BP377             | 414.00             |                       | OMEGA SOFTWARE SUPPORT         |
| 25/01/2016       | FRIENDS LIFE                | BP379             | 600.00             |                       | AVC PAYMENT                    |
| 25/01/2016       | NPOWER BUSINESS             | DD                | 210.25             |                       | GAS FOR NTB                    |
| 25/01/2016       | SSE CONTRACTING             | DD                | 253.77             |                       | ELECTRICITY FOR NTB            |
| 25/01/2016       | NORTH SOMERSET COUNCIL      | 100851            | 720.00             |                       | RENEWAL STREET TRADING CONSENT |
| 27/01/2016       | PETTY CASH                  | 100852            | 214.26             |                       | TOP-UP OF PETTY CASH           |
| 27/01/2016       | TAILOR MADE OFFICE SUPPLIES | BP380             | 57.78              |                       | STATIONERY                     |
| 27/01/2016       | NAILSEA FENCING & GARDENS   | BP381             | 828.00             |                       | WORK AT GROVE SPORTS CTRE      |
| 29/01/2016       | VIRIDOR WASTE MANAGEMENT    | DD                | 14.70              |                       | EMPTYING EUROBIN NTB           |
| 29/01/2016       | LANDSCAPE SERVICES          | BP382             | 160.20             |                       | WORK GARD OF REST/VILLAGE GN   |
| 29/01/2016       | BESLEY FRUITS               | BP383             | 270.00             |                       | CANOPIES FOR NAILSEA MARKET    |
| 29/01/2016       | FAIR ACCOUNT (P REYNOLDS)   | BP384             | 255.00             |                       | AUDIT SERVICES 11/15 TO 12/15  |
| 29/01/2016       | MAT FIRE SYSTEMS LTD        | BP385             | 100.00             |                       | RIDE/SWIM JANUARY 2016         |
| 29/01/2016       | ADROIT PRINT                | BP386             | 42.00              |                       | BUSINESS CARDS FOR COUNCILLORS |
| 29/01/2016       | ACORN HEALTH AND SAFETY     | BP387             | 471.60             |                       | STAFF H & S TRAINING           |

Total Payments      60,047.14

## **NAILSEA TOWN COUNCIL – PLANNING COMMITTEE 13<sup>TH</sup> JANUARY 2016**

Minutes of the Planning Committee held on Wednesday 13<sup>th</sup> January 2016 at the Tithe Barn, Church Lane, Nailsea at 7.30pm.

**PRESENT:** Cllr Phillips in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Lees, Cllr Middleton, Cllr Packham, Cllr Petford, Cllr J Tonkin, Cllr Wilson and the Clerk.



**P01/16** **APOLOGIES** were received and accepted from Cllr Jameel and the Assistant Clerk.

### **P02/16** **DECLARATION OF INTEREST**

Cllr Barber did not make a declaration of interest but made a statement that she would not be voting on any of the planning applications as she did not wish to prejudge them prior to their consideration at North Somerset Council.

Cllr Tonkin declared that whilst he would vote on the applications submitted to the committee, as a District Councillor he reserved the right to change his mind at District level, should any application change after the consultation period.

Cllr Tonkin declared a prejudicial interest in application 2808/15 as a neighbour of the applicant works for the landlord of his commercial premises.

Cllr Tonkin declared a personal interest on application 2727/15 as he is a consultee because the application is adjacent to his commercial premises.

**P03/16** **MINUTES** of the meeting of the Committee held on 9 December were signed as a true record.

### **H04/16** **PLANNING**

#### **1. Consideration of Planning Applications**

**Planning application 2851/15 Stockway South, Nailsea Police Station.**

The meeting closed at 7.33pm.

The Chairman read out two letters of objection, from Mr Alan Plumpton and Mr and Mrs Spellissy.

The objections from Mr and Mrs Spellissy were overdevelopment of the site, loss of privacy from the south facing windows and balconies and loss of light.

Mr Plumpton, who was in attendance at the meeting, made the following objections in his letter:

1. Residents who share a boundary with the Police Station have not received the statutory notification from North Somerset Council and no public notices have been displayed.
2. More time should be allocated to enable residents to examine the detailed plans.
3. The developer's submission to North Somerset Council on 23 December was a deliberate attempt to minimise objections by using the cover of Christmas celebrations to divert residents' attention away from the project. In the circumstances, a 14 day extension for submissions does not seem an unreasonable request.
4. The building at four storeys is too high for a residential area and would be the only four storey apartment building in Nailsea. The justification by the developer for this is

based on the premise that anything that falls below a line drawn from the top of the Sion Centre to the apex of his roof is acceptable. As the Sion Centre is a four storey office block and part of the town centre complex, such a theory is total nonsense, particularly when the new building lies within a residential area.

5. The building should be limited to three storeys which should include the lift motor rooms shown above the fourth floor roof on the submitted drawings.
6. Balconies on the South and West side of the development will overlook Hillcrest Road residents' gardens and bedroom windows which will be an invasion of their privacy.
7. Compared to Pegasus Court and the new Churchill retirement home complex, now under construction, the architect is appalling. Being situated on what is probably the busiest road into Nailsea, a far more aesthetically pleasing building should be a priority.

The Chairman introduced Mr Phillip Fawker-Corbett from Stride Treglow, the architects representing McCarthy and Stone.

Mr Corbett said that the site is a 'stepping stone' from a commercial part of the town to residential. The orientation of the building 'repeats' that of the commercial building. The structure varies from two to four storeys and 'tiers down' from the road-side entrance to the rear. The workshop areas in the existing police station site will be replaced by a 'calming' garden area. The front elevations include three colour tones. The balconies at the front have glass panels and those at the rear have metal rails.

The access from the properties in Hillcrest Road has been retained and the electrical sub-station has been relocated following discussion with residents.

Cllr Tonkin asked why the building has a flat roof. Mr Corbett said that this design 'lives with' the existing commercial properties, and that it would give a contemporary feel.

In response to a question from Cllr Petford, Mr Corbett said that the balconies are 1.5m deep, allowing for a table and two chairs.

Cllr Wilson said that flat roofs are known to have more problems than pitched roofs. Mr Corbett said that McCarthy and Stone have a vested interest in a high quality build.

Cllr Phillips asked what the footprint of the proposed structure was in relation to the police station building. Mr Corbett said he did not have this information to hand but would get it and report back.

Mr Plumpton asked why there are open balustrades on the balconies overlooking houses, when opaque glass is being used on the balconies at the front. He said that a promise had been made by McCarthy and Stone to review this matter, but this had not happened. He reiterated his complaint that the consultation period was too short as the application had been published just before Christmas. He said that he had still not received any notification from North Somerset Council regarding the application.

Mr Corbett said that given what Mr Plumpton had described a delay in the consultation period did not seem unreasonable, but he would need to refer this to his client, McCarthy and Stone.

Mr Plumpton said that his major objections are to the height of the building and that it is unreasonable to mirror the height of the Sion building. Mr Corbett said that the development



site is in a depression, with the building reducing to 2-3 storeys adjacent to Hillcrest Road.

Cllr Bird said he thought the proposed building is twice the footprint and twice the height of the police station.

Cllr Hunt said that although it is unacceptable if affected residents have not been notified about the application residents and councillors have been invited to consultation and the proposals have been in the public domain for some time.

Mr Plumpton expressed his thanks to McCarthy and Stone for resolving the issue of access from properties on Hillcrest Road to Stockway South.

Cllr Lees said he thought the site is a good one for a retirement development, but he did not like the proposed design. He said the design of the existing commercial building in the town centre is not attractive, so he disagreed with building a new structure that 'mirrors' the existing. In his opinion the flat roof has been designed to allow for a four rather than three storey building.

Cllr Bird said this is a prime town centre location and that another home for older people is an inappropriate use of the site. He also described the proposed building as 'huge'.

Cllr Tonkin said that a pitched roof with dormers could have been used.

Cllr Petford said that a building this large would be a big change for affected residents to come to terms with.

Cllr Middleton said this is a brownfield site and he was happy with apartments whether for young or old people. He said he accepted the design principle that the building was a stage between commercial and residential. The aesthetics of the building are not a planning issue if it is in keeping with its setting.

Cllr Wilson said he thought the location was good for older people, but the design was 'brutal'.

Cllr Barber said that she would talk to the planning officer regarding sustainability issues such as drainage, the use of 'grey' water and solar power.

Cllr Packham said it was unacceptable that residents have not received notification of the application, but McCarthy and Stone have consulted on the proposal. He said he had no problems with the design, but would have preferred it to be more modern. He said he did not have a problem with the flat roof, and that the building is set back some distance from the houses. He wondered whether more trees would soften the impact of the building for the nearby residents.

Cllr Phillips said he accepted the existing low density usage of the site would not be viable for a commercial development but that the proposed building is too large for the site. He would prefer a development of a maximum of three storeys.

Cllr Packham said the application could be considered in full when the current phase of the planning process starts correctly, namely that affected residents are formally notified.

The meeting re-convened at 8.25pm

It was proposed by Cllr Tonkin and seconded by Cllr Wilson.

**RESOLVED:** to agree to defer consideration of application 2851/15 until the next meeting of the Planning Committee, subject to approval by North Somerset Council to extend the consultation period.

The vote was 11 in favour and 1 abstention.

**Planning application 2722/15 9 Meadway Avenue.**

The motion to recommend accept subject to checking the suitability of the drainage system was proposed by Cllr Middleton and seconded by Cllr Packham.

The vote was 11 in favour and one abstention.

**Planning application 2727/15 15 Clevedon Road.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Lees. The vote was 10 in favour and two abstentions.

**Planning application 2740/15 Ivanhoe, Lodge Lane.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Lees. The vote was eleven in favour and one abstention.

**Planning application 2755/15 Sunnyvale, Lodge Lane.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Lees. The vote was eleven in favour and one abstention.

**Planning application 2808/15 15 St Marys Grove.**

Cllr Tonkin left the meeting at 8.37pm.

The motion to recommend accept was proposed by Cllr Lees and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

Cllr Tonkin returned to the meeting at 8.39pm.

**Planning application 2661/15 70 Southfield Road.** The motion to recommend accept was proposed by Cllr Lees and seconded by Cllr Tonkin. The vote was unanimous.

**Planning application 2826/15 Land to the West of Engine Lane and Netherton Wood Lane.** Members noted the information.

**Planning application 2845/15 various town centre locations.** As the Town Council is the application members agreed to make no comments.

**Planning application 2743/15 53 Westway.** Members noted the information.

**Planning application 2832/15 RLP field 3485 Youngwood Lane.** Members noted the information.

**b)CONFIRMATION OF THE REFUSAL OF A PLANNING APPLICATION 14/P/2699/F BY LIDL UK FOR THE ERECTION OF A FOODSTORE IN THE STOCK WAY SOUTH CAR PARK**

Members noted the information

**P05/16 FINANCIAL MATTERS**

**a) Statement of Income and Expenditure for the Committee to 6 January 2015**  
Noted.

**P06/16 CONSIDERATION OF THE WEST OF ENGLANDS JOINT SPATIAL PLAND AND JOINT TRANSPORT STUDY ISSUES AND OPTIONS REPORTS AND A DRAFT RESPONSE FROM THE PLANNING SUB-COMMITTEE OF 4 JANUARY 2016**

Members noted two changes to the draft response, which is attached to these minutes.

It was proposed by Cllr Tonkin and seconded by Cllr Packham.

**RESOLVED:**           **to approve the response to the West of England Joint Spatial Plan and Joint Transport Study issues and options reports.**

The vote was unanimous.

**P07/16 TO CONSIDER THE QUEEN'S 90<sup>TH</sup> BIRTHDAY BEACONS INITIATIVE ON 21 APRIL 2016**

Members agreed that it would be good to support this initiative.

It was proposed by Cllr Tonkin and seconded by Cllr Packham.

**RESOLVED:**           **to approach Holy Trinity Church with the objective of seeing whether they would light a beacon from the Church Tower as they did for the Queen's Jubilee.**

The vote was unanimous.

**P08/16 REPORTS OF WORKING PARTIES**  
**Town Centre working party, 4 December 2015**

Noted.

**P09/16 TO CONSIDER AN INVITATION TO APPLY TO ATTEND A ROYAL GARDEN PARTY ON 10 MAY 2016**

Based on the criteria that invitations are in recognition of past service by outgoing members, it was proposed by Cllr Tonkin and seconded by Cllr Middleton.

**RESOLVED:**           **to nominate former councillor Val Smith for an invitation to the Royal Garden Party on 10 May 2016.**

**P10/16 TO NOTE THAT NAILSEA AND BACKWELL RUGBY CLUB IS HOLDING A PUBLIC MEETING ON 13 JANUARY 2016 TO EXPLAIN A PLANNING APPLICATION FOR AN EXTENSION TO THE BUILDING**

The Clerk reported that a resident had called to say that the public meeting is on 20 January.

**P11/16 TO NOTE THAT WORK IS BEING UNDERTAKEN ON THE M5 NORTHBOUND BETWEEN JUNCTIONS 20 AND 19 FROM 11 JANUARY FOR APPROX 4 WEEKS**

Noted.

**P12/16    TREES AND TREE PRESERVATION ORDERS**

**a) New Tree Preservation Orders**

Members noted the information in the Clerk's Report.

**b) Application for Tree Works**

Noted.

**c) Approval for Tree Works**

Noted.

**P13/16    PUBLICATIONS**

**a) 'Streetscene' the newsletter of North Somerset Council's Streets and Open Spaces Committee, November 2015**

Cllr Barclay took this publication and agreed to pass it on to Cllr Wilson.

**P14/16    ANY OTHER BUSINESS**

None.

The meeting closed at 8.56pm

# **NAILSEA TOWN COUNCIL - PLANNING & ENVIRONMENTAL COMMITTEE MEETING 9<sup>TH</sup> DECEMBER 2015.**

A list of planning applications received from North Somerset Council for your consideration.

| TC REF NO | APPL NO | CAT  | LOCATION ROAD   | LOC NO     | APPLICANT                   | PROPOSAL  | COMMENTS  |
|-----------|---------|------|-----------------|------------|-----------------------------|---|---|
| 4599      | 2268/15 | F    | Nailsea Park    | 58         | Mr D Simmons                | Erection of a rear extension and garage and first floor roof extension following the demolition of conservatory and existing garage. (Amended plans).   | Recommend accept.   |
| 4610      | 2548    | F    | Wareham Close   | 29         | Kingfisher Developments Ltd | Erection of a detached 3no. Bedroom dwelling with the creation of a new access into Wareham Close.  | This application has been withdrawn.  |
| 4611      | 2552    | F    | Leighwood Drive | 2          | Mr and Mrs M Needham        | Two storey front extension.   | Recommend accept subject to the Highway Officer ensuring there are no problems with the visibility for the neighbouring property.   |
| 4612      | 2554    | F    | Goss Lane       | 10         | Mr and Mrs Jones            | Erection of a two storey rear extension and single storey rear and side extension following demolition of a single storey rear extension and detached garage.   | Recommend accept.   |
| 4613      | 2564/15 | EIA2 | Youngwood Lane  | Land north | Rocke Associates Ltd.       | Request for scoping opinion for an Environmental Impact Assessment for Land North of Youngwood Lane Nailsea for mixed use development for up to 450 dwellings with associated access roads and other infrastructure works, public open space and landscaping. (THIS IS NOT A PLANNING APPLICATION). | The Council would ask North Somerset Council to ensure the Environmental Impact Assessment includes the effects on biodiversity, trees, drainage, the archaeological interests and the impact on the Morgans Hill area. |
| 4614      | 2607/15 | LB   | Mayfair Avenue  | 12         | Mrs D Nicoll                | Removal of existing green house and erection of a timber summerhouse.   | This application has been withdrawn.  |
| 4615      | 2661/15 | F    | Southfield Road | 70         | Ms T Hayler                 | Erection of a single storey rear extension.   | Recommend accept.   |
| 4616      | 2671/15 | F    | Bucklands       | 15         | Dr R Martin                 | Erection of a double garage/garden room/potting shed  | Recommend accept.   |



| TC<br>REF<br>NO | APPL<br>NO | CAT | LOCATION<br>ROAD | LOC<br>NO | APPLICANT                  | PROPOSAL  | COMMENTS   |
|-----------------|------------|-----|------------------|-----------|----------------------------|---|--|
|                 |            |     | Drive            |           |                            | and adjoining porch and utility following demolition of existing garage.  |  |
| 4617            | 2672/15    | F   | Pound Lane       | Moorwinds | Mr David Long<br>c/o agent | Erection of single storey side extension to existing dwelling and subdivision of swelling into 2no dwellings.<br>Creation of a new access onto Pound Lane and associated landscaping works. | Recommend accept with the proviso that the Yew tree and stone wall are retained. |

**NAILSEA TOWN COUNCIL – PLANNING COMMITTEE 3RD  
FEBRUARY 2016**

**MINUTES** of the meeting of the Planning and Environmental Committee held on 3<sup>rd</sup> February 2016 at the Tithe Barn, Church Lane, Nailsea at 7.30pm.



**PRESENT:** Cllr Phillips in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Jameel, Cllr Middleton, Cllr Packham, Cllr Petford, Cllr J Tonkin, the Clerk and the Assistant Clerk.

**P15/16     APOLOGIES** were received and accepted from Cllr Lees and Cllr Wilson.

**P16/16     DECLARATION OF INTEREST**

Cllr Phillips declared a personal interest in planning applications 0048/16 2 Station Road, 0059/16 15 Meadway Avenue and 0143/16 Nailsea and Backwell Rugby Club as the agent for each application is known to him. He also declared a personal interest in planning application 0146/16 18 The Bramleys as the applicant and the agent are known to him.

Cllr Barber did not make a declaration of interest but made a statement that she would not be voting on any of the planning applications as she did not wish to prejudge them prior to their consideration at North Somerset Council.

Cllr Tonkin declared that whilst he would vote on the applications submitted to the committee, as a District Councillor he reserved the right to change his mind at District level, should any application change after the consultation period.

**P17/16     PLANNING MATTERS**

**a)List of Planning Applications**

**Planning application 2851/15 Nailsea Police Station, Stock Way South.**

The meeting adjourned at 7.33pm.

Mr Plumptre a resident of Hillcrest Road said the proposed building is double the footprint of the existing property with five times more floorspace. The building would be 34m from the apex of his property and only 17m from the edge of his garden and would be very overbearing. The building at four stories is too high for a residential area and would be the only four storey apartment building in Nailsea. The justification by the developer for this is based on the premise that anything that falls below a line drawn from the top of the Sion Centre to the apex of his roof is acceptable. As the Sion centre is a four storey office block and part of the town centre complex, such a theory is total nonsense, particularly when the new building lies within a residential area. The balconies on the south and west side of the development will overlook the Hillcrest Road residents' properties and will be an invasion of their privacy. Compared to Pegasus Court and the new Churchill retirement complex, now under construction, the design is appalling.

Cllr Phillips said that based on figures from the architect the footprint is 29% larger and the floorspace is three times as large.

Cllr Bird said the balconies on the rear of the property were not the same as those to front of the building which would be opaque and it was unacceptable.

Cllr Barclay said he didn't object to the intended use for the site but the design was completely out of keeping. The other new properties built in the town such as the ones at

the Four Oaks site are in keeping with other properties in the area. The height of the building in a residential area is not acceptable.

Cllr Tonkin agreed with Cllr Barclay and said the building should be no more than three stories in height with a pitched roof.

Cllr Packham said he had considered the front elevation just about acceptable but the rear elevation is bland and unacceptable. The building needed to be reduced to three floors. He said he did not object to the flat roof. Having looked through the North Somerset Council website most of the comments are in favour of this development. He agreed that the balconies at the back of the building should be the same as those to the front of the building.

Cllr Middleton said he was equivocal regarding the design as the architecture did link to Crown Glass Place. He did agree that the balconies were not acceptable and the rear of the building was featureless.

Cllr Frappell said she didn't think making the building compatible with the town centre was acceptable when it is in a residential area and she did not like the design of the building.

Cllr Petford the roof should be no higher than the existing property.

After further consideration it was proposed by Cllr Tonkin and seconded by Cllr Frappell.

**RESOLVED:** to agree to **RECOMMEND REFUSAL** on the grounds that the design of the building and the flat roof is out of character and the building is too high.

The vote was seven in favour, three against and one abstention.

**Planning application 0007/16 71 St Marys Grove.** The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Packham. The vote was nine in favour and two abstentions.

**Planning application 0023/16 Vynes Farm, Trendlewood Way.** The motion to recommend refusal was proposed by Cllr Frappell and seconded by Cllr Hunt. The vote was ten in favour and one abstention.

**Planning application 0023/16 09 Ilminster Close.** The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

**Planning application 0036/16 106 Station Road.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Hunt. The vote was ten in favour and one abstention.

**Planning application 0038/16 3 Sedgemoor Close.** The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Packham. The vote was nine in favour and two abstentions.

**Planning application 0041/16 5 Richmond Green.** The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was ten in favour



and one abstention.

**Planning application 0042/16 13 Hillcrest Close.** The motion to recommend refusal was proposed by Cllr Tonkin and seconded by Cllr Packham. The vote was nine in favour and two abstentions.

**Planning application 0048/16 2 Station Road.** Members noted this information.

**Planning application 0059/16 15 Meadway Avenue.** The motion to recommend accept was proposed by Cllr Tonkin and seconded by Cllr Frappell. The vote was nine in favour and two abstentions.

**Planning application 0060/16 21 Valley Way Road.** The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Middleton. The vote was seven in favour, one against and three abstentions.

**Planning application 0075/16 7 Quarry Way.** The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Tonkin. The vote was ten in favour and one abstention.

**Planning application 0090/16 11A Kingshill.** The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was ten in favour and one against.

**Planning application 0113/16 15 Winchcombe Close.** The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was eight in favour and three abstentions.

**Planning application 0116/16 1 Little Meadow End.** The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Packham. The vote was ten in favour and one abstention.

**Planning application 0143/16 Nailsea and Backwell Rugby Club, West End Lane.** The motion to recommend accept was proposed by Cllr Tonkin and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

**Planning application 0146/16 18 The Bramleys.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was eight in favour and three abstentions.

**Planning application 0189/16 2 Worcester Gardens.** The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Tonkin. The vote was nine in favour and two abstentions.

**Planning application 0198/16 Land at Four Gables, Netherton Wood Lane.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

**Planning application 0199/16 Land at Four Gables, Netherton Wood Lane.** The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

**Planning application 0205/16 16 Church Hayes Close.** Members noted that the configuration of the driveway would require the dropped kerb to be extended. The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was five in favour, two against and four abstentions.

**Planning application 0125/16 24 Rock Avenue.** The Clerk confirmed that this application had been withdrawn.

**Planning application 0126/16 24 Rock Avenue.** Members noted the information.

**Planning application 0046/16 Heath Farm, Fryth Way.** This information was noted by the members.

The meeting closed at 8.44pm.

## NAILSEA TOWN COUNCIL - PLANNING & ENVIRONMENTAL COMMITTEE MEETING 3 FEBRUARY 2016

A list of planning applications received from North Somerset Council for your consideration.

| TCREFNO | APPLNO  | CAT | LOCATION | ROAD             | LOCATION               | NO | APPLICANT                                     | PROPOSAL  | COMMENTS  |
|---------|---------|-----|----------|------------------|------------------------|----|---|---|---|
| 4627    | 2851/15 | F   |          | Stock Way South  | Nailsea Police Station |    | McCarthy and Stone Retirement Lifestyles Ltd. | Demolition of Police buildings and erection of part three storey / part four storey building comprising 40 no. retirement apartments (Cat II sheltered housing) with associated communal facilities and boundary wall / railings, structures, car parking, access and landscaped grounds. | Recommend refusal on the grounds that the design of the building and the flat roof is out of character and the building is too high.          |
| 4628    | 0007/16 | F   |          | St Marys Grove   | 71                     |    | Mr K Smith                                    | Single storey side extension and loft conversion to include raising the ridge. Adding roof windows and installation of rear dormer, enlargement of existing dormer window and associated external alterations.  | Recommend accept.   |
| 4629    | 0023/16 | F   |          | Trendlewood Way  | Vynes Farm             |    | Mr R Abel                                     | Detached garage and room over to replace existing garage.   | Recommend refusal on the grounds that the council agreed with the Tree Officers report that this would adversely affect the Oak Tree on site. |
| 4630    | 0035/16 | F   |          | Illminster Close | 9                      |    | Mr Jeffery                                    | Erection of a single storey rear/side extension following the demolition of the existing conservatory.  | Recommend accept.   |
| 4631    | 0036/16 | F   |          | Station Road     | 106                    |    | Mr E Smith                                    | Retrospective application for the erection of a double garage.  | Recommend accept.   |
| 4632    | 0038/16 | F   |          | Sedgemoor Close  | 3                      |    | Mr C Jones                                    | Erection of a first floor side extension and a single storey rear extension.  | Recommend accept.   |
| 4633    | 0040/16 | PDA |          | Fryth Way        | Heath Farm             |    | Mr J Hardwidge                                | Prior notification of proposed rebuild of an agricultural building.   | Noted.  |
| 4634    | 0041/16 | F   |          | Richmond Green   | 5                      |    | Mr K Fairs                                    | Erection of a new timber double gate  | Recommend accept.   |

| TCREFNO | APPLNO  | CAT | LOCATIONROAD     | LOCATIONNO | APPLICANT          | PROPOSAL   | COMMENTS   |
|---------|---------|-----|------------------|------------|--------------------|--|--|
|         |         |     |                  |            |                    | between house and garage, erection of timber decking in rear garden (600mm above garden GL, to match height of existing driveway / patio area) following the removal of existing screen fence and gate between house and garage.   |  |
| 4635    | 0042/16 | F   | Hillcrest Close  | 13         | Mr J Marchant      | Erection of single storey rear and side extensions and first floor front and rear dormers.   | The Town Council recommends refusal of the application and supports the Highway Officers comments. |
| 4636    | 0048/16 | NMA | Station Road     | 2          | Mr M Whittaker     | Application for non-material amendment to planning application 07/P/1356/F (allowed at appeal (AP/D0121/A/07/2056949); Change of use of area of open land to residential with erection of a dwelling with double garage and access off Trendlewood Way) to allow for the inclusion of approved plans within the conditions of the approved permission. | Noted.   |
| 4637    | 0059/16 | F   | Meadway Avenue   | 15         | Mr & Mrs N Summers | Proposal of a first floor side extension over the existing garage and a single storey front lounge extension under pitched roof.   | Recommend accept.  |
| 4638    | 0060/16 | F   | Valley Way Road  | 21         | Mr Simon Hatch     | Conversion of existing dwelling into 2no. One bedroom flats and erection of 2no. Two bedroom dwellings.  | Recommend accept.  |
| 4639    | 0075/16 | F   | Quarry Way       | 7          | Mr R Blackmore     | Erection of a single storey side garage.   | Recommend accept.  |
| 4640    | 0090/16 | F   | Kingshill        | 11A        | Mr D M Flintoff    | Erection of a garage incorporating a garden store/utility area and toilet.   | Recommend accept subject to the approval of the Conservation Officer.                              |
| 4641    | 0113/16 | F   | Winchcombe Close | 15         | Mrs S Leighton     | Single storey front extension and conversion of garage into living space.  | Recommend accept.  |



| TCREFNO | APPLNO  | CAT | LOCATIONROAD        | LOCATIONNO                      | APPLICANT          | PROPOSAL   | COMMENTS  |
|---------|---------|-----|---------------------|---------------------------------|--------------------|--|---|
| 4642    | 0116/16 | F   | Little Meadow End   | 1                               | Mrs L Anders       | Two storey side extension following demolition of existing single storey double garage.  | Recommend accept.   |
| 4643    | 0143/16 | F   | West End Lane       | Nailsea and Backwell Rugby Club | Mr Adrian Knighton | Erection of a single storey extension to the side elevation to include the creation of a first floor roof terrace and the erection of a conservatory to be enclosed within a 1.1m high railing. Ground floor main entrance to be relocated to the right of the existing position. External works include modifications to existing terrace/balcony to connect into the new roof terrace. | Recommend accept.   |
| 4644    | 0146/16 | F   | The Bramleys        | 18                              | Mr & Mrs M Burgess | Single storey side extension.  | Recommend accept.   |
| 4646    | 0189/16 | F   | Worcester Gardens   | 2                               | Mr Peter Baker     | Erection of a single storey rear extension and a two storey front extension.   | Recommend accept with the proviso that there is no loss of light to the neighbours property at No. 1.   |
| 4647    | 0198/16 | F   | Netherton Wood Lane | Land at Four Gables             | Mr & Mrs B Hanson  | Conversion of a barn into 1no. Residential dwelling.   | Recommend accept.   |
| 4648    | 0199/16 | LB  | Netherton Wood Lane | Land at Four Gables             | Mr & Mrs B Hanson  | Conversion of barn into residential dwelling.  | Recommend accept.   |
| 4649    | 0205/16 | F   | Church Hayes Close  | 16                              | Mr Mark Webber     | Demolition of existing garage and erection of a two storey side extension.   | Recommend accept with the proviso that this does not affect the window in the neighbouring property No. 15 and the dropped kerb needs to be extended. |

| TCREFNO | APPLNO  | CAT | LOCATIONROAD | LOCATIONNO | APPLICANT             | PROPOSAL   | COMMENTS   |
|---------|---------|-----|--------------|------------|-----------------------|--|------------|
| 4650    | 0215/16 | MMA | Rock Avenue  | 24         | Mr & Mrs<br>Beardshaw | Non material amendment to planning permission 15/P/2246/F (Erection of a single storey rear extension, a loft conversion and the erection of a detached garage following the demolition of existing external store) to extend the approved rear extension from 2m in length to 3m. | Withdrawn. |
| 4651    | 0216/16 | NMA | Rock Avenue  | 24         | Mr & Mrs<br>Beardshaw | Non material amendment to planning permission 15/P/2246/F (Erection of a single storey rear extension, a loft conversion and the erection of a detached garage following the demolition of existing external store) to extend the approved rear extension from 2m in length to 3m. | Noted.     |

**NAILSEA TOWN COUNCIL - COMMUNITY ENGAGEMENT COMMITTEE MEETING**  
**20<sup>TH</sup> JANUARY 2016**

**MINUTES** of the meeting of the Leisure Facilities Committee held on Wednesday 20<sup>th</sup> January 2016 at The Tithe Barn, Church Lane, Nailsea. ✓



**PRESENT:** Cllr Jameel in the Chair, Cllr Barclay, Cllr Frappell, Cllr Hunt, Cllr Lees, Cllr Packham, Cllr Petford, Cllr J Tonkin, Cllr Wilson, the Clerk and the Assistant Clerk.

**CE01/16** **APOLOGIES** were received and accepted from Cllr Hamblin.

**CE02/16** **DECLARATION OF INTEREST**  
None.

**CE03/16** **TO CONSIDER AN UPDATE ON YOUTH HOUSE**

The Clerk reported that North Somerset Council had offered a one year lease on Youth House. He had asked if they would consider a three year lease. He was still awaiting a reply.

Cllr Jameel said that a one year lease would not be long enough to justify investing in essential improvements to the building.

Cllr Frappell suggested that something like a 'Nana's cafe' could be set up and run by volunteers in the building.

Cllr Packham said that as North Somerset Council has a shortage of money the Council may need to consider purchasing the building rather than leasing.

Cllr Petford said that she had gone out with the Youth Workers from Youth House and they had said that the building is not fit for purpose.

Cllr Tonkin said that Youth House would require investment and wondered if the ground floor of the Weston College building would be better suited to youth work.

Cllr Petford said that the Town Council not buying the Queen's Head pub was a missed opportunity.

Cllr Packham suggested writing to Weston College again to see if they would consider the Town Council using the building and to arrange a meeting with Dr Liam Fox to ask for his support.

Members agreed that youth services are vital but the Nailsea Place concept is about services for a broad cross-section of the community.

**CE04/16** **TO CONSIDER COMMUNICATION WITH RESIDENTS, FOCUSING ON TOWN TALK AND SOCIAL MEDIA (INCLUDING WHETHER THE TOWN COUNCIL SHOULD HAVE A FACEBOOK PAGE AND/OR TWITTER ACCOUNT)**

Cllr Tonkin asked who would manage social media for the Council.

Cllr Packham said he thought it was a tricky area to deal with and did not think it would have any benefit to the Council.

Cllr Lees said he did not think the Council should have facebook or twitter but should consider improving the website. He asked if councillors should use facebook for Council

business.

Cllr Jameel said that guidance was needed to consider how councillors use facebook which she agreed was not suitable for Council use.

Cllr Hunt said that she had not used facebook but did wonder if that would have been a good way to communicate quickly about the news on the pylons earlier this week.

Cllr Petford said she agreed that councillors should not put anything about Council business on facebook.

Cllr Packham said councillors have the right to communicate with residents but they must not bring the Council into disrepute or divulge confidential information.

The Clerk said the Council needs to put some guidance together on councillors using social media, without inhibiting freedom of speech.

Cllr Jameel said that there should be a clear distinction between a personal view and the view of the Council.

After further consideration it was proposed by Cllr Tonkin and seconded by Cllr Wilson.

**RESOLVED:-** to agree the Town Council should not use Facebook or Twitter to communicate with the residents but to focus on improving the Town Council website. ✓

The vote was unanimous.

It was proposed by Cllr Lees and seconded by Cllr Packham.

**RESOLVED:** to refer the issues regarding guidance on the use of social media by councillors to the Finance and Policy Committee.

The vote was unanimous.

Cllr Lees said the website needed further consideration about what should be included such as the announcement regarding the pylons, news, community issues and meetings.

Cllr Jameel suggested that councillors look at other council websites and feedback can be reviewed at the next meeting. She also said that she would like to see a small number of improvements done well, rather than be too ambitious and not implement successfully.

Cllr Lees said he could ask ALCA to see if they have any advice on other councils websites.

**CE05/16** **CONSIDERATION OF THE CCTV LOG BOOK REPORT FOR NOVEMBER 2015**  
Members noted the information.

The Clerk confirmed that the Police were very keen to keep the CCTV to support the



ShopWatch scheme.

**CE06/16 REPORTS OF OTHER BODIES**

**a) Accessibility Working Party 3<sup>rd</sup> December 2015**

Cllr Packham introduced this report and noted that the group thought Accessibility better reflects its objectives than Disability. He highlighted the group had agreed that the first steps would be to focus on improving footpaths to help make it as easier for access around the town. He then referred to the recommendation contained within minute number 2.2. It was

**RESOLVED:** to agree to rename the Disability working party as the Accessibility working party.

The vote was unanimous.

Cllr Packham then referred to the recommendation contained within minute number 2.4 it was.

**RESOLVED:** to agree that the focus in improving accessibility would be on the following objectives:-

- Ensuring footpaths around the town are maintained so that all residents find them accessible.
- Reviewing and improving signage.
- Improving the quality and availability of seating in the town centre and on key routes into it.
- Making improvements to the allotment sites.
- Reviewing dropped kerbs and making any recommendations for improvements.
- Working with key organisations and individuals in addressing the objectives: these would include the Chamber of Trade and Commerce, the Shopping Centre owners, relevant charities and advocates for disabled and/or disadvantaged people in the community.
- To request that all Council committees consider accessibility issues as part of their work.

The vote was unanimous.

**b) Community Safety Working Party 14<sup>th</sup> December 2015**

Cllr Packham introduced this report and said that the police view the crime in Nailsea as negligible.

Cllr Tonkin referred to item 2.4 and reported that he had contacted John Painter at North Somerset Council and has sent the dates that he is available to John Hunter and Jan Barber and once they have met he will bring back any relevant information to the committee.

**CE07/16 PUBLICATION**

None.

**CE08/16 ANY OTHER BUSINESS**

1. Cllr Hunt had circulated information about a meeting she had attended with the Rotary Club and said they were very interested in helping the Council.
2. Cllr Packham reported that he and the Vice Chair had been invited to the Gala

Concert at Scotch Horn on Saturday 27<sup>th</sup> February but unfortunately he was unable to attend. He asked if any other councillors would be interested in taking his place. It was suggested that either Cllr Barber or Cllr A Tonkin might like to attend.

The meeting closed at 8.34pm.

✓

**NAILSEA TOWN COUNCIL - ENVIRONMENT AND LEISURE COMMITTEE**  
**MEETING 27<sup>TH</sup> JANUARY 2016**

**MINUTES** of the meeting of the Environment and Leisure Committee held on Wednesday 27<sup>th</sup> January 2016 at 7.30pm at the Tithe Barn, Church Lane, Nailsea.

**PRESENT:** Cllr Petford in the Chair, Cllr Barber, Cllr Barclay, Mrs Brady, Cllr Frappell, Cllr Holt, Cllr Hunt, Cllr Middleton, Cllr Packham, Cllr Ponsonby, Cllr A Tonkin, Cllr J Tonkin, Cllr Wilson, the Clerk and the Assistant Clerk.



**EL01/16** **APOLOGIES** were received and accepted from Cllr Hamblin.

**EL02/16** **DECLARATION OF INTEREST**

Cllr Hunt declared a personal interest in agenda item 4 a) as she lives in close proximity to the Grove Playing Field.

**EL03/16** **MINUTES** of the meeting of the Committee held on 18<sup>th</sup> November 2015 were agreed as a true record.

**EL04/16** **PLAYING FIELDS AND PLAY/RECREATION AREAS**

**a) Report by representative of Nailsea Playing Fields Association and Grove Sports and Social Club**

Mrs Brady reported that Nailsea Playing Fields Association met on 24<sup>th</sup> November 2015 and 19<sup>th</sup> January 2016. Repairs to access at the north west corner of the Grove and the entrance have been carried out. The entrance now looks less cluttered and NPFA will be considering some ornamental planting and updating of the signs. John Fox has moved a waste bin from the entrance into the overspill car park in an attempt to reduce 'school' litter.

NPFA considered the suggestion that they obtain the piece of land immediately outside the right hand side entrance fence and rejected it as impractical and unnecessary. Work on the delivery path and western patio have been delayed by wet weather but should start early February. Hedging by the windbreak will be considered at a later date. The cellar fence and picket fence on the western side of the Grove have been painted and the ground floor grey building blocks painted with the mid-stone coloured masonry paint used for the pre-school extension.

The ground reinstatement has suffered from the very wet weather and public access. It will need further attention once we get drier conditions. NUFC have maintained the path between their pitch and Grove and are replanting the hedge removed during construction of their changing rooms. They have also repaired all damaged fencing around their 1<sup>st</sup> team pitch. The oaks on the western boundary with the uplands have been reduced.

**Greenfield Crescent:**

Nailsea Junior Football Club are tackling a mole problem. North Somerset Council and the landowner to the west have replaced the footpath kissing gate and surround. NJFC & NPFA are looking into repairs to other gaps in the western hedge. They have erected more dog signs. Mrs Brady has agreed to look into the QE2 Fields in Trust scheme.

The next NPFA meeting will be held 7:30 on Tuesday 15th March 2016 at the Grove.

**Grove Sports & Social Club** met on 21<sup>st</sup> December 2015 and 18th January 2016.

The fraudulent use of the credit card was resolved. They continue to balance the books without recourse to an arranged overdraft facility. They have maintained a £3K cushion

but in February they need to pay the quarterly gas, VAT and machine games duty bills. Since the repayment of the loan to Heineken in October they have had a more favourable supply contract, but have yet to experience a full quarter at the reduced prices.

There are no business rate payments in February and March. They have recently responded to a North Somerset Consultation on proposed changes to their discretionary rate relief policy. Grove currently benefits to the tune of around £10K per year and the proposed changes are a cause for concern.

The New Year's Eve event was not supported as well as they had hoped and a re-think is underway. Last week they had a weekend free of bookings and took the opportunity to have a 'decorating party'. It was well supported and the lounge was fully painted and the hall and two sports bars partly refreshed. Work is underway to utilise the 2<sup>nd</sup> skittle alley as a sports clubroom with Nailsea United Football Club and Nailsea Cricket Club sharing the display of memorabilia. Cellar, kitchen floor, boiler and air conditioning unit maintenance are their current priorities.

They have a healthy number of bookings in February and hope to hold a further 'decorating party' to paint the rest of the external ground floor with mid-stone coloured masonry paint to brighten up the ambience in the early Spring.

The next GSSC Committee meeting will be held on Monday 15<sup>th</sup> February 7:30pm at the Grove.

The Chairman thanked Mrs Brady for her report.

Mrs Brady left the meeting at 7.42pm.

## **EL05/16 ALLOTMENTS**

### **a) Consideration of a verbal report from the Allotment Working Party 26<sup>th</sup> January 2016**

Mrs Ponsonby reported that there had been a very productive meeting. It was proposed to give the co-opted members voting rights whilst attending the allotment working party meetings subject to them agreeing the Council's Code of Conduct. The working party agreed to look at how they can improve the accessibility on the allotment sites. Mr Stone had suggested a plan to use two plots on the Whitesfield Road site close to the car park to provide an accessibility toilet and raised beds. They also want to consider how the entrance through the gate could be improved. The project will be considered and detailed costings will be sought. Once this has been done the community group will, with the help of the Clerk, apply for grant funding.

Cllr Middleton said that the working party would need to ensure that the terms of reference do not allow the co-opted members to out vote councillors on any matter.

Cllr Frappell said that she felt the working party had worked much better than inviting representatives to the Environment and Leisure Committee as the co-opted members spoke more freely and it proved very helpful.

### **b) To consider the annual review of allotment rents**

Cllr Ponsonby said members had considered the annual rent review and it had been agreed by the group that the rents should be increased by 1p per metre per year for the

next five years.

It was then proposed by Cllr Ponsonby and seconded by Cllr Wilson.

**RESOLVED:** to agree to increase the allotment rents by 1p per square metre per year for the next five years starting from 1<sup>st</sup> April 2017. ✓

The vote was eleven in favour and one against.

**EL06/16 FINANCIAL MATTERS**

**a) Statement of Income and Expenditure to 20<sup>th</sup> January 2016**

Noted.

**EL07/16 TO CONSIDER THE ROTA FOR THE MILLENNIUM PARK CHECK**

Members gave the dates when they would be available to undertake the check at Millennium Park and the list is attached to these minutes. ✓

**EL08/16 TO NOTE THAT THE THREE YEAR GROUNDS MAINTENANCE CONTRACT COVERING VARIOUS AREAS INCLUDING THE GROVE PLAYING FIELD AND THE GARDEN OF REST WILL BE GOING OUT TO TENDER IN FEBRUARY**

Members noted the information.

Cllr Ponsonby asked if she could be included when the tenders are being considered.

**EL09/16 PUBLICATIONS**

**a) 'Countryside Voice' magazine of the Campaign to Protect Rural England winter 2015**

Cllr Barclay took this publication and agreed to pass it to Cllr Wilson.

**b) 'Waymark' the journal from the Institute of Public Rights of Way**

Cllr Barclay took this publication and agreed to pass it on to Cllr Wilson.

**c) Friends of Trendlewood Park 2015 Annual Report**

Cllr A Tonkin took this publication and agreed to pass it on to Cllr Barber.

**d) Local Access Forum Annual Report 2014/15**

Members noted the information.

**EL10/16 ANY OTHER BUSINESS**

1. Cllr Frappell reported the funeral of Freda Vowles will be held on Monday 1<sup>st</sup> February at 12.00 noon at the United Reformed Church.
2. Cllr Ponsonby reported that there is an appeal to all districts to 'Clean for the Queen'. The Assistant Clerk reported that a group of volunteers in the town have already agreed to go ahead with the litter pick for 'Clean for the Queen' but if any members wanted to help that would be appreciated.
3. Cllr Frappell reported that Nailsea in Bloom have decided to go with red, white and blue for the planting this year.
4. Cllr Petford reported that a group of volunteers met and decided to organise a Christmas Fair on 2<sup>nd</sup> December 2016 and are hoping to have Christmas Carols around the tree, an ice rink, craft fair, stalls along the High Street and street artists.

The meeting closed at 8.10pm.



## ROTA FOR INSPECTION AT MILLENNIUM PARK 2016

To be carried out on a monthly basis.

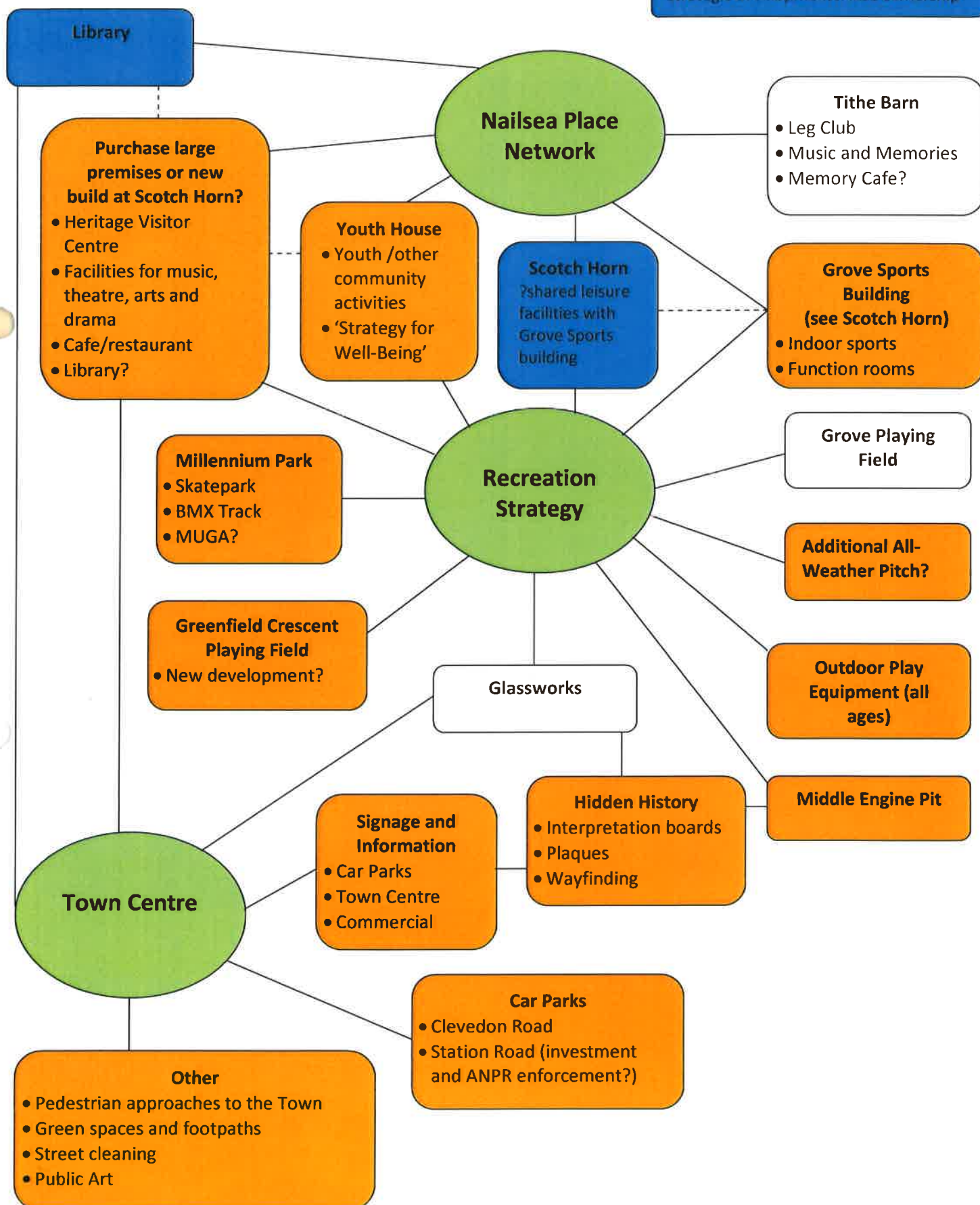
| COUNCILLOR     | Week commencing :- |    |          |
|----------------|--------------------|----|----------|
| JAN BARBER     | 1/2/16             | To | 7/2/16   |
| PHIL BARCLAY   | 7/3/16             | To | 13/3/16  |
| JOHN WILSON    | 4/4/16             | To | 10/4/16  |
| DAVID PACKHAM  | 2/5/16             | To | 8/5/16   |
| MARY PONSONBY  | 6/6/16             | To | 12/6/16  |
| JAN BARBER     | 4/7/16             | To | 10/7/16  |
| L. FRAPPELL    | 1/8/16             | To | 7/8/16   |
| CLARE HUNT     | 5/9/16             | To | 11/9/16  |
| NEIL MIDDLETON | 3/10/16            | To | 9/10/16  |
| ANN TONKIN     | 7/11/16            | To | 13/11/16 |
| JAMES TONKIN   | 5/12/16            | To | 11/12/16 |

## STRATEGIC RESOURCES

Existing facilities

Strategic developments: TC ownership

Strategic developments: NSC ownership



## Public Service Ombudsman

### What is in this for local councils?

Local councils will wish to be aware of further developments concerning the Local Government Ombudsman. Last year Government launched a consultation *Strengthening Parish and Town Council Accountability: Consultation on Extending the Remit of the Local Government Ombudsman to Larger Parish and Town Councils*. Currently local councils do not have a regulatory body or Ombudsman. This leaves complaints about local councils largely within the self-regulatory framework of internal complaints procedures, unless there is a matter subject to specific regulation, such as a criminal or financial wrongdoing.

All councils were advised to take note of that consultation which on the face of it related only to larger councils. Depending on the responses, Government could decide to extend further the scope of the Ombudsman's control.

Although the consultation ended in June 2015, the relevant part of the Government's website still states: 'We are analysing your feedback Visit this page again soon to download the outcome to this public feedback.' However, a separate linked consultation took place, again concluding in June 2015. The responses to this have been analysed and Government published its response on 17 December 2017. The Consultation was 'A Public Service Ombudsman: A Consultation'.

The consultation concerns a proposed Public Service Ombudsman bringing together the existing jurisdictions of the Parliamentary and Health Service Ombudsman, Local Government Ombudsman and Housing Ombudsman. The consultation also considers the potential for any Public Service Ombudsman to support the better use of complaints and drive forward improvements in public service delivery. While the Public Service Ombudsman would, in the first instance, embrace the remit and responsibilities of the Ombudsman services aforementioned, it was envisaged that the new Ombudsman's responsibilities would extend to all who are delivering services, including those services which have been contracted to a third party. It will be of general interest to councils that the Government response concludes that the new Ombudsman should be progressed, although not including Housing, at least initially, and that the service should be independent and accountable (to MPs). The intention is to facilitate greater learning from complaints and to have strengthened investigatory tools.

Given the specific consultation on an extension of the remit to certain town and parish councils which took place alongside this Public Service Ombudsman consultation and given Government's stated intention that it will further refine and detail its proposals, local councils will wish to watch closely any developments. The next stage that councils will wish to monitor will be any progress on the planned publication of draft legislation (see extract from May 2015 Queen's Speech Briefing Notes – Appendix).

**Date:** 17 December 2015 Response to Consultation published

**References to local councils:** 0 (Public Service Ombudsman consultation and response to the consultation)

**Pages:** 18 (original consultation) 22 (Response)

### References

*Strengthening parish and town council accountability: Consultation on extending the remit of the Local Government Ombudsman to larger parish and town councils* can be found at

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/417171/150323\\_LGO\\_Parish\\_Councils\\_ConDoc\\_Final.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417171/150323_LGO_Parish_Councils_ConDoc_Final.pdf)

*A Public Service Ombudsman: A Consultation* can be found at

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/417111/Ombudsman\\_Service\\_Consultation.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417111/Ombudsman_Service_Consultation.pdf)

*A Public Service Ombudsman: Government Response to Consultation* can be found at

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/486797/PSO\\_-\\_Consultation\\_Response\\_-\\_Final.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/486797/PSO_-_Consultation_Response_-_Final.pdf)

LAIS1380 Local Government Ombudsman is available through your local Association.

The Queen's Speech: Background Briefing Notes can be found at

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/430149/QS\\_lobby\\_pack\\_FINAL\\_NEW\\_2.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/430149/QS_lobby_pack_FINAL_NEW_2.pdf)



## Appendix

### Draft Public Service Ombudsman Bill

#### The purpose of the Bill is to:

- Reform and modernise the Public Service Ombudsman sector providing a more effective and accessible final tier of complaints redress within the public sector.
- Absorb the functions of the Parliamentary Ombudsman, the Health Ombudsman, the Local Government Ombudsman and potentially The Housing Ombudsman.
- The Government published a consultation on the proposal to create a single Public Service Ombudsman (alongside the Gordon Report) on 25th March 2015. This closes on 16th June. Responses to this consultation will inform the policy development process and plans for this future legislation.

#### The main benefits of the Bill would be:

- Creating an overarching Public Service Ombudsman organisation which would include the functions of the Parliamentary and Health Service Ombudsman, the Local Government Ombudsman and potentially the Housing Ombudsman.
- A simplified, improved and more accessible final tier of redress for customers of public services who have complained and who do not feel satisfied by how their complaint has been handled.
- The opportunity to improve public services by identifying where problems are occurring and informing the creation and development of effective responses.

#### The main elements of the Bill are:

##### Accountability and Reporting

- The Bill would ensure a robust process for accountability and reporting. The new Ombudsman will be independent of Government and directly accountable to Parliament

##### Relevant Powers

- The Bill would establish the relevant powers for a modern ombudsman organisation

##### Related documents:

A Public Service Ombudsman consultation of 25 March 2015:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/417111/Ombudsman\\_Service\\_Consultation.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417111/Ombudsman_Service_Consultation.pdf)

Better to Serve the Public: Proposals to restructure, reform, renew and reinvigorate public services ombudsmen of 25 March 2015:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/416656/Robert\\_Gordon\\_Review.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/416656/Robert_Gordon_Review.pdf)

#### Existing legislation in this area is:

- Parliamentary Commissioners Act 1967
- Health Service Commissioner Act 1993
- Local Government Act 1974
- Amendment to the 1967 Local Government Act 1996

# NAILSEA TOWN COUNCIL

17 FEBRUARY 2016

## CLERK'S REPORT

### Agenda Item

#### 9. Reports from District Councillors

##### Cllr Jan Barber, Youngwood Ward

###### **"Budget**

This may change as a result of the Full Council Meeting on 16<sup>th</sup>, but as it stood at the Executive there is likely to be a Council Tax increase of 3.75%, the 2% for care of the elderly plus 1.75% for other services. This will involve some cutbacks in various departments, including restricting the use of the Bus Pass until 9.30 am as opposed to the existing 9am.

###### **Buses**

There is yet more controversy over the use of Coombe Road and Hazelbury Road as a part of the bus route. Due to a parked vehicle one of the drivers of the A2 buses had to proceed on the opposite side of the road and then mounted the pavement, destroying part of the front gardens of the houses in the process. Naturally the residents are very upset about this and although compensation will be paid, it does bring into sharp focus the safety of this route.

###### **Highways Issues**

We are looking into the new contract for repair and maintenance of the highways and footpaths and have a session booked to meet with the relevant officers to ask about the details.

###### **Fire Authority**

The last meeting of the Fire Authority was held at the Police Headquarters in Portishead. We viewed the accommodation which would be available for the Fire Authority Head Office staff and in principle voted to look into this move as the favoured option. There are many hurdles to go through before a final decision is made but this is the start of the process and although, very much favouring the separate identity of the two services, there is a certain logic in the officers being housed on the same site, especially as there is sufficient room.

###### **Sites for development**

Various sites in Nailsea have been put forward for consultation as to their suitability for development. These include the town council site at Engine Lane, the site further down Engine Lane, Station Road, The Uplands, Trendlewood Way and North West Nailsea. These are so that the 5-year land bank necessary to satisfy the government's directive on the number of houses needed to be built in North Somerset can be achieved."

#### 12. Consideration of the resources required to meet the Town Council's 5 Year

##### Plan objectives

As part of the Quality Award commitments the Town Council is required to have a rolling Five Year Plan. However, irrespective of the Quality Award, changes at regional and district level mean the Town Council needs to take a strategic approach to its future role, priorities and finances.

In looking at the resources of the Town Council over the short and medium term, there are a number of issues which need to be considered. Strategically this can be split between '**business as usual**' demands, which are impacted by the requirements of the Quality Award scheme, and **specific projects**, which can be split between those which could be pursued within existing financial resources, and those which would require a significant additional capital receipt.

The specific projects will be driven by the **capital spending priorities** which were reviewed at Finance and Policy on 10 February and which will be subject to a recommendation from the committee at Town Council on 30 March as follows.



# NAILSEA TOWN COUNCIL

## **“POTENTIAL DEVELOPMENTS**

### **1. MAINTENANCE AND REPLACEMENT**

- a) Replacement Youth Facility
- b) Existing play equipment, including skate park
- c) Station Road car park
- d) Green spaces and footpaths
- e) Street cleaning around the town centre
- f) Improving pedestrian approaches to the town centre (including underpasses)

### **2. HERITAGE**

- a) Glassworks site - interpretive boards and access (completed 2015)
- b) Middle Engine Pit - develop proposals for the site and implement an access strategy
- c) Museum: build or procure a building to create a small museum
- d) Hidden History: heritage walks, signage, leaflets, web-site, phone app

### **3. LEISURE**

#### **a) Multi-Use Games Area**

#### **b) Grove Playing Field and Sports and Social Club Building**

- One option is to demolish and rebuild facilities
- Second option is just to refurbish existing building, in particular the external envelope

#### **c) New multi use sports facilities**

- Provide all-weather facilities for a range of sports
- Develop/replace some existing facilities, e.g Grove Playing Fields, football, rugby and hockey

#### **d) Outdoor play equipment for all ages**

### **4. NEW FACILITIES**

- a) Swimming pool
- b) Exhibition space for performing arts
- c) Town wide signage
- d) Public art”

It is suggested that the **staff resources** are reviewed now so that a provisional plan can be put in place, especially as the lead time for putting additional and/or different resources in place can be significant.

| <b>Business As Usual</b>  | <b>Projects<br/>(existing financial resources)</b>  | <b>Projects<br/>(additional financial resources)</b>   |
|---|---|--|
| This includes the Council's recently agreed objectives to promote <b>accessibility, biodiversity and community engagement</b> , all of which include long-term aims, such as improvements to facilities for people with disabilities (e.g. at the allotments) and supporting the work of environmental groups (e.g. the development of Spilsbury Wood.) | <p>The town would benefit from a <b>Leisure Strategy</b>, including an assessment of existing facilities and identifying plans for the future.</p> <p>The construction of an <b>All Weather Pitch</b>, to complement the existing one (and possibly developed in conjunction with the School), could be financed from within existing resources. The running costs would be paid for from income generated.</p> | If a capital receipt is obtained from a land sale, this would create the opportunity to <b>develop additional facilities</b> , partly in mitigation for the loss of the space on Engine Lane, and to fulfil the leisure and recreation aspirations for that land, albeit elsewhere in the town, where, if properly planned and executed would benefit more residents than if located on Engine Lane. |
| Key to Community Engagement is communication, and developing the functionality and content of the   | With regards to its own assets, the Town Council would be advised to have a long term plan  | A capital receipt would have an impact on <b>improving facilities at the Grove</b> .   |

## NAILSEA TOWN COUNCIL

|  |  |  |
|--|--|--|
| web-site will be crucial.  | for the Grove Playing Field and the <b>Grove Sports and Social Club building</b> .   |  |
| <p>The <b>potential sale of land at Engine Lane</b> includes extensive communication with residents.</p> <p>If a sale is agreed, there will be a significant workload dealing with the legal and contractual issues, as well as communication with residents.</p> <p>On-going consultation regarding potential housing developments resulting from Core Strategy (to 2026) and Regional Plan (to 2036) will be a significant aspect of the Clerk's role.</p> | <p>The commitment to developing the <b>Nailsea Place concept</b>, which includes identifying suitable premises, and developing and implementing a business plan will be a major piece of work. This will involve extensive analysis of the issues, research into existing facilities elsewhere in the country and communication with community groups and other organisations.</p> |  |
| <p>A review of long and short stay <b>car parking</b> and the management of Station Road car park. Consultation with employers regarding the use and costs of long-stay parking.</p>   | <p>The potential purchase of <b>Nailsea Youth House</b> would allow the development of Nailsea Place initiatives.</p>  |  |
| <p>A plan for long term improvements to <b>play areas</b> is required. This could also include a review of outdoor facilities for residents of all ages, not just younger children.</p>  | <p>A major plan for <b>outdoor equipment for all ages</b> requires a comprehensive survey and some or all of a plan could be implemented from within existing resources.</p>   |  |
| <p>An analysis and action plan relating to improvements to the <b>pedestrian entrances to the town</b> would include the condition of paths, underpasses, signage, seating and open spaces.</p>  | <p>The <b>Hidden History</b> project offers great potential for developing the heritage assets of the town. The Town Council needs to consider whether it wants to assist (or be the lead party) in developing a scheme for <b>Middle Engine Pit</b>, which would include grant funding and a major bid to Heritage Lottery Fund.</p>  | <p>A capital receipt would offer the opportunity to further develop opportunities to promote the heritage of the town.</p> |
|  | <p>Comprehensive review of <b>incidental open spaces</b> with consideration of whether the Town Council wants to acquire sites and take on the liabilities and maintenance.</p>  |  |

### 17. Items to Note

- a) Nailsea School's application to change the hours of usage of the all-weather pitch has been rejected by a Planning Inspector.

## **NAILSEA TOWN COUNCIL**

- b) The Blue Flame pub has been nominated to be listed as an Asset of Community Value under the Community Right to Bid provisions of the Localism Act 2011. North Somerset Council has until 5 April to determine whether or not the nomination has been successful.
- c) Nailsea Festival of Music Gala Concert to celebrate ten years of the Festival on 27 February at Scotch Horn.
- d) Fundraising event for Mulako Safe Home Zambia, Irish Folk Night at Nailsea and Backwell Rugby Club, 18 March. Tickets are available from Nailsea Music Shop or Elizabeth on 07765 252601.

### **18. Publications**

- a) Nailsea School Newsletter, February 2016

**Ian Morrell, Town Clerk**  
**11 February 2016**