

## **NAILSEA TOWN COUNCIL**

A meeting of Nailsea Town Council will be held on  
**Wednesday 21 December 2016 at 7.30pm at The Tithe Barn**



### **AGENDA**

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

1. Apologies
2. Declaration of Interests
3. Public Participation
4. Confirmation of minutes of the meetings held on 9 November and 16 November 2016 – **encl**
5. Chairman's Remarks
6. Clarification of the Town Council's Position Regarding the Covenant on Land at Engine Lane, see Clerk's Report
7. **Consideration of the offer by Barratt Homes for land at Engine Lane – public session**
  - a) Housing mix summary – **encl**
  - b) Summary of the Legal Agreement - **encl**
8. **Consideration of the offer by Barratt Homes for land at Engine Lane - closed session**
  - a) Summary Financial Offer - **encl**
9. **Financial/Legal/Staffing Matters**
  - a) Statement of Income and Expenditure to 14 December 2016 - **encl**
  - b) Payments made from 11 October – 14 December 2016 – **encl**
  - c) Consideration of a proposed controlled crossing on Queen's Road, see Clerk's Report and diagram - **encl**
  - d) To consider the budget and Precept request for 2017-18 - **encl**
10. Reports from District Councillors, see Clerk's Report
11. **Reports of Committees, sub-committees and working parties**
  - a) Planning Committee 12 October (previously circulated), 2 November and 23 November 2016 - **encl**
  - b) Environment and Leisure Committee, 12 October (previously circulated) and 23 November 2016 - **encl**
  - c) Finance and Policy Committee, 26 October and 7 December 2016 - **encl**
  - d) Community Engagement, 16 November 2016 – **encl**
12. Consideration of an email from Cllr Andy Cole regarding a proposed zebra crossing near St Francis Primary School - **encl**
13. Questions asked under Standing Order 25
14. **Invitations to Attend**
  - a) Nailsea Musicals, 19 January 2017, 'Return to the Forbidden Planet', four tickets
  - b) Nailsea Little Theatre, 27 February 2017, 'Breezeblock Park', two tickets
15. **Confidential Item:** to consider a nomination for the Community Award – **confidential papers encl**
16. Any Other Business

## **NAILSEA TOWN COUNCIL**

Minutes of the Town Council meeting held on Wednesday 21 December 2016 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 Heappey, Cllr Holt, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr Petford, Cllr Phillip, Cllr Ponsonby, Cllr A. Tonkin, Cllr J. Tonkin, Cllr Wilson, the Clerk and the Finance Officer.

### **143/16 APOLOGIES.**

None.

### **144/16 DECLARATIONS OF INTERESTS**

None.

### **145/16 PUBLIC PARTICIPATION**

Matthew Thomas introduced himself as a resident of Engine Lane and the Chairman of Nailsea Action Group (NAG). He said that NAG was initially set up in 2015 to oppose the development of the land on Engine Lane, but he emphasised that its wider role is to protect the rural landscape of Nailsea and to respond to consultations such as the North Somerset Site Allocations and the Joint Spatial Plan.

NAG supports the preservation of open space and the Rugby Club. The Town Council has a policy of protecting open spaces and councillors should think of future generations in making its decision on the land.

He said he had a petition signed by nearly 400 residents opposed to the sale of Engine Lane, which he presented to the Chairman. (The petition represented 148 names).

Jonathan Argles thanked NAG for their work. He said he was speaking as a concerned parent, having lived in Nailsea for 40 years. The shopping centre used to be busier, and houses were more affordable. However, there has been a drop in the number of young people and an increase in the over 65s. Most of the houses being sold recently are in the £300-400,000 bracket and most of the jobs being advertised would not pay enough to be able to afford these prices. As a result, young people will move away. He wants Nailsea to be a place for people to start their lives and build better communities. A larger community is more likely to receive more NHS and other resources.

He said the land around the town had been sculpted over many generations by people and that a decision to sell the land for housing would be part of that process. However, the houses should not be an opportunity for buy-to-let landlords to make money.

Richard Sibley said that Barratts is only interested in profit. They are part of the development industry that is sitting on 500,000 building plots with planning permissions. Barratts are only interested in selling to buy-to-let purchasers. The

Town Council should promote self-build. Barratts are not interested in properties being affordable, so this development would not benefit the young. The Council should either retain the land for leisure or use the sale proceeds to subsidise house buyers.

Helen Ellis thanked the Clerk for his response to a letter from NAG and said that there were further questions they would like to have answered. She lives in Worcester Gardens and would lose access to local views and paths. If the Joint Spatial Plan comes to fruition, hundreds of hectares of land would be lost. Therefore, this land should be protected, which would make it harder to develop westwards. If the development does proceed, trees and hedgerow should be used for screening, and a ransom strip could be used to stop further development.

Antony Evans introduced himself as a resident of Engine Lane and the vice-chair of NAG. He said that the original purchase price for Gaulacre in 2008 was "relatively favourable" and it was acquired as recreation land "in perpetuity". If the Council had developed it as recreation land then it would not be considering developing it now. He congratulated the Town Council on its successes, which include the restoration of the Tithe Barn and the annual grants to local organisations. He said he understands the aspiration to provide more facilities using the proceeds from a land-sale. However, not many of the houses would be affordable. The Council should keep faith with the principle of retaining the land for recreation in perpetuity. He said that if the Council voted against development there would be no triumphalism. The ancient medieval landscape needs to be preserved, especially if there is extensive development further west of Engine Lane.

Colin Weaver asked whether it was honourable to acquire the land for recreation and then sell it. He criticised the Barratt Homes public exhibition being so close to Christmas when many people could not attend. He said that the staff were ignorant of the local road network, and one of them was rude. Barratts make more profit from land sold to councils than other landowners.

Tony Warren said he is the Treasurer at the Rugby Club. The club had made a presentation to the Council on 16 November, which highlighted that it is about much more than rugby, and is a centre for the community. The club favours the proposal as it would create enhanced facilities for a number of sports clubs that use their site as well as improving disabled access. The club has accepted the mitigation for the loss of the four acres. It regards the deal as right for the Rugby Club and right for the Town Council.

Mike Horler questioned the £693,000 'compensation' being paid to the Rugby Club. As the lease expires in 2018 no compensation need be paid for that. He referred to £2.8m of abnormals plus a further £1.2m of costs, S106 agreement, Community Infrastructure Levy (CIL), water mains diversion, a further £293,000 and the 50% overage on Gaulacre. The remaining pot will be very small. He said that tax payers money was used to purchase the land but the beneficiaries would be Barratt Homes, the Rugby Club and North Somerset Council. He said the Council opposes the application by McTaggart and Mickell on Youngwood Lane, but both schemes would have the same impacts including additional vehicles. He said he was disappointed with Barratt's public exhibition as there was no blockplan, but it

appeared the development was high density and there would be a shortage of parking. He said that residents 'don't seem to matter'.

Diane Millward said that this land should be kept for recreation as all other open space will be used for housing. Nailsea is a growing town but the Barratt's scheme is not right. Once the land is developed it is lost forever.

Ian Knight said he is a resident of Four Acres Close, and he was also speaking on behalf of his mother, who lives in Newton Green. He was speaking in support of the proposal. Nailsea needs more housing which young people can afford. He works for a government agency and he is working on two new towns on greenfield sites, which include significant areas of open space. Nailsea was expanded in the 1960s and 70s to accommodate overspill from Bristol. 90% of the people in the town are living in homes which were built on green space. Nailsea has a first class school but its roll is falling. The economy of the town is unbalanced, and there is a need for more economically active people. He said that he was a trustee of the Tithe Barn restoration project and is committed to community and open space. However, there is a pressing need for more housing.

Neville Crewdson said that the only people making money out of this are Barratts, and they will not sell affordable homes.

A resident from Allington Gardens said that Barratts motivation is profit, and only 30-40 homes in the development would be affordable.

Michelle Eaton-Betts said that people move to somewhere like Nailsea to get away from the city, so why turn the town into a miniature city? Let people enjoy the countryside.

Sophie Millward said she is 25 years old and has a professional job, and she cannot afford to buy. She is opposed to the sale as the properties will not be affordable.

Yvonne Baddeley said she had moved from Stoke Gifford and developments like Bradley Stoke have no community and have major traffic congestion. If the Council sells the land it will open the door for other developers.

Alan Terrell, a resident of The Bramleys, said he has lived in Nailsea for 44 years and is totally opposed to the development. He said that staff at Barratt's public exhibition were uninformed. He understands that the proposed additional car park for the Rugby Club is now not included. The Sunday morning parking along Engine Lane is 'extremely dangerous' and the Club has failed to control the parking. The development would generate 390 additional cars, with no plans to improve the infrastructure. The trains are over capacity and there is no nearby bus service for residents of Engine Lane, adding to car use. The scheme is out of character, and the land should be retained as a natural barrier, and developed for recreational use.

Diane Wheeler said the land was not the holy grail of affordable housing. She asked why the Town Council does not support the development of Youngwood Lane, because that would include more affordable housing.

As there were no further comments from members of the public, the Chairman asked if councillors had any comments.

Cllr Middleton reiterated that the population of the town is declining and the age profile continues to move towards older age groups. The town needs some growth and 30% of the development will be social housing. A significant number of the properties will be at the lower cost end of the private market.

Cllr Frappell said that she moved to Nailsea in 1945 when her father had a butcher's shop in the High Street. She recalls the time when the Waitrose site was fields. Every new development has been opposed and this is no different. Nailsea still has a community, and she still goes 'up to the village' when she goes to the town centre. The Christmas Fair demonstrated the community spirit of the town. She said that she wants to see homes for her grandchildren, and the scale of the Barratt's development would not make much difference to the town's infrastructure.

Cllr Packham said that contrary to an earlier comment, the Town Council is not desperate for cash.

**146/16 MINUTES** of the meeting of the Town Council held on 9 November were amended on page 2 to read £325,000 and not £365,000. Following this change the minutes of 9 November and 16 November 2016 were approved as a correct record.

**147/16 CHAIRMAN'S REMARKS**

The Chairman said that on Saturday 19 November he attended the Nailsea Festival of Music, held at Nailsea School. This has been held annually for 10 years and brings young people from a wide area to Nailsea to compete for awards for playing a wide variety of instruments, singing and performing. He said it is so encouraging to see so much talent amongst young people. The event is run to an extremely high standard and supported by a large number of enthusiastic volunteers. It is also good to see Nailsea School being put to such good use.

On Sunday 4 December, with his wife, he attended the Salvation Army's 'Carols around the Christmas Tree' concert held at the Methodist Church Hall in Nailsea. It was a nice way to start the festive season and to sing carols with a brass band.

On 12 December the Chairman was invited by the Nailsea & District Local History Society to receive, on behalf of the Town Council, the Greenhill Shield. This shield is awarded annually to those contributing to the development and preservation of the history of our town. The Society decided this year to award the Town Council in recognition of the restoration of the Tithe Barn, the improvements to the Glassworks site and contributions over many years towards the preservation of Middle Engine Pit. The shield is in the office.

On the evening of Friday 2 December a Christmas Fair was held in Nailsea. It was a truly memorable evening with so much going on and bringing real festive cheer to the town. The Chairman thanked all of those who worked so very hard to make the evening such an outstanding success. There are too many names for him to mention, but they are all on the Nailsea People website. He said that events such as this make our town a great place to be a part of.

Cllr Packham concluded by saying that before moving on to the next items, he just wished to say that as Councillors we are all elected by the residents of Nailsea. As their elected representatives we are appointed to consider, debate and take decisions on behalf of the whole town, no matter how complex the issue. Tonight we have decisions to make that should reflect what is best for the town as a whole.

**148/16 CLARIFICATION OF THE TOWN COUNCIL'S POSITION REGARDING THE COVENANT ON LAND AT ENGINE LANE**

Cllr Packham set out the background to the Town Council's decisions on the lifting of the restrictive covenant.

Cllr Ponsonby said that the vote not to accept the Notice of Motion at the Town Council of 19 October was clear. She challenged the comments in the Clerk's Report regarding the offer made by North Somerset Council to lift the restrictive covenant. She explained her role in trying to negotiate a reduction in the price paid for 65 High Street (Youth House) and said that the North Somerset Executive had agreed a 5% reduction of the offer of £325,000.

Cllr Ponsonby said that a resident at the Barratt's public exhibition had been told that the covenant had already been lifted.

Cllr Packham said that Cllr Ponsonby's comments did not tally with his understanding of the agreement he had reached with Malcolm Coe, the Director of Finance at North Somerset Council. He said that to clarify the matter he would need to refer back to Cllr Pasley, the Executive Member. Cllr Ponsonby insisted that the discount offered by North Somerset Council did not apply to the land at Engine Lane.

Cllr Middleton said he was only interested in the official position of what North Somerset Council was offering to the Town Council and not the detail of communications between individuals.

Cllr J. Blatchford said that only the Executive could alter a decision made by that group. The Clerk commented that the Director of Finance was operating under delegated powers.

Cllr Packham said the offer from the North Somerset officers is £800,000 for 65 High Street plus lifting the covenant, conditional on both transactions taking place.

Cllr Jameel asked why the rest of the Council had not been party to the communication regarding this matter. The Clerk responded that this had been conducted in the normal way, and the conclusion was communicated to councillors in the Clerk's Report. His understanding was that the combined cost of £800,000 would only be triggered by agreeing to the lifting of the covenant, and both Council's had already agreed a price of £325,000 for 65 High Street, making the cost of lifting the covenant £475,000.

It was proposed by Cllr Ponsonby and seconded by Cllr Holt

**RESOLVED**      **The Town Council agrees to pay North Somerset Council an agreed sum to purchase the restrictive covenant on the 4 acres of land at Engine if and at such time as the Town Council has agreed to the sale of the whole 14 acres including Gaulacre.**

Cllr M.Blatchford insisted that district councillors had been advised they could not vote on the covenant. Cllr J.Tonkin said that having spoken to the Solicitor to the Council he was of a different opinion.

The vote was sixteen in favour, one against and three abstentions. Cllr J.Blatchford asked that his vote against be recorded, and Cllr Barber and Cllr M.Blatchford asked for their abstentions to be recorded.

**149/16 CONSIDERATION OF THE OFFER BY BARRATT HOMES FOR LAND AT ENGINE LANE (OPEN SESSION)**

**a) Housing Mix Summary**

Cllr Holt said the housing mix could be changed by Barratts after planning consent had been obtained.

Cllr Packham said that Barratts are obliged to comply with the planning consent, which must conform, among other things, to the Council's Housing Type and Mix Policy.

Cllr Ponsonby said that when she spoke to two Barratt's representatives at their public exhibition they could not confirm the number of units in the development, but they said that Barratts could apply for a variation.

Tim Walker, of Clarke Willmott, introduced himself as the Town Council's solicitor in the negotiations with Barratts. He said that a covenant would ensure the planning consent would bind Barratts and their successors in title. The contract would include the layout and mix now before the Council.

Cllr Jameel said that of 183 units, 55 were affordable, meaning that 128 would not be. She said that the case of the restrictive covenant on Engine Lane highlighted that covenants could be sold.

Cllr Packham said that affordable housing means social housing managed by a Housing Association. With open market housing affordable means what people can afford to purchase.

Cllr Jameel asked how many of the homes will be affordable. Cllr Packham said that the development would conform to the Town Council's Housing Mix policy and would be sold at the market rate. The Town Council cannot subsidise the purchase price of properties. Cllr Jameel said that most people will not be able to afford the properties.

Cllr Bird said he is all for building the new housing as soon as possible. His preference would be to have fewer four bed units and more affordable ones.

Cllr A.Tonkin said she would like to see more apartments as this is a good way for young people to get on the property ladder.

Cllr Wilson said that at the site visit to the Barratt's development at Yate the cheapest property was £200,000, which equated to a monthly mortgage payment of £600.

Cllr J.Blatchford said the government is changing the definition of affordable housing next month, so if the Council decided on this development now it was going to get "caught". He said that this was "really bad timing" and "not good enough."

Cllr Packham said that government policy constantly changes, and the town needs these houses now.

Cllr M.Blatchford said that Housing Associations do not have the funds to buy the affordable homes from developers and the Council should wait for the new government advice.

Cllr Middleton said that the Town Council's Housing Mix Policy is supported by North Somerset Council, and the proposal by Barratts probably exceeds the requirement and is weighted to smaller properties. He said that for private buyers no one can know what is affordable: the local market decides on prices. However, prices will always escalate when there is a shortage of housing. The proposal for 55% 2-bed and small 3-bed is realistic and rational.

It was proposed by Cllr Middleton and seconded by Cllr Hamblin

**RESOLVED        to support the Housing Mix as set out in the meeting papers.**

The vote was eleven in favour, eight against and one abstention. Cllr J.Blatchford and Cllr M.Blatchford asked for their votes against to be recorded.

Cllr Barclay said that he was abstaining because he was torn between the professional planning need to produce developments in line with a masterplan, and the urgency of the social need for more homes.

**a) Summary of the Legal Agreement**

Cllr Packham said that he wanted to remind Councillors of some of the key decisions taken over the last 13 months in relation to the offer from Barratt Homes.

At the Town Council meeting of 4 November 2015 the Council voted in favour of the following:-

*That this Council agrees to sell the land subject to planning consent and the proceeds be reinvested in the town*



At the Town Council meeting of 25 May 2016 the Council voted:

*To continue negotiations with Barratts, the rugby club, North Somerset Council and the previous land owners and to report back to the Council at the end of July*

At the Town Council meeting of 27 July 2016 the Council voted:

*To agree to Clarke Willmott drafting a contract based on the heads of terms, excluding paragraph 19*

Throughout this process the Town Council has kept the residents of Nailsea informed on progress, with the exception of the commercial details that have had to be kept confidential.

The Town Council has recognized that it required professional advice and appointed Bilfinger GVA (negotiation and commercial advice), Clarke Willmott (legal) and District Valuation Service (independent valuation advice).

The Council has now received from Barratt Homes a revised design brief. This, in particular, reflects the Town Council's Housing Mix policy, which the members had just reviewed. He concluded that the Council has undertaken a thorough and methodical analysis of the proposals to sell its land, and on the red paper tonight councillors have a summary financial offer to consider.

Cllr Hunt said this was the right time to build new homes and it would be a disgrace if the Council did not take this opportunity. She said there is a housing crisis and she has her own experience of homelessness. The Town Council must do something positive, and this is the right thing to do.

Cllr Heappey asked which housing association would be taking over the affordable homes. Cllr Packham said that this would be Barratt's responsibility and had not yet been decided.

Cllr M. Blatchford said there would be an additional 2,800 homes built in Nailsea to 2036 and the development should be well planned.

Cllr Ponsonby said she was upset about the legal report from Tim Walker as half of it had been blanked out. She said she is a former contracts manager and she had an issue with item 6 in Tim Walker's summary. She said that a deferred payment for 50% of the purchase price is not acceptable.

The Clerk commented that the only items in the report which had been removed for the purposes of placing the document in the public domain were references to the other landowners. In his opinion the redacted report gave all the material information necessary for councillors to make a decision. Cllr Ponsonby said that the Clerk was there to give advice not opinions. The Clerk said, in which case, that was his advice.

Tim Walker said that contract completion is the date the land is transferred. It does not relate to Barratt's building the houses, and if they do not complete the development the contract sum is secured by an adverse legal charge on the land.

Cllr Barber said the land was bought as green space with overages. The Town Council has to get best value from the land, and should take note that the charities which own the land on Trendlewood Way have played a long waiting game. For the Town Council to justify selling the land for development they have to prove overwhelming need and demonstrate that no other sites are available.

Cllr Barber said that she had taken legal advice and councillors who vote in favour of selling the land will be reported to the Standards Board and the Ombudsman. Further, they will be personally responsible for financial compensation for "the loss." She said she was sure there were many residents at the meeting who would make sure that councillors were reported and would face the consequences. She said that despite this, there is a way out of this mess. There is a need for a long-term plan for more than 3,000 new homes, and the area towards West End should be considered for development. The Town Council's land could be used as a green ransom area, and with a large-scale development there would be enough S106 funding for road improvements. Building 180 homes per year would be sustainable.

Tim Walker said the Town Council has a responsibility to get professional advice to ensure it gets best value, which it has done, and has a policy to get an appropriate mix of tenure and design. Those advising the Council are very sensitive to the Council's objectives in the negotiations.

Cllr Phillips introduced himself as a planning consultant. He said the proposal for 2,800 homes is on a wholly different timeframe to the proposal for Engine Lane and should not be discussed in the same context.

Cllr Heappey said that by not putting the land out to open tender councillors are "hanging ourselves".

Cllr Middleton said that he was reassured by the legal advice provided by Tim Walker, and is content with the framework of the deal. He said the potential future value of the land is speculative, and could go down as well as up.

Cllr Wilson asked whether advice from the District Valuer had been sought. The Clerk commented that a report from the District Valuer had been received that day. It was a confidential item and a copy would be distributed later to councillors. However, with reference to earlier comments assuming that the Council was getting a poor financial deal from the Barratt's offer, he quoted the District Valuer as being "prepared to certify that the proposed terms represent Market Value."

Cllr Ponsonby said the Council would make more money when the overage reduced from 50% to 25%. She said that she wanted the discussion about the financial offer to be discussed in open session.

Cllr Packham said the Council had to act responsibly and the financial offer had to be considered in closed session to respect the other landowners, as well as

Barratts. In response to Cllr Barber he said that North Somerset Council may have a plan to build 2,800 houses west of Engine Lane, but the Town Council has no such plans.

Cllr J. Blatchford challenged Tim Walker on the drafting of the overage provision in the draft contract. Tim Walker explained the calculation.

Cllr Petford said that the meeting had got bogged down over money. The priority is new housing to get more children and businesses into the town. The money raised by the land sale would be spent on the town.

Cllr Heappey agreed that this deal was not about the money, so the capital receipt could be used to subsidise the purchase price of homes and to improve the roads. Cllr Packham said that improving the infrastructure is the responsibility of North Somerset Council.

Cllr Heappey asked what would happen if planning approval was not granted. Tim Walker confirmed that the sale cannot complete until planning consent is obtained. The Town Council will not make representations regarding the planning application: the decision it has to make as the owner is whether or not to sell.

Cllr Jameel said that the lanes to West End are already over-capacity. They are dangerous for cyclists, horse-riders and pedestrians and it is the Town Council's responsibility to take these concerns on board.

#### **150/16 CONSIDERATION OF THE OFFER BY BARRATT HOMES FOR LAND AT ENGINE LANE (CLOSED SESSION)**

##### **a) Summary Financial Offer**

The Chairman informed the meeting that as per the agenda the next item would be discussed in closed session.

Pursuant to section 1 (2) of the Public Bodies (Admissions to Meetings) Act 1960 it was

**RESOLVED:**        **that because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the above. The meeting therefore closed at 9.34pm.**

The meeting opened at 10.12pm and members of the public were invited to return to the meeting.

Cllr Middleton said he was interested in getting new homes built, and he was satisfied with the financial arrangements. The proposed development at Youngwood Lane was likely to go to appeal and so, even if approved, would not produce any new homes for at least two years. In his view the development of Engine Lane was the best the Town Council can do to get new homes as soon as possible.

Cllr Barber repeated her comments about having taken legal advice and the consequences to councillors who vote in favour of selling the land. Cllr A.Tonkin said she strongly objected to being threatened.

It was proposed by Cllr Barber and seconded by Cllr Ponsonby

**RESOLVED:** that there should be a named vote on the proposition.

The vote was thirteen in favour, two against and five abstentions.

It was proposed by Cllr Packham and seconded by Cllr Middleton

**RESOLVED:** Nailsea Town Council, having fully considered the offer from BDW Trading Ltd (Barratt Homes) and taken advice from its professional advisors, agrees to proceed to enter into contract for the sale of the two parcels of land with titles numbered ST 202738 and AV 234681 to BDW Trading Ltd subject to the granting of a Qualifying Planning Permission. The final draft Contract to be submitted to the Town Council for its approval prior to signature.

The vote was as follows:

For	Against	Abstention
Cllr Bird Cllr Frappell Cllr Hamblin Cllr Hunt Cllr Lees Cllr Middleton Cllr Packham Cllr Petford Cllr Phillips Cllr A.Tonkin Cllr J.Tonkin	Cllr Barber Cllr J.Blatchford Cllr M.Blatchford Cllr Heappey Cllr Holt Cllr Jameel Cllr Ponsonby Cllr Wilson	Cllr Barclay
11	8	1

Due to the time taken for the meeting to reach this point, the Chairman suggested, and it was agreed, to defer the remaining agenda items for a future meeting.

The meeting closed at 10.20pm.

Chairman's signature: \_\_\_\_\_

Date: \_\_\_\_\_

11.01.17

## **NAILSEA TOWN COUNCIL**

Minutes of the Town Council meeting held on Wednesday 9 November 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



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

**130/16 APOLOGIES** were received and accepted from Cllr Barber, Cllr M.Blatchford, Cllr Heappey, Cllr Holt and Cllr J.Tonkin.

Cllr Packham said that the District Councillors had been advised by the solicitor to North Somerset Council not to attend the meeting as the beneficiary of a sale of Nailsea Youth House would be the district council.

**131/16 DECLARATIONS OF INTERESTS**  
None

**132/16 PUBLIC PARTICIPATION**  
None.

**133/16 THE MINUTES** of the meeting of the Town Council held on 7 September were approved as a correct record.

The minutes of the meeting of 19 October 2016 were approved as a correct record, subject to replacing the words "10 acres" with "4 acres" regarding the comments made by Cllr Ponsonby on page 2.

### **134/16 CHAIRMAN'S REMARKS**

Cllr Packham said that the Council was meeting to discuss the potential purchase of the building commonly known as Youth House. However, the discussion is not solely about providing a place for youth provisions, but a facility for the benefit of residents of all ages. The name above the door of 65 High Street is Laureldene House.

He said that the Clerk's Report sets out the chronology of events leading up to tonight's meeting. The situation is that North Somerset Council wishes to sell the building and in principle Nailsea Town Council wants to procure it. Whilst it is currently used by Foreal to provide youth services, a service this Council has provided for many years, it is proposed that it becomes the home for the Nailsea Place concept.

The Nailsea Place concept has been described in the paper produced by the Patients' Association, and included with the papers for the Town Centre meeting of 19 October 2016, and within a report issued this week by the Clerk following his attendance at a conference entitled 'How to Involve and Co-produce with Patients and Communities.'

Cllr Packham said that last Thursday he attended the Citizens Advice North Somerset AGM. Citizen's Advice provide a wide range of support and help to the residents of Nailsea and North Somerset. Many of the people they see are unwell resulting from the stress of the problems they face, largely financial, and not only those on low incomes. What Citizens Advice achieve with their volunteers is not only heartening, with people's lives being turned around, but also brings a financial benefit to the economy of North Somerset. He said that he believes the Nailsea Place concept can work alongside Citizen's Advice and make many lives better, reduce the demand on the Health and Social Services and bring a more widespread feeling of wellbeing in the town.

He said that there is much to absorb in the Clerk's report on Nailsea Place, and he drew attention to the following statement from the NHS Five Year Forward View:

"The health and wellbeing gap: if the nation fails to get serious about prevention then recent progress in healthy life expectancies will stall, health inequalities will widen, and our ability to fund beneficial new treatments will be crowded-out by the need to spend billions of pounds on wholly avoidable illness."

Nailsea Town Council has an opportunity to take a lead and show the rest of North Somerset the way forward to promote wellbeing and prevent ill-health. Cllr Packham said that his remarks were to reinforce the broader reason why the Town Council should acquire the building to create a hub for the people of Nailsea, not just a youth facility.

He said that Cllr Hunt and he had met with Malcolm Coe, the Head of Finance and Property at North Somerset Council, on Tuesday 1 November. At this meeting they repeated the case to Mr Coe that 65 High Street is already a public building and that residents and councillors did not agree that Nailsea should be purchasing the building. Whilst Mr Coe understood this view, the outcome is still the same, that North Somerset Council, faced with further reductions in financial support, have to realise the value of assets.

Mr Coe went on to say that whilst not strictly ring-fenced, the sale of the property, and the money from lifting the covenant, would be taken into account when North Somerset Council comes to plan for an upgrade/replacement of the Scotch Horn Centre. Scotch Horn has to be upgraded, and likely rebuilt, so that it becomes self-funding. By this time next year North Somerset Council will have commenced drawing up proposals for the building.

To summarise, Cllr Packham said that

- 65 High Street is the only option the Town Council has to house Nailsea Place and youth services at this time.
- There is a pressing need to improve the wellbeing of our residents.
- The sale price will be close to the £365,000 valuation made by the District Valuer.
- The valuation takes account of the remedial works to be carried out as identified in the Bilfinger-GVA condition report.

# **135/16 CONSIDERATION OF THE POSSIBLE ACQUISITION OF NAILSEA YOUTH HOUSE**

The Chairman said he would ask members to comment by going around the table.

Cllr Middleton said that he has not been against acquiring the building although he has been outspoken about North Somerset Council's position regarding the price. He firmly supports the Nailsea Place concept and thinks the Council should pursue it wholeheartedly. The only option is 65 High Street and therefore he firmly supports the Council purchasing it. In terms of making a success of running it he said that the Tithe Barn is an obvious successful precedent. Although it is a large sum of money, it would buy an asset that will retain its value if the Town Council decides to sell it at a later date.

He said that careful consideration would need to be given to how the purchase and refurbishment would be funded. He said that it would be necessary to have a steering group to look at how best to utilise the building, and this group should also include non-councillors.

Cllr Bird said that he understood the consternation regarding North Somerset Council, but there is no other option to move forward with providing a community building.

Cllr Lees said that he was not altogether convinced regarding the location of 65 High Street. It is almost in too good a position, being a prime High Street location. He said he has his doubts as to how the building can be used, but having looked at rental values on nearby properties he thought the price was reasonable as a commercial asset. However, he asked what the people of Nailsea would think of the Town Council for paying for a building which the residents already 'own.'

Cllr Barclay said that he is all in favour of the Nailsea Place proposal and purchasing the building.

Cllr Blatchford said that this is a very interesting situation. 30% of NHS budgets is spent on avoidable conditions: the Town Council could become part of the People and Communities Board strategy, but also could find itself working "contrary to others". He said that North Somerset Council is short of revenue funds, not capital. He also said he is worried about the legal structure for running 65 High Street and the tax implications of the purchase. Although 100% convinced of the Nailsea Place concept the timing of the purchase was "open to question."

Cllr Jameel said that she was fully appraised of the need for Nailsea Place, but she was not convinced by Youth House as a suitable venue. She questioned whether it was the right space, the size and shape of the rooms and whether it was suitable for people with disabilities including those with sensory impairment. She said that a £325,000 purchase price and £100,000 refurbishment, plus stamp duty and solicitors fees would make the total cost around £500,000. She expressed concern that a development of Scotch Horn would mean a duplication of facilities.

Cllr Jameel said that the Town Council had asked relevant questions in the public consultation and it should wait for the result before making a decision otherwise it

could be accused of asking questions but not waiting for the answers. She said that the Big Worle Hub is a good example of a community building.

Cllr Petford said the town could be waiting a long time for a redevelopment of Scotch Horn. There is a desperate need for a community facility and the Council has looked long and hard at options. 65 High Street is not perfect, but is suitable.

Cllr Hunt requested that she speak at the end if she had anything to say.

Cllr Hamblin said that she was all in favour of purchasing the building which is in a prime position, and asked where else is there for a community building. Scotch Horn will be North Somerset Council's and 65 High Street would be the Town Council's.

Cllr Frappell said she endorsed Cllr Middleton's comments. She said that the Council will get the survey feedback before a contract for the building has been signed, and can consider the response from residents at that time. She thought the Council should forge ahead straight away.

Cllr Phillips said Nailsea is "crying out" for a hub. He had discussed the costs of a mobility lift with a specialist architect. Depending on whether it was internal or external the cost could be £25-50,000 plus related building works. The results of the public survey would be useful, but there is no alternative building on the horizon.

Cllr Tonkin said she had made her first visit to the building last week. She thought the building could be developed in stages, and had potential to generate income. She said if Nailsea Place does not work out the Council will still have an asset to sell. The high street location is good for people travelling by car and bus. As for the survey results she thought the Council should also make decisions on behalf of people who have not completed a questionnaire. The Council should either get on with Nailsea Place or jettison the idea, and if it was the former it should proceed with buying the building.

Cllr Wilson said that he wants the hub, and the Council has looked at all the alternatives, but is concerned by the costs.

Cllr Ponsonby said she was 100% in favour of the hub. The priority is a home for youth facilities, and other users could utilise the building. However, it goes against the grain to have to pay a large sum to North Somerset Council for the building. She said there are a number of empty commercial premises on the High Street and suggested the Council might struggle to sell the building at a future date and therefore it would not be an asset as claimed.

Cllr Hamblin said that the centre in Portishead has shared usage and Youth house used to, so she could not see any reason why this could not happen in the future.

Cllr Hunt said the debate has been like déjà vu, as she had heard the same arguments against acquiring the Tithe Barn. She has visited many community facilities and Nailsea was missing out. The Council should not prevaricate any



more, and although she was angry about North Somerset Council's position regarding the cost, this Council should look after its own town and must make a decision. This is the opportunity to take a lead.

Cllr Frappell said that as a shop-owner she thought 65 High Street was undervalued as a commercial building, especially in relation to its location.

Cllr Bird said that the empty premises are shops, whereas there is a shortage of office space, which 65 High Street could offer if it was put back on the market.

Cllr Packham said that with regard to accessibility, Citizens Advice can work over two floors, with the ground floor used for people who cannot access the upper floor. He said the Town Council cannot wait for a Scotch Horn redevelopment which would probably take five years from now to complete.

Cllr Lees said he had a proposition to make but questioned whether councillors wanted a named vote.

Cllr Middleton said he wanted to make some further comments. Although lots of good points had been raised about the building, all the issues could be resolved. He recognised that there was work to be done on the detail, but if the Council lets this opportunity go, Nailsea Place will not happen, and this is so important that the Council should buy 65 High Street.

It was proposed by Cllr Lees and seconded by Cllr Wilson

- RESOLVED**
- 1. That the Town Council is prepared to purchase 65 High Street from North Somerset Council, including appropriate arrangements for fees and other costs.**
  - 2. That the Town Council will continue to actively look for other larger premises in the Town more suitable for a Community Hub.**
  - 3. That in three years' time from purchasing 65 High Street the Town Council will debate and vote on whether it will retain or sell it.**

The vote was unanimous.

Cllr Packham said that North Somerset Council wants the Town Council to sign a Licence to continuing occupying Youth House. The Clerk explained that the youth service is the only user of the building so North Somerset Council have been very reasonable in allowing the continued use without the Town Council having any liability. The Licence would cost £1 per month, but the major aspect was the requirement to provide insurance cover. The agreement would be subject to a one month notice period for either party.

It was proposed by Cllr Packham and seconded by Cllr Middleton

- RESOLVED**
- To agree to sign the Licence with North Somerset Council for the Town Council's occupation of Nailsea Youth House.**

The vote was 14 in favour, none against and one abstention.

**136/16 ANY OTHER BUSINESS**

- a) Cllr Hunt reminded members of the Remembrance Day service at Holy Trinity Church this Sunday, and the Armistice Day ceremony on 11 November.
- b) The Clerk reported that permission has been granted to allow sessions at the Library to promote the public consultation, and asked for councillors to volunteer, following which he would make the arrangements.
- c) The Clerk reported that the next meeting of the Community Drugs Misuse Forum is 18 November.

The meeting closed at 8.30pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **NAILSEA TOWN COUNCIL**

Minutes of the Town Council meeting held on Wednesday 16 November 2016 at 8.15pm in the Tithe Barn, Church Lane, Nailsea.

**PRESENT:** Cllr Packham in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hamblin, Cllr Heappey, Cllr Holt, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr Petford, Cllr Ponsonby, Cllr J.Tonkin, Cllr Wilson and the Clerk.



**137/16 APOLOGIES** were received and accepted from Cllr Phillips and Cllr A.Tonkin.

### **138/16 DECLARATIONS OF INTERESTS**

Cllr Hamblin declared a personal interest as her son-in-law is a coach at Nailsea and Backwell Rugby Club.

Cllr Petford declared a personal interest as her son plays at the Rugby Club.

### **139/16 PUBLIC PARTICIPATION**

None.

### **140/16 CHAIRMAN'S REMARKS**

None.

### **141/16 PRESENTATION BY NAILSEA AND BACKWELL RUGBY CLUB FOLLOWED BY DISCUSSION REGARDING THE IMPLICATIONS TO THE CLUB OF OPTIONS REGARDING THE POTENTIAL SALE OF LAND AT ENGINE LANE**

The Chairman introduced Tony Warren, the Treasurer at the Rugby Club. Mr Warren introduced Rossco Parsons, Club Chairman, Justin Siedle, Secretary and Phil Matthews, Junior Chairman.

Mr Warren explained that he would not be discussing any commercially sensitive information, and he would prefer to take questions at the end. The purpose of his presentation was to address the following issues: what is the Rugby Club? what does the Rugby Club do for the Community? what does the future hold for the Club? what is the impact on the Club from the proposed development of the land it leases from the Town Council?

The Club played its first match at the new ground in 1996. It has expanded considerably since that time and now consists of about 290 junior members ranging in age from 5 – 18. It includes 2 girl's sides (under 13s and under 15s) with around 30 members. There are 2 senior league sides with an occasional veteran's team. Mixed sex and mixed age group touch rugby has been played for the last two years at the all-weather pitch at Nailsea School. The Club owns the land on which the clubhouse and main pitches are located, and leases land from the Town Council, which is used by the U6-U10 age groups.

The Rugby Club has a membership of 511, but is an 'open' club and is used by many more people than that. The membership spans junior and senior players, touch rugby and non-playing members. Mr Warren showed an analysis of the demographics of the membership and highlighted that 86% of juniors come from

Nailsea and Backwell (92% if Wraxall is included), but this drops to 68% for senior players (70% including Wraxall). This highlights a big challenge which is that young players move away because they cannot afford to live in Nailsea. This is compounded by the challenge of retaining players who have gone to university.

The junior section of the Club continues to grow, and since 2013 there has been an increase of 10%. Particular growth has been seen in the pre-senior school age groups. The introduction of a girls' team in 2015 has proved to be extremely successful: participation has increased from zero to 29, enough for two age groups. To support this, there are 57 volunteer coaches throughout the junior section of the Club, equating to over 190 volunteer hours per week during the September to May season. The Club pays for all its coaches to obtain Rugby Football Union (RFU) qualifications.

The Club has an ethos of being inclusive, but its commitment to quality coaching and facilities also creates opportunities for players to excel. It has a former player who is a professional at Gloucester RFC, has current south west U18 players, female south west and Somerset players, Bath and Bristol academy players and a number who represent Somerset. The development of girl's rugby should result in a women's team in the next 2-5 years.

The Club is home to several other organisations. The running club, boxing club, MG owners club, three skittles teams and two darts teams are based there. Nailsea Junior Football Club runs an annual 6-a-side tournament, there is a senior summer 5-a-side football team and the Tough As Nailsea event uses the Club. From 2010-2013 the Club housed the Army Cadets after their hut was destroyed.

The Club has a Bonfire Night and Fireworks event, which is the only organised firework display in Nailsea. For nine years, a Pink Ladies Day has been organised at the Club to raise money for the breast cancer charity, BUST. To date this has raised over £20,000. The Beer and Cider Festival is the largest of its type in the South West, attended by over 5,000 people each year. It has raised around £90,000 for charity in the 13 years it has been running.

In summary, Nailsea and Backwell Rugby Football Club is an integral part of the community, and does much more than provide facilities for the playing of rugby.

Mr Warren explained the Club's plans for the future. The key objective is to improve its facilities to accommodate current and future users of the Club for the next 30 years. Planning permission has been granted for a single-story extension which will house 4 new en-suite changing rooms, physiotherapy room, referees facilities, training room, internal storage and strength and conditioning room. The planning consent also includes the provision of a disabled access lift at the front of the building. This will improve the facilities for female users of the Club so that changing rooms can be segregated for simultaneous use by males and females. Completion of the development will bring the changing facilities up to Sport England standard, and the plan is supported by the RFU, Sport England and Dr Liam Fox.

Funding for the development had been identified as possibly coming from the following sources: RFU Grant (£50,000), Sport England Grant (£75,000), RFU

interest-free loan (£100,000) and the balance from Club Funds. The plans were put on hold to await the outcome of discussions with the Town Council and Barratt Homes. If the extension does not proceed, the Club's ability to execute its development of the women's team and the increase in junior teams will be put in jeopardy. The completion of the extension will underpin the future development of the Club.

As the Club uses the land leased to it for the playing of sport, Sport England will object to the plans if these pitches cannot be replaced. The current plan allows for this replacement. This will be true for future disposal of the land as well as this proposed development.

The Club and its membership fully supports the current mitigation strategy for loss of these pitches. Delays in the decision-making process will have a large impact on the Club if this proposal does not proceed. The Club will be approximately £125,000 worse off as the RFU no longer offers a £50,000 grant and so this amount will have to be added to an interest free loan. Sport England have widened the criteria for applicants of their grants and so the likelihood of receiving the £75,000 grant are significantly reduced. The Club is incurring legal fees as this process continues.

If the proposed development proceeds and the mitigation for the lost playing land is agreed, the Rugby Club will be able to develop to provide better facilities for more members of the community. With the proposed general increase in housing in Nailsea, this is a great opportunity to ensure that sporting facilities for juniors and adults are improved to accommodate the likely increased participation.

In conclusion, the Club has a community focussed vision, and makes a significant contribution to Nailsea. Club members invest over 6,500 hours of volunteer time per season in running the Club and coaching juniors. Any investment in the Club will be beneficial to the community, not just a small number of individuals.

The Chairman thanked Mr Warren for his presentation and asked if there were any questions or comments.

Cllr Ponsonby said she was impressed with what the Rugby Club does, and had the following comments. Firstly, there is no need to sell the land if the Town Council continues to lease it to the Rugby Club. Secondly, she said that it appeared the Club needed a further £175,000 to fund the extension scheme and asked why it should get "substantially more" from the deal with Barratt Homes. Mr Warren said that the delay in implementing the plan whilst the outcome of the proposed deal was awaited had meant that some of the proposed funding was no longer available. As Treasurer, he could not see the Club over-burdened with debt. Further, the costs of the extension would also have increased from original estimates.

Cllr Bird said the Club is clearly being affected by the demographic changes in the Town. Mr Warren confirmed that new homes should bring more children and young adults in to the town. A few years ago the Club ran four senior teams and now runs two, so the trend in relation to the demographics of the town is clear.

Cllr Heappey asked why the Club stopped its development because of discussions with Barratts. Mr Warren said that none of the projected funding was in place and was therefore an aspiration, so the Club hoped funding for its development would come from the land sale.

The Chairman then introduced Matt Regan and Chris Dolling from Barratt Homes.

Mr Dolling explained that they had recently had a pre-application meeting with North Somerset Council. The main technical constraints relate to ecology and undergrounding electricity cables.

Mr Regan said that with all the landowners and the various legal complications this was not an easy project, but all the parties are lined up. Whilst the 10 acres could be developed in isolation it would not make for a comprehensive design. He presented some maps showing the extent of the proposed scheme and the various landholdings involved. He raised the issue of why he thought the four-acre area should be included in the scheme now. The reasons he gave were:

- This is a complex land assembly unlikely to be achieved again.
- There has been positive engagement from Sport England and the RFU.
- The development at the Rugby Club would be a step change in sporting facilities for Nailsea.
- The integrated scheme delivers a comprehensive design.
- Nailsea Town Council controls the design, appearance and mix of the homes.
- Around 58 homes would be lost, including 17 affordable homes (30%) which would have to be found elsewhere in Nailsea.
- There would be a loss of Section 106 money (paid by the developer to the planning authority to mitigate the impact of schemes) for the town of around £300,000.
- The four acres is the most 'efficient' part of the site in development terms with limited physical and ecological constraints.
- It would result in a loss of land value and consequences for other Town Council projects

Cllr Petford said she was very disappointed by the effect that not selling the four acres leased to the Club would have on its future, but the problem is justifying to residents the cost of lifting the covenant.

Cllr Packham said that the option of developing the four acres at a later date was not straightforward. The deal with other landowners is integral to the whole scheme working, and this may not be available in the future.

Cllr Ponsonby asked whether Barratts would want to proceed with developing the 10 acres if the Town Council did not sell the four acres. Mr Regan said that each parcel of land could be developed in isolation. However, a lot of goodwill has been generated to get to this stage and if the comprehensive deal was not agreed other landowners could go elsewhere. Further, the four acres boosts the value of the rest of the land because it is not as affected by ecological and other 'abnormal costs'.

Cllr Ponsonby said that the £300,000 of estimated Section 106 income to Nailsea was not guaranteed.

Cllr Hunt said she was convinced that the right thing to do was proceed with the original plan. The money to lift the covenant comes from the land, not from the tax payers, and with this development the Town Council can choose the kind of homes it wants. The benefit that the Rugby Club would get should be seen as a benefit to the wider community.

Cllr Bird said that the Council is losing focus on its main objective, which is to build new homes, so it should proceed with selling the 14 acres.

At this point the Chairman suggested the Council needed some input from its adviser Gordon Isgrove of GVA and that the meeting should go into closed session.

Pursuant to section 1 (2) of the Public Bodies (Admissions to Meetings) Act 1960 it was

**RESOLVED:**                    **that because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the above. The meeting therefore closed at 9.10pm.**

The representatives of Barratt Homes were requested to leave at 9.24pm.

The meeting reconvened at 9.42pm.

**142/16 ANY OTHER BUSINESS**

None.

The meeting closed at 9.43pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# ENGINE LANE : HOUSING MIX

Subject to Planning Permission

Type	Housetype	No's	Beds	Sq.ft	Storeys	Parking	OM %
OPEN MARKET HOUSING							
2 bed	Roseberry	27	2	679	2	2 sp	21.09%
3 bed	Folkstone	16	3	830	2	2 sp	60.16%
	Ennerdale	20	3	916	2	2 sp	
	Eskdale	8	3	1,058	2	1sp+ 1g	
	Norbury	17	3	1,107	2.5	1sp+ 1g	
	Stambourne	16	3	1,156	3	1sp+ 1g	
4 bed	Woodcote	4	4	1,206	2.5	2sp+ 1g	18.75%
	Alderney	9	4	1,225	2	2sp+ 1g	
	Radleigh	11	4	1,316	2	2sp+ 1g	
Total		128					

Summary	
Houses under 1,058 sq ft	55.47%
3 bed houses 1,107 - 1,156 sq ft	25.78%
4 bed houses	18.75%

Type	Housetype	No's	Beds	Storeys	Parking	AFF %
AFFORDABLE HOUSING						
Apartments	38/39 GF	6	1	2	1sp	21.82%
	38/39 FF	6	1	2	1sp	
2 bed	Type 21	17	2	2	2 sp	36.36%
	SH18	3	2	2	2 sp	
3 bed	Type 22	13	3	2	2 sp	27.27%
	SH37	2	3	2	2 sp	
4 bed	Type 24	8	4	2	2 sp	14.55%
		55				



[REDACTED]  
The Members of Nailsea Town Council  
care of The Clerk, Mr I Morrell

Our ref: CP015/0414/0427/421442.00002

Your ref:

14 December 2016

Dear Sirs

**Report to the Members relating to the proposed sale of land belonging to the Town Council to  
BDW Trading Limited**

This report is prepared to assist the Council in making a decision as to whether or not to proceed with a sale of land belonging to it situate off Engine Lane, Nailsea. This report sets out the principle terms of the Conditional Sale Contract, Transfer and Overage Deed which will govern the legal relationship with the Buyer and with the owners of third party land also included in the transaction. This report does not comment upon the financial terms for the transaction and is subject to those provisions being agreed.

**1 The Land to be sold**

We attach a plan which shows with red edging the total extent of the Land. The land belonging to the Town Council is hatched blue and hatched purple and the Council's title to this land is registered with title absolute under titles numbered ST 202738 and AV 234681.

[REDACTED]  
[REDACTED]  
[REDACTED]

Part of your land is subject to a Lease to Nailsea and Backwell Rugby Football Club Limited dated 17 June 2013. The sale will be subject to this Lease.

The net sale proceeds and additional consideration to be paid pursuant to the sale contract are to be divided between these owners proportionately to land areas and the percentage payable to the Town Council is 75.73%.

That part of your land which is registered under AV 234681 (hatched blue) and formerly belonged to Avon County Council is subject to a covenant that the land shall not be used for any form of residential development ("the NSC Restriction").

The remaining part (hatched purple) is subject to covenants contained in an Agreement for Sale dated 21 December 2007 whereby the Council agreed to pay overage to the original owners, [REDACTED]

23078445-1

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Overage is payable upon the increase in the market value above either £114,000 or the current market value without planning permission for development in the event that a planning permission for development is granted within a period of 30 years. The percentage rate currently applicable is 50% of the uplift in value.

## **2 The Buyer**

The proposed buyer is BDW Trading Limited. This is the name of the company which holds all the land assets of the Barratt and David Wilson Homes Group. A parent company guarantee from Barratt plc will be available for the financial obligations of the buyer which follow completion of the purchase.

## **3 The Contract Conditions**

The obligation of the Buyer to purchase is conditional upon the grant of a Qualifying Planning Permission ("QPP"). This is a planning permission for the Proposed Development which is immediately implementable upon grant and free of Onerous Conditions. Onerous Conditions follow a relatively standard definition for contracts of this nature. It is unlikely that Onerous Conditions would apply, but this acts as a protection for the Buyer in the unlikely event that they do. The Onerous Conditions include a requirement to provide more than 30% of the total number of residential dwellings for affordable housing or the payment of a commuted sum in lieu of affordable housing or a requirement that more than 80% of the affordable housing be of rented tenure. If there were a condition or conditions which made the proposed development commercially unviable, these would also amount to Onerous Conditions.

Following exchange of contracts, the Buyer is to use reasonable endeavours to take such steps as are reasonably necessary to promote the Land and the Rugby Club land for the proposed development and to obtain a QPP as soon as reasonably practicable. For that purpose, a Planning Application is to be submitted in the joint names of the Buyer and the Owners within six months from the date of the contract unless otherwise agreed between the parties.

The application must first be approved by the Owners, but approval may only be withheld if the proposed development does not accord with the standards set out in the Nailsea Town Council Housing Type and Mix Policy and the Barratt Homes Build for Life 12 Guidelines and the Design Code (such documents being referred to in this letter as "the Design Requirements").

The Proposed Development for which the planning application is to be made must comply with the Design Requirements and must include approval for works necessary to provide for the servicing of future development beyond the Land. It will also include sports pitch works on the existing Rugby Club ground.

In addition to the Planning Condition, the contract to sell and purchase is subject to the Cable Condition. This condition is the approval of the proposed cable grounding route by National Grid. This is necessary in order to implement the Proposed Development. The parties are to act together to discharge this condition.

There is a period of 24 months for these conditions to be discharged. That period may be extended if, at the expiry of that period, there is still an outstanding application, appeal or court proceedings or a dispute as to whether the conditions have been discharged. Furthermore, the period may be

extended for up to 12 months if the Planning Condition has been discharged, but the Cable Condition has not.

There is also an ultimate longstop date of 42 months from the date of exchange of the contract. After the expiry of the contract period, either may terminate the contract.

The Buyer may elect to waive these conditions.

#### **4 The Sale and Purchase Terms**

The contract is for the sale at a Base Price, the final figure of which will be notified to the Council for approval before contracts are exchanged. This price will be subject to adjustment either upwards or downwards in the event that the outcome of the planning application requires the payment of community infrastructure levy and planning gain (aggregated together) which is different from the expected threshold. If there is a saving on the anticipated cost, it will be added to the base price. If there is an excess over the anticipated costs, this will be deductible from the base price. There is to be a maximum deduction figure calculated at a rate per dwelling which will be notified to the Council by the Council's appointed surveyors. If the aggregate cost of planning gain and CIL exceeds that figure, the planning condition of the contract will not be satisfied unless the Sellers, at their discretion, choose to allow a larger deduction from the Base Price or the Buyer, again at its discretion, chooses to complete the purchase notwithstanding the excess.

A deposit of 1% of the base price will be paid on exchange and will be refundable to the Buyer if the conditions are not discharged.

#### **5 Transfer Terms**

The transfer of the Land on completion will exclude a ransom strip adjacent to the boundaries of the Land. This will be placed in the joint ownership of the present landowners in their respective shares. The Buyer will be required to construct roads to serve this ransom strip during the course of its development.

The transfer will contain a covenant by the Buyer as follows: "Not to carry out any development on the Property save in accordance with the Planning Permission and any variation to it which substantially conforms with the Proposed Plans and the Design Code PROVIDED THAT this covenant shall cease to apply 5 years from the completion of the initial development of the Property in accordance with this clause and provided also that this clause shall not prevent purchasers of individual dwelling houses making alterations to those dwelling houses which are permitted by the grant of planning permission issued after the completion of the original dwelling house."

The Proposed Plans and Design Code are those referred to in the Design Requirements described above.

#### **6 Deferred Payment**

50% of the Sale Price will be deferred and will be payable 18 months after the Completion Date. The payment will be secured by a first legal charge over the Land with provision for release of part of the Land to facilitate the development and sale of the first plots. We have proposed that the legal charge be granted to this firm's Trust Corporation in order to facilitate the process of releasing the charge

when the deferred payment is made. We consider this to be a fair and normal arrangement for securing such payments.

## **7 Additional Consideration**

An overage deed will be entered into upon completion in favour of the sellers. If the total gross sale proceeds from the sale of all the units permitted on the land exceed a threshold, a further payment will be made by way of additional consideration at [REDACTED] % of the excess. The threshold is £[REDACTED] per square foot of all the residential units of private residential accommodation.

## **8 The Sellers' Obligation under the Conditional Contract**

The Sellers must continue to use the land for current purposes and not take any action which prejudices the obtaining of planning permission nor make any application for planning permission themselves. The Sellers may not sell or otherwise dispose of the land whilst the contract subsists unless this is subject to a deed of covenant to comply with the terms of the Sale Contract.

The Sellers must enter into Planning Agreements (under section 106 of the Planning Act 1990) or Works Agreements (eg under section 38/278 of the Highways Act 1980 or section 104 of the Water Industry Act 1990) required to obtain or implement the planning permission. The Sellers must allow the buyer to have access to the property for carrying out ground investigation, for the negotiation of planning agreements, to effect hedge or tree planting if that will facilitate the grant of a planning permission and for any other reasonable purpose in connection with the obtaining of qualifying planning permission.

The Town Council is responsible for making the payments required to procure the release of the NSC Restriction and the 2007 Overage.

[REDACTED]

## **9 Summary**

We consider that the terms of this draft contract reflect the fair and reasonable terms which we would recommend for a seller to enter into such an agreement. Subject to (a) approval of the Base Price and the planning cost deduction cap and (b) to reaching agreement over the terms for the release of the NSC Restriction and the 2007 Overage we consider that there is no legal reason why the Town Council should not proceed with this sale.

Yours faithfully

**Clarke Willmott LLP**

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Enclosure

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2016-17

MAJOR SPECIFIED ITEMS		2016-17	2017-18	2018-19	2019-20	
9000	CANOPY REPLACEMENT FUND	2,500.00	0.00	0.00	0.00	
9005	CAR PARKS	50,000.00	0.00	0.00	0.00	
9010	CCTV REPLACEMENT	5,000.00	0.00	0.00	0.00	
9015	GLASSWORKS INFILLING	-4,432.00	0.00	0.00	0.00	
9020	HIDDEN HISTORY	10,000.00	0.00	0.00	0.00	
9025	PLAY EQUIPMENT	30,500.00	48,000.00	65,500.00	83,000.00	
9030	SKATEPARK PROJECT	-630.00	10,000.00	20,000.00	30,000.00	
9035	TITHE BARN CAPITAL FUND	14,824.60	19,824.60	24,824.60	29,824.60	
MAJOR CONTINGENCY ITEMS						
9100	CAPITAL SPENDING PROJECTS	125,000.00				Balancing figure keeping General Reserves at 4 months.
	GROVE SPORTS & SC BUILDING	0.00	0.00			Assume major spend required: loan or capital receipt.
9110	LEISURE FACILITIES CONSULTANCY	10,000.00	0.00			Develop Leisure Strategy?
9115	MIDDLE ENGINE PIT	30,000.00	0.00			Including £10k granted in 2015-16
9120	COUNCIL TAX REBASING RESERVE	82,466.85				NSC council tax rebasing: rec'd for 2013-14 & 2014-15.
9125	PEDESTRIAN CROSSING: QUEENS ROAD	10,000.00	0.00			
	PEDESTRIAN CROSSING: CLEVEDON ROA	0.00	0.00			
9135	PREMISES PURCHASE	100,000.00	0.00			Nailsea Place
9140	YOUTH HOUSE PURCHASE/LEASE	48,242.00	0.00			
9145	STREET FURNITURE AND SIGNAGE	10,000.00	0.00			
MINOR ITEMS						
9200	BACKWELL LAKE - PATH	2,017.00				
	FRIENDS OF TRENDLEWOOD PARK	0.00				
9210	NAILSEA AGAINST PYLONS	-4,000.00				
9215	TREE WARDENS	185.00				c/f from 2013-14
9220	WINTER MEASURES	2,000.00				
9225	YOUTH HOUSE	4,650.00				NSC Enabling Fund grant 2012-13
RESTRICTED FUNDS						
9300	RECEIPTS IN ADVANCE 17/18	750.00				
	RECEIPTS IN ADVANCE 18/19	0.00				
9310	YOUNG PERSONS GRANT	8,355.24				Funds held on behalf of Youth House £8355.24 c/f April 2014
RESERVES		537,428.69	77,824.60	110,324.60	142,824.60	

# NAILSEA TOWN COUNCIL STATEMENT OF INCOME AND EXPENDITURE 2016-17

FINANCIAL SUMMARY						
% OF TOTAL	TOTAL BUDGET	Revenue Budget	Spend to date	Income to date	Balance avail from budget	Comment
28.7%	PEOPLE AND ADMINISTRATION	149,920.00	101,238.00	15.00	48,682.00	
23.0%	COMMUNITY ENGAGEMENT (INC GRANTS)	119,892.00	94,917.00	886.00	24,975.00	
27.0%	ENVIRONMENT & LEISURE	140,776.00	116,742.00	23,342.00	24,034.00	
5.2%	PLANNING	27,050.00	18,219.00	6,398.00	8,831.00	
16.1%	FINANCE & POLICY	84,020.00	58,038.00	542,975.00	25,982.00	
	<b>TOTAL EXPENDITURE</b>	<b>521,658.00</b>	<b>389,154.00</b>	<b>573,616.00</b>	<b>132,504.00</b>	
	OPERATIONAL INCOME	75,000.00		94,422.00	-19,422.00	
	PRECEPT	457,606.00		457,606.00	0.00	
	NORTH SOMERSET RATE GRANT	21,588.00		21,588.00	0.00	
	<b>TOTAL INCOME</b>	<b>554,194.00</b>		<b>573,616.00</b>	<b>-19,422.00</b>	
	<b>BUDGET SURPLUS</b>	<b>32,536.00</b>				

# **CASH AND RESERVES SUMMARY**

## **CURRENT CASH**

investment account to end November 2016	160,039.31	
current account	26,480.81	
deposit account	654,083.88	
<b>Total</b>	<b>840,604.00</b>	

## **RECEIPTS IN ADVANCE**

Tithe Barn receipts in advance 2017-18	1,175.00	
Tithe Barn receipts in advance 2018-19	0.00	
	<b>1,175.00</b>	

## **REMAINING BUDGETED EXPENDITURE FOR THE YEAR**

Remaining Budget Expenditure	132,504.00	
Specified Reserves	537,428.69	
<b>Total</b>	<b>669,932.69</b>	

## **PREDICTED CASH BALANCE AT 31.03.17**

Projected cash at year end	170,671.31	i.e. Current Cash - Remaining Budget Expenditure to Year End
Predicted income to 31.03.17	5,000.00	
VAT to be reclaimed	0.00	
Damage Waiver Fees	0.00	Assumption that these will be returned to hirer
<b>Total</b>	<b>175,671.31</b>	

## **GENERAL RESERVE**

General Reserve as proportion of annual spend	4.0	MONTH/S
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		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<b><u>PEOPLE &amp; ADMINISTRATION</u></b>						
<b>100</b>	<b>ADMINISTRATION</b>					
4000	COURSES - STAFF	771	250	-521		-521
4005	COURSES - CLLRS	255	250	-5		-5
4010	EXPENSES - STAFF	398	250	-148		-148
4015	EXPENSES - CLLRS	246	500	254		254
4020	RECRUITMENT	941	500	-441		-441
4025	SUNDRIES	2	220	219		219
4030	CHAIRMANS EXPENSES	328	200	-128		-128
4035	HR SUPPORT CONTRACT	1,304	1,250	-54		-54
	ADMINISTRATION :- Expenditure	<b>4,243</b>	<b>3,420</b>	<b>-823</b>	<b>0</b>	<b>-823</b>
4006	COURSE FEE REFUND	15	0	15		0
	ADMINISTRATION :- Income	<b>15</b>	<b>0</b>	<b>15</b>		
	<b>Net Expenditure over Income</b>	<b>4,228</b>	<b>3,420</b>	<b>-808</b>		
<b>110</b>	<b>STAFF COSTS</b>					
4080	STAFF SALARIES	47,108	75,000	27,892		27,892
4090	CARETAKERS - OTHER	0	500	500		500
4095	TAX & NATIONAL INSURANCE	17,588	22,500	4,912		4,912
4100	SUPERANNUATION	25,764	34,000	8,236		8,236
	STAFF COSTS :- Expenditure	<b>90,461</b>	<b>132,000</b>	<b>41,539</b>	<b>0</b>	<b>41,539</b>
	<b>Net Expenditure over Income</b>	<b>90,461</b>	<b>132,000</b>	<b>41,539</b>		
<b>120</b>	<b>OTHER PEOPLE &amp; ADMIN</b>					
130	CONTINGENCY	6,549	2,000	-4,549		-4,549
	OTHER PEOPLE & ADMIN :- Expenditure	<b>6,549</b>	<b>2,000</b>	<b>-4,549</b>	<b>0</b>	<b>-4,549</b>
	<b>Net Expenditure over Income</b>	<b>6,549</b>	<b>2,000</b>	<b>-4,549</b>		
<hr/>						
	PEOPLE & ADMINISTRATION :- Expenditure	<b>101,253</b>	<b>137,420</b>	<b>36,167</b>	<b>0</b>	<b>36,167</b>
	Income	<b>15</b>	<b>0</b>	<b>15</b>		
	<b>Net Expenditure over Income</b>	<b>101,238</b>	<b>137,420</b>	<b>36,182</b>		

**COMMUNITY ENGAGEMENT**

<b>200</b>	<b>AWARDS</b>					
4180	ALLOTMENT COMPETITION	52	100	48		48



		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
4185	COMMUNITY AWARD	0	300	300		300
	AWARDS :- Expenditure	52	400	348	0	348
	<b>Net Expenditure over Income</b>	<b>52</b>	<b>400</b>	<b>348</b>		
<u>210</u>	<u>CCTV</u>					
4210	ELECTRICITY	2,007	1,000	-1,007		-1,007
4215	LINE RENTAL	13,454	16,000	2,546		2,546
4220	MAINTENANCE	0	2,700	2,700		2,700
4225	MONITORING	0	400	400		400
	CCTV :- Expenditure	15,461	20,100	4,639	0	4,639
	<b>Net Expenditure over Income</b>	<b>15,461</b>	<b>20,100</b>	<b>4,639</b>		
<u>220</u>	<u>COMMUNICATION</u>					
4260	TOWN TALK	515	2,000	1,485		1,485
4261	PUBLIC INFORMATION	11,596	0	-11,596		-11,596
4265	ELECTION EXPENSES	0	500	500		500
4270	ADVERTISING	409	1,000	592		592
	COMMUNICATION :- Expenditure	12,520	3,500	-9,020	0	-9,020
	<b>Net Expenditure over Income</b>	<b>12,520</b>	<b>3,500</b>	<b>-9,020</b>		
<u>230</u>	<u>NAILSEA PLACE</u>					
4025	SUNDRIES	0	3,000	3,000		3,000
4300	PROFESSIONAL FEES	0	10,000	10,000		10,000
4310	RESEARCH COSTS	0	2,000	2,000		2,000
	NAILSEA PLACE :- Expenditure	0	15,000	15,000	0	15,000
	<b>Net Expenditure over Income</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>		
<u>240</u>	<u>YOUTH SERVICES</u>					
4360	CONTRACT	13,936	23,000	9,064		9,064
4365	ACTIVITIES	410	1,000	590		590
4370	PURCHASES	0	1,000	1,000		1,000
	YOUTH SERVICES :- Expenditure	14,346	25,000	10,654	0	10,654
1210	OTHER	886	0	886		0
	YOUTH SERVICES :- Income	886	0	886		
	<b>Net Expenditure over Income</b>	<b>13,460</b>	<b>25,000</b>	<b>11,540</b>		

Month No : 9

## Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<b>250</b>	<b>GRANTS</b>					
4400	1ST NAILSEA SCOUTS -	750	750	0		0
4410	2467 (NAILSEA) SQUADRON ATC	900	900	0		0
4415	2ND NAILSEA SCOUTS-MAY FAIR	0	550	550		550
4420	2ND NAILSEA SCOUTS	1,000	450	-550		-550
4435	COMM. ALCOHOL & DRUG	500	500	0		0
4440	COMMUNITY TRANSPORT	11,000	11,000	0		0
4445	CROSSROADS (CARING FOR	200	200	0		0
4450	CRUSE BEREAVEMENT	780	780	0		0
4455	FRIENDS OF STOCKWAY	275	275	0		0
4460	FRIENDS OF TRENDLEWOOD	452	2,000	1,548		1,548
4465	GOLDEN OLDIES CHARITY	482	482	0		0
4475	MENCAP - COOL SUMMER CLUB	250	250	0		0
4480	N & D PROSTATE SUPPORT	150	150	0		0
4485	NAILSEA BOWLS CLUB	500	500	0		0
4490	NAILSEA CONCERT ORCHESTRA	300	300	0		0
4495	NAILSEA DISABILITY INITIATIVE	8,000	8,000	0		0
4500	NAILSEA FESTIVAL OF MUSIC	1,000	1,000	0		0
4505	NAILSEA SHEDDERS	1,380	1,380	0		0
4510	NAILSEA SUMMER PLAYScheme	3,500	3,500	0		0
4515	NAILSEA THEATRE CLUB	750	750	0		0
4530	NAILSEA METHODIST LUNCH	750	750	0		0
4540	NAILSEA SKATEBOARDING	1,000	1,000	0		0
4545	NEAT	80	80	0		0
4555	NORTH SOMERSET C.A.	8,876	8,876	0		0
4560	PARKINSON'S UK NW SOMERSET	1,000	1,000	0		0
4565	PHOENIX FRIENDSHIP CLUB	300	300	0		0
4570	SOMERSET STORYFEST	950	950	0		0
4575	ST PETER'S HOSPICE	600	600	0		0
4580	TRANSITION TOWN NAILSEA	250	250	0		0
4590	VISION NORTH SOMERSET	349	349	0		0
4605	WELLSPRING COUNSELLING	1,500	1,500	0		0
4610	WEST OF ENG M S THERAPY	350	350	0		0
4615	WRVS NAILSEA DAYCARE	1,000	1,000	0		0
GRANTS :- Expenditure		<b>49,174</b>	<b>50,722</b>	<b>1,548</b>	<b>0</b>	<b>1,548</b>
Net Expenditure over Income		<b>49,174</b>	<b>50,722</b>	<b>1,548</b>		
<b>260</b>	<b>OTHER COMMUNITY ENG.</b>					
4700	NAILSEA COMMUNITY TRUST	3,000	3,000	0		0
4705	PATRONAGE/ LOCAL SOCIETIES	500	500	0		0

Month No : 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
4710 POPPY WREATH/DONATION	0	100	100		100
4715 RIDE/SWIM SCHEME	750	1,500	750		750
4720 ROYAL BRITISH LEGION	0	70	70		70
OTHER COMMUNITY ENG. :- Expenditure	<b>4,250</b>	<b>5,170</b>	<b>920</b>	<b>0</b>	<b>920</b>
<b>Net Expenditure over Income</b>	<b>4,250</b>	<b>5,170</b>	<b>920</b>		
COMMUNITY ENGAGEMENT :- Expenditure	<b>95,804</b>	<b>119,892</b>	<b>24,088</b>	<b>0</b>	<b>24,088</b>
Income	<b>886</b>	<b>0</b>	<b>886</b>		
<b>Net Expenditure over Income</b>	<b>94,917</b>	<b>119,892</b>	<b>24,975</b>		

**ENVIRONMENT & LEISURE****300 ALLOTMENT - ENGINE LANE**

4025 SUNDRIES	0	375	375		375
4780 MEMBERSHIP AND INSURANCE	28	0	-28		-28
4790 MAINTENANCE AND REPAIRS	241	250	9		9
4795 TREE AND HEDGE WORK	0	500	500		500
4800 WATER	95	200	105		105
ALLOTMENT - ENGINE LANE :- Expenditure	<b>364</b>	<b>1,325</b>	<b>961</b>	<b>0</b>	<b>961</b>
1305 ASSOCIATION - MEMBERSHIP	-308	0	-308		0
1310 RENT RECEIVED	704	0	704		0
ALLOTMENT - ENGINE LANE :- Income	<b>396</b>	<b>0</b>	<b>396</b>		
<b>Net Expenditure over Income</b>	<b>-32</b>	<b>1,325</b>	<b>1,357</b>		

**310 ALLOTMENT - WHITESFIELD ROAD**

4025 SUNDRIES	44	0	-44		-44
4780 MEMBERSHIP AND INSURANCE	104	0	-104		-104
4790 MAINTENANCE AND REPAIRS	79	400	322		322
4795 TREE AND HEDGE WORK	0	500	500		500
4800 WATER	256	275	19		19
ALLOTMENT - WHITESFIELD ROAD :- Expenditure	<b>483</b>	<b>1,175</b>	<b>692</b>	<b>0</b>	<b>692</b>
1305 ASSOCIATION - MEMBERSHIP	443	0	443		0
1310 RENT RECEIVED	2,498	0	2,498		0
1315 SHED RENT NAILSEA HORT	100	0	100		0
1320 NAILSEA GARDENERS ASSN	50	0	50		0
ALLOTMENT - WHITESFIELD ROAD :- Income	<b>3,091</b>	<b>0</b>	<b>3,091</b>		
<b>Net Expenditure over Income</b>	<b>-2,609</b>	<b>1,175</b>	<b>3,784</b>		

Month No : 9

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<b>330 ALLOTMENTS - OTHER</b>					
4820 BRUSHCUTTER MAINTENANCE	0	100	100		100
ALLOTMENTS - OTHER :- Expenditure	0	100	100	0	100
<b>Net Expenditure over Income</b>	0	100	100		
<b>340 BIODIVERSITY</b>					
4840 PROJECTS	600	2,000	1,400		1,400
4845 TREE WARDENS EXPENSES	0	100	100		100
4850 TREE & FLORAL PLANTING	0	500	500		500
BIODIVERSITY :- Expenditure	600	2,600	2,000	0	2,000
<b>Net Expenditure over Income</b>	600	2,600	2,000		
<b>350 CHRISTMAS</b>					
4870 CHRISTMAS LIGHTS -PURCHASE	1,650	14,000	12,350		12,350
4875 CHRISTMAS LIGHTS - INSTALL	35	3,500	3,465		3,465
4880 CHRISTMAS LIGHTS -	70	1,000	930		930
CHRISTMAS :- Expenditure	1,755	18,500	16,745	0	16,745
<b>Net Expenditure over Income</b>	1,755	18,500	16,745		
<b>360 COMMUNITY PAYBACK</b>					
4025 SUNDRIES	0	1,300	1,300		1,300
4890 CLEARANCE WORK	200	200	0		0
COMMUNITY PAYBACK :- Expenditure	200	1,500	1,300	0	1,300
<b>Net Expenditure over Income</b>	200	1,500	1,300		
<b>370 DOG BINS</b>					
4900 DOG BIN EMPTYING	4,139	6,000	1,861		1,861
DOG BINS :- Expenditure	4,139	6,000	1,861	0	1,861
<b>Net Expenditure over Income</b>	4,139	6,000	1,861		
<b>380 GLASSWORKS</b>					
4220 MAINTENANCE	0	1,500	1,500		1,500
4915 IMPROVEMENTS	650	0	-650		-650
GLASSWORKS :- Expenditure	650	1,500	850	0	850
<b>Net Expenditure over Income</b>	650	1,500	850		

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<b>390</b>	<b><u>GROUNDS MAINTENANCE</u></b>					
4925	GARDEN OF REST	1,047	1,120	73		73
4930	GOLDEN VALLEY BRIDLEWAY	640	650	10		10
4940	OTHER	0	4,970	4,970		4,970
4945	VILLAGE GREEN	357	550	193		193
4950	HANNAH MORE PARK	1,088	1,900	813		813
4955	GLASSWORKS	1,320	1,760	440		440
	<b>GROUNDS MAINTENANCE :- Expenditure</b>	<b>4,452</b>	<b>10,950</b>	<b>6,498</b>	<b>0</b>	<b>6,498</b>
	<b>Net Expenditure over Income</b>	<b>4,452</b>	<b>10,950</b>	<b>6,498</b>		
<b>410</b>	<b><u>NAILSEA IN BLOOM</u></b>					
370	PURCHASES	3,901	3,000	-901		-901
4960	HANGING BASKETS	800	500	-300		-300
4965	PLANTING	0	500	500		500
4970	WATERING	4,310	6,000	1,690		1,690
4971	SPONSORSHIP RETURNED	600	0	-600		-600
	<b>NAILSEA IN BLOOM :- Expenditure</b>	<b>9,611</b>	<b>10,000</b>	<b>389</b>	<b>0</b>	<b>389</b>
1210	OTHER	600	0	600		0
1220	SPONSORSHIP	2,926	0	2,926		0
	<b>NAILSEA IN BLOOM :- Income</b>	<b>3,526</b>	<b>0</b>	<b>3,526</b>		
	<b>Net Expenditure over Income</b>	<b>6,086</b>	<b>10,000</b>	<b>3,914</b>		
<b>420</b>	<b><u>NAILSEA PLAYING FIELDS ASSOC</u></b>					
4220	MAINTENANCE	650	1,000	350		350
4990	GROUNDS MAINTENANCE	3,900	8,250	4,350		4,350
5095	GROUNDSMAN	0	1,200	1,200		1,200
5000	REPAIRS	0	500	500		500
	<b>NAILSEA PLAYING FIELDS ASSOC :- Expenditure</b>	<b>4,550</b>	<b>10,950</b>	<b>6,400</b>	<b>0</b>	<b>6,400</b>
	<b>Net Expenditure over Income</b>	<b>4,550</b>	<b>10,950</b>	<b>6,400</b>		
<b>430</b>	<b><u>OPEN SPACES</u></b>					
4220	MAINTENANCE	4,199	2,000	-2,199		-2,199
5025	NSC CONTRACT	29,900	28,000	-1,900		-1,900
	<b>OPEN SPACES :- Expenditure</b>	<b>34,099</b>	<b>30,000</b>	<b>-4,099</b>	<b>0</b>	<b>-4,099</b>
1330	GAULACRE INCOME	726	750	-24		0
	<b>OPEN SPACES :- Income</b>	<b>726</b>	<b>750</b>	<b>-24</b>		
	<b>Net Expenditure over Income</b>	<b>33,373</b>	<b>29,250</b>	<b>-4,123</b>		

Month No : 9

## Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<b>440</b>	<b>PLAY EQUIPMENT</b>					
4220	MAINTENANCE	913	2,000	1,087		1,087
5050	NEW EQUIPMENT	0	17,500	17,500		17,500
	PLAY EQUIPMENT :- Expenditure	<b>913</b>	<b>19,500</b>	<b>18,587</b>	<b>0</b>	<b>18,587</b>
	<b>Net Expenditure over Income</b>	<b>913</b>	<b>19,500</b>	<b>18,587</b>		
<b>450</b>	<b>PUBLIC RIGHTS OF WAY</b>					
4220	MAINTENANCE	0	5,000	5,000		5,000
4230	UPGRADE	0	5,000	5,000		5,000
	PUBLIC RIGHTS OF WAY :- Expenditure	<b>0</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>
	<b>Net Expenditure over Income</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>		
<b>460</b>	<b>SKATEPARK</b>					
4230	UPGRADE	41,959	0	-41,959		-41,959
	SKATEPARK :- Expenditure	<b>41,959</b>	<b>0</b>	<b>-41,959</b>	<b>0</b>	<b>-41,959</b>
1361	SKATEPARK DONATIONS	15,654	0	15,654		0
	SKATEPARK :- Income	<b>15,654</b>	<b>0</b>	<b>15,654</b>		
	<b>Net Expenditure over Income</b>	<b>26,305</b>	<b>0</b>	<b>-26,305</b>		
<b>470</b>	<b>STAFF COSTS</b>					
5070	TOWN ORDERLY EXPENDITURE	30	0	-30		-30
	STAFF COSTS :- Expenditure	<b>30</b>	<b>0</b>	<b>-30</b>	<b>0</b>	<b>-30</b>
	<b>Net Expenditure over Income</b>	<b>30</b>	<b>0</b>	<b>-30</b>		
<b>480</b>	<b>SUBSCRIPTIONS</b>					
5080	AVON WILDLIFE TRUST SUBS	0	48	48		48
5085	CPRE	0	36	36		36
5090	WOODLAND TRUST	0	42	42		42
	SUBSCRIPTIONS :- Expenditure	<b>0</b>	<b>126</b>	<b>126</b>	<b>0</b>	<b>126</b>
	<b>Net Expenditure over Income</b>	<b>0</b>	<b>126</b>	<b>126</b>		
<b>490</b>	<b>TOWN ORDERLY</b>					
4025	SUNDRIES	24	0	-24		-24
5110	EQUIPMENT	1,235	1,000	-235		-235
5115	TOWN ORDERLY WAGES	10,989	14,000	3,011		3,011

Month No : 9

Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
5120	WORKWEAR	63	500	437		437
	TOWN ORDERLY :- Expenditure	12,312	15,500	3,188	0	3,188
	<b>Net Expenditure over Income</b>	12,312	15,500	3,188		
500	<u>TREES AND WOODLANDS</u>					
5140	TREE MAINTENANCE	175	1,400	1,225		1,225
5145	TREE WARDENS EXPENSES	0	100	100		100
5150	SPILSBURY WOOD	450	0	-450		-450
	TREES AND WOODLANDS :- Expenditure	625	1,500	875	0	875
	<b>Net Expenditure over Income</b>	625	1,500	875		
510	<u>OTHER ENVIRONMENT</u>					
5160	PEST CONTROL	0	300	300		300
	OTHER ENVIRONMENT :- Expenditure	0	300	300	0	300
	<b>Net Expenditure over Income</b>	0	300	300		
<hr/>						
	ENVIRONMENT & LEISURE :- Expenditure	116,742	141,526	24,784	0	24,784
	Income	23,392	750	22,642		
	<b>Net Expenditure over Income</b>	93,349	140,776	47,427		
<hr/>						
<b><u>PLANNING</u></b>						
600	<u>BUS SHELTERS</u>					
5000	REPAIRS	0	800	800		800
5180	CLEANING	993	200	-793		-793
	BUS SHELTERS :- Expenditure	993	1,000	7	0	7
	<b>Net Expenditure over Income</b>	993	1,000	7		
610	<u>CAR PARKS</u>					
4220	MAINTENANCE	0	5,500	5,500		5,500
	CAR PARKS :- Expenditure	0	5,500	5,500	0	5,500
	<b>Net Expenditure over Income</b>	0	5,500	5,500		
620	<u>MARKETS</u>					
5210	CANOPY CONTRACTOR	4,421	2,500	-1,921		-1,921
5215	COMMUNITY MARKET	0	100	100		100

Month No : 9

## Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
5220	CRAFT MARKET	0	100	100		100
5225	FARMERS MARKET	661	1,900	1,239		1,239
5230	MARKETS ORGANISER	5,802	7,000	1,198		1,198
	MARKETS :- Expenditure	<b>10,884</b>	<b>11,600</b>	<b>716</b>	<b>0</b>	<b>716</b>
1400	BAGS	36	150	-115		0
1401	FARMERS MARKET INCOME	5,468	0	5,468		0
1402	COMMUNITY MARKET INCOME	210	0	210		0
1410	CANOPY HIRE (OTHER	180	10,000	-9,820		0
1420	RAFFLE COLLECTION	0	100	-100		0
	MARKETS :- Income	<b>5,894</b>	<b>10,250</b>	<b>-4,356</b>		
	<b>Net Expenditure over Income</b>	<b>4,990</b>	<b>1,350</b>	<b>-3,640</b>		
<b>630</b>	<b>PLANNING SERVICES</b>					
4300	PROFESSIONAL FEES	1,058	10,000	8,942		8,942
	PLANNING SERVICES :- Expenditure	<b>1,058</b>	<b>10,000</b>	<b>8,942</b>	<b>0</b>	<b>8,942</b>
	<b>Net Expenditure over Income</b>	<b>1,058</b>	<b>10,000</b>	<b>8,942</b>		
<b>640</b>	<b>STREET LIGHTING</b>					
4210	ELECTRICITY	1,040	1,500	460		460
4220	MAINTENANCE	1,064	200	-864		-864
	STREET LIGHTING :- Expenditure	<b>2,104</b>	<b>1,700</b>	<b>-404</b>	<b>0</b>	<b>-404</b>
	<b>Net Expenditure over Income</b>	<b>2,104</b>	<b>1,700</b>	<b>-404</b>		
<b>650</b>	<b>TOWN CENTRE IMPROVEMENTS</b>					
5280	MAINTENANCE	605	500	-105		-105
5280	NOTICE BOARD ELECTRICITY	122	500	378		378
5285	SIGNAGE	0	2,000	2,000		2,000
5290	STREET FURNITURE	2,454	2,000	-454		-454
	TOWN CENTRE IMPROVEMENTS :- Expenditure	<b>3,180</b>	<b>5,000</b>	<b>1,820</b>	<b>0</b>	<b>1,820</b>
5300	BETTER NAILSEA	504	0	504		0
	TOWN CENTRE IMPROVEMENTS :- Income	<b>504</b>	<b>0</b>	<b>504</b>		
	<b>Net Expenditure over Income</b>	<b>2,676</b>	<b>5,000</b>	<b>2,324</b>		
	PLANNING :- Expenditure	<b>18,219</b>	<b>34,800</b>	<b>16,581</b>	<b>0</b>	<b>16,581</b>
	Income	<b>6,398</b>	<b>10,250</b>	<b>-3,852</b>		
	<b>Net Expenditure over Income</b>	<b>11,821</b>	<b>24,550</b>	<b>12,729</b>		

**FINANCE & POLICY**



Month No : 9

Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<b>700</b>	<b>ADMINISTRATION</b>					
5305	POSTAGE	376	1,300	924		924
5310	STATIONERY	504	1,200	696		696
5315	TELEPHONE	961	1,200	239		239
	ADMINISTRATION :- Expenditure	<b>1,840</b>	<b>3,700</b>	<b>1,860</b>	<b>0</b>	<b>1,860</b>
1076	PRECEPT	457,606	457,606	0		0
1077	RATE SUPPORT GRANT	21,588	0	21,588		0
1085	SUNDRY INCOME	21	0	21		0
1090	INTEREST RECEIVED	881	750	131		0
1095	PHOTOCOPYING INCOME	49	0	49		0
5300	BETTER NAILSEA	787	1,450	-663		0
	ADMINISTRATION :- Income	<b>480,932</b>	<b>459,806</b>	<b>21,126</b>		
	<b>Net Expenditure over Income</b>	<b>-479,092</b>	<b>-456,106</b>	<b>22,986</b>		
<b>710</b>	<b>INFRASTRUCTURE</b>					
5380	HEALTH & SAFETY	1,293	1,000	-293		-293
5385	EMAIL ADDRESS LICENCE	0	150	150		150
5390	MS365 LICENCE	655	500	-155		-155
5400	RBS/OMEGA SOFTWARE	0	1,000	1,000		1,000
5405	WEBSITE - HOSTING	336	150	-186		-186
5410	WEBSITE - MAINTENANCE	98	250	152		152
5415	WEBSITE - UPGRADES	20	1,600	1,580		1,580
5420	IT PURCHASES	2,384	0	-2,384		-2,384
	INFRASTRUCTURE :- Expenditure	<b>4,787</b>	<b>4,650</b>	<b>-137</b>	<b>0</b>	<b>-137</b>
	<b>Net Expenditure over Income</b>	<b>4,787</b>	<b>4,650</b>	<b>-137</b>		
<b>720</b>	<b>LEGAL AND FINANCIAL</b>					
5440	AUDIT FEE: INTERNAL	300	900	600		600
5445	AUDIT FEE: EXTERNAL	1,300	1,600	300		300
5450	BANK CHARGES	388	600	212		212
5455	INSURANCE	4,508	5,500	992		992
5460	LEGAL COSTS	2,077	2,000	-77		-77
	LEGAL AND FINANCIAL :- Expenditure	<b>8,573</b>	<b>10,600</b>	<b>2,027</b>	<b>0</b>	<b>2,027</b>
	<b>Net Expenditure over Income</b>	<b>8,573</b>	<b>10,600</b>	<b>2,027</b>		
<b>730</b>	<b>MEMBERSHIPS AND LICENCES</b>					
5085	CPRE	36	0	-36		-36

Month No : 9

## Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
5500	ALCA	1,465	1,000	-465		-465
5505	AVON WILDLIFE TRUST	48	0	-48		-48
5510	DATA PROTECTION	35	250	215		215
5515	FOREST OF AVON	90	0	-90		-90
5520	NALC	50	500	450		450
5530	SLCC	284	150	-134		-134
5535	SW COUNCILS	362	370	8		8
5540	WOODLAND TRUST	42	0	-42		-42

MEMBERSHIPS AND LICENCES :- Expenditure

2,412	2,270	-142	0	-142
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Net Expenditure over Income

2,412	2,270	-142
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740 PUBLIC WORKS LOANS BOARD

5600	PWLB - GAULACRE CAPITAL	1,363	7,415	6,052		6,052
5605	PWLB - GAULACRE INTEREST	2,344	0	-2,344		-2,344
5610	PWLB - GLASSWORKS CAPITAL	1,058	6,574	5,516		5,516
5615	PWLB - GLASSWORKS INTEREST	3,877	0	-3,877		-3,877
5620	PWLB - TITHE BARN CAPITAL	571	7,359	6,788		6,788
5625	PWLB - TITHE BARN INTEREST	3,109	0	-3,109		-3,109

PUBLIC WORKS LOANS BOARD :- Expenditure

12,323	21,348	9,026	0	9,026
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Net Expenditure over Income

12,323	21,348	9,026
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750 TITHE BARN

4025	SUNDRIES	389	2,000	1,611		1,611
4085	CARETAKERS - TITHE BARN	8,782	12,500	3,718		3,718
4210	ELECTRICITY	1,665	3,000	1,335		1,335
4220	MAINTENANCE	50	0	-50		-50
4800	WATER	706	3,000	2,294		2,294
5000	REPAIRS	466	3,000	2,534		2,534
5020	NTB HIRE REFUND	330	0	-330		-330
5021	REFUND OF DAMAGE WAIVER	250	0	-250		-250
5680	EVENTS COORDINATOR	7,593	10,000	2,407		2,407
5690	CLEANING - CONTRACT	2,657	7,000	4,343		4,343
5695	CLEANING - SUPPLIES	543	500	-43		-43
5700	DOOR SAFE STAFF	832	1,200	368		368
5705	FIRE AND SECURITY	734	1,500	766		766
5710	GAS	725	3,000	2,275		2,275
5715	LAUNDRY	181	300	119		119
5720	MAINTENANCE - AD HOC	822	1,500	678		678
5725	MAINTENANCE COSTS -	465	2,500	2,035		2,035

Month No : 9

Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
5730	PREMISES LICENCE	0	1,000	1,000		1,000
5735	PPL LICENCE	0	1	1		1
5740	PRS LICENCE	679	1	-678		-678
5745	REFUSE DISPOSAL	234	500	266		266
	<b>TITHE BARN :- Expenditure</b>	<b>28,103</b>	<b>52,502</b>	<b>24,399</b>	<b>0</b>	<b>24,399</b>
1500	DAMAGE WAIVER	250	1	249		0
1510	OTHER HIRERS	2,500	1	2,499		0
1520	REGULAR HIRERS	17,394	1	17,393		0
1530	TITHE BARN TRUST	0	1	-1		0
1540	WEDDING HIRE	41,200	1	41,199		0
1545	BAR PAYMENTS	700	0	700		0
	<b>TITHE BARN :- Income</b>	<b>62,044</b>	<b>5</b>	<b>62,039</b>		
	<b>Net Expenditure over Income</b>	<b>-33,941</b>	<b>52,497</b>	<b>86,438</b>		
	<b>FINANCE &amp; POLICY :- Expenditure</b>	<b>58,038</b>	<b>95,070</b>	<b>37,032</b>	<b>0</b>	<b>37,032</b>
	<b>Income</b>	<b>542,975</b>	<b>459,811</b>	<b>83,164</b>		
	<b>Net Expenditure over Income</b>	<b>-484,937</b>	<b>-364,741</b>	<b>120,197</b>		

**SPECIFIED RESERVES****900 MAJOR SPECIFIED ITEMS**

9000	CANOPY REPLACEMENT FUND	0	2,500	2,500		2,500
9005	CAR PARKS	0	50,000	50,000		50,000
9010	CCTV REPLACEMENT	0	5,000	5,000		5,000
9015	GLASSWORKS INFILLING	16,879	12,447	-4,432		-4,432
9020	HIDDEN HISTORY	0	10,000	10,000		10,000
9025	PLAY EQUIPMENT	0	30,500	30,500		30,500
9030	SKATEPARK PROJECT	630	0	-630		-630
9035	TITHE BARN CAPITAL FUND	0	14,825	14,825		14,825
	<b>MAJOR SPECIFIED ITEMS :- Expenditure</b>	<b>17,509</b>	<b>125,272</b>	<b>107,763</b>	<b>0</b>	<b>107,763</b>
	<b>Net Expenditure over Income</b>	<b>17,509</b>	<b>125,272</b>	<b>107,763</b>		

**910 MAJOR CONTINGENCY ITEMS**

9100	CAPITAL SPENDING PROJECTS	0	160,000	160,000		160,000
9110	LEISURE FACILITIES	0	10,000	10,000		10,000
9115	MIDDLE ENGINE PIT	0	30,000	30,000		30,000
9120	PRECEPT BALANCING RESERVE	0	82,467	82,467		82,467
9125	CROSSING: QUEENS ROAD	0	10,000	10,000		10,000
9135	PREMISES PURCHASE	0	100,000	100,000		100,000

Month No : 9

## Committee Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
9140	YOUTH HOUSE	1,748	50,000	48,252		48,252
9145	STREET FURNITURE AND	0	10,000	10,000		10,000
MAJOR CONTINGENCY ITEMS :- Expenditure		<u>1,748</u>	<u>452,467</u>	<u>450,719</u>	<u>0</u>	<u>450,719</u>
Net Expenditure over Income		<u>1,748</u>	<u>452,467</u>	<u>450,719</u>		
920	MINOR ITEMS					
9200	BACKWELL LAKE - PATH	0	2,017	2,017		2,017
9210	NAILSEA AGAINST PYLONS	4,000	0	-4,000		-4,000
9215	TREE WARDENS	0	185	185		185
9220	WINTER MEASURES	0	2,000	2,000		2,000
9225	YOUTH HOUSE	0	4,650	4,650		4,650
MINOR ITEMS :- Expenditure		<u>4,000</u>	<u>8,852</u>	<u>4,852</u>	<u>0</u>	<u>4,852</u>
9230	TOUGH AS NAILSEA INCOME	2,800	0	2,800		0
MINOR ITEMS :- Income		<u>2,800</u>	<u>0</u>	<u>2,800</u>		
Net Expenditure over Income		<u>1,200</u>	<u>8,852</u>	<u>7,652</u>		
930	RESTRICTED FUNDS					
9300	RECEIPTS IN ADVANCE 17/18	0	750	750		750
9310	YOUNG PERSONS GRANT	0	8,355	8,355		8,355
RESTRICTED FUNDS :- Expenditure		<u>0</u>	<u>9,105</u>	<u>9,105</u>	<u>0</u>	<u>9,105</u>
Net Expenditure over Income		<u>0</u>	<u>9,105</u>	<u>9,105</u>		
SPECIFIED RESERVES :- Expenditure		<u>23,256</u>	<u>595,696</u>	<u>572,440</u>	<u>0</u>	<u>572,440</u>
Income		<u>2,800</u>	<u>0</u>	<u>2,800</u>		
Net Expenditure over Income		<u>20,456</u>	<u>595,696</u>	<u>575,240</u>		

At : 15:33

## CURRENT BANK ACCOUNT

## List of Payments made between 11/10/2016 and 14/12/2016

<u>Date Paid</u>	<u>Payee Name</u>	<u>Cheque Ref</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
12/10/2016	FOREAL YOUTH WORK PROVIDE	IBP260	2,056.00		YOUTH WORK OCTOBER
12/10/2016	SOVEREIGN DOOR SUPERVISION	BP261	66.30		DOOR SUPERVISOR 8 OCTOBER
12/10/2016	BRISTOL RAILINGS & GATES	BP262	927.00		CANOPY FOR ADGE CUTLER STATUE
14/10/2016	KENT COUNTY COUNCIL	BP263	357.60		PHOTOCOPIER QUARTERLY PAYMENT
14/10/2016	B,G, S & W COMMUNITY REHAB	BP264	120.00		COMMUNITY PAYBACK JULY
14/10/2016	INTERPLAN BUSINESS INTERIOR	BP265	97.20		REPLACEMENT CHAIR BACKS
14/10/2016	LITE LTD	BP266	1,980.00		PURCHASE OF CHRISTMAS LIGHTS
14/10/2016	PETTY CASH	100898	215.96		SEE JOURNAL 13
17/10/2016	AVON WILDLIFE TRUST	DD	48.00		ANNUAL MEMBERSHIP FEE
21/10/2016	NPOWER	DD	176.44		GAS FOR NTB
21/10/2016	HSBC	DR	36.76		BANK CHARGES TO 29 SEPT
21/10/2016	NTC STAFF	BP267	9,052.84		NTC STAFF SALARIES
21/10/2016	BESLEY FRUITS	BP268	315.00		CANOPIES FOR NAILSEA MARKET
21/10/2016	BESLEY FRUITS	BP269	194.00		CANOPY HIRE TYNTESFIELD 2/10
21/10/2016	BESLEY FRUITS	BP270	194.00		CANOPY HIRE TYNTESFIELD 1/10
21/10/2016	IAN MORRELL	BP271	198.00		MEETING/COURSE EXPENSES
21/10/2016	GRANT THORNTON UK LLP	BP272	1,560.00		FEE FOR ANNUAL AUDIT
24/10/2016	SOUTHERN ELECTRIC	DD	225.33		ELECTRICITY FOR NTB
24/10/2016	JOHN BROWN	BP273	7.90		JEYES FLUID FOR T/O USE
24/10/2016	ARCHANT	BP274	180.00		FARMERS MARKET ADVERT
24/10/2016	WENDY MOBBS	BP275	14.99		ITEMS FOR NAILSEA IN BLOOM
24/10/2016	CORINNE DAY	BP276	24.15		BLEACH, HANDWASH FOR NTB
24/10/2016	RIDGE PROPERTY CONSULTANT	BP277	672.00		ENGINE LANE UTILITY ADVICE
24/10/2016	GB SPORT & LEISURE UK LTD	BP278	38.40		WEEKLY PLAYGROUND INSPECTIONS
25/10/2016	THE KING'S FUND	VISA	240.00		COURSE FOR TOWN CLERK
25/10/2016	THE KING'S FUND	VISA	-240.00		COURSE FOR TOWN CLERK
25/10/2016	THE KING'S FUND	VISA	240.00		COURSE FOR TOWN CLERK
26/10/2016	FRIENDS LIFE	600.00	600.00		AVC FOR NTC STAFF MEMBER
27/10/2016	TRAINLINE.COM	199.50	199.50		TRAIN TICKET FOR COURSE
31/10/2016	VIRIDOR WASTE MANAGEMENT	DD	49.50		EMPTYING OF EUROBIN NTB
31/10/2016	BESLEY FRUITS	SO	78.00		STORAGE OF CANOPIES
01/11/2016	WESSEX WATER	DD	228.72		WATER FOR W/R ALLOTMENTS
01/11/2016	TESCO MOBILE	VISA	10.00		TOP-UP FOR T/O PHONE
02/11/2016	B,G, S & W COMMUNITY REHAB	BP279	60.00		COMMUNITY PAYBACK SEPTEMBER
02/11/2016	BIN-IT DOG WASTE SOLUTIONS	BP280	620.86		EMPTYING DOG BINS OCTOBER
02/11/2016	UK BLINDS DIRECT	BP281	122.00		REPLACEMENT OF BLIND CHAINS
02/11/2016	AVON SERVICES LIMITED	BP282	58.24		BLADES FOR SCRUBBER/DRYER
02/11/2016	PUBLISHING TODAY LTD	BP283	480.00		NAILSEA CONSULTATION FEATURE
02/11/2016	CHRIS THYNNE	BP284	331.00		CLEANING OF BUS SHELTERS
02/11/2016	MAT FIRE SYSTEMS LTD	BP285	132.00		INTRUDER ALARM CALL OUT
02/11/2016	SOVEREIGN DOOR SUPERVISION	BP286	70.20		DOOR SUPERVISOR 29 OCTOBER
02/11/2016	WESTFORD MECHANICAL LTD	BP287	288.00		ANNUAL SERVICE OF BOILER
02/11/2016	NAILSEA COMMUNITY	BP288	100.00		RIDE SWIM SCHEME OCTOBER
03/11/2016	BELL COMMUNICATIONS	DD	128.96		NTB TELEPHONES SEPTEMBER
04/11/2016	MICROSOFT	BP289	110.79		365 MONTHLY PAYMENTS OCT/NOV
04/11/2016	SLCC	BP290	284.00		ANNUAL MEMBERSHIP
04/11/2016	HMRC	BP291	2,568.20		NTC STAFF TAX AND NI

At: 15:33

## CURRENT BANK ACCOUNT

## List of Payments made between 11/10/2016 and 14/12/2016

<u>Date Paid</u>	<u>Payee Name</u>	<u>Cheque Ref</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
05/11/2016	BANES	BP292	3,485.02		STAFF PENSION CONTRIBUTIONS
05/11/2016	LANDSCAPE SERVICES	BP293	166.40		GROUNDWORKS GOR AND VG
05/11/2016	SOMERSET FARMERS' MARKETS	BP294	69.00		CANOPY RENTAL SEPTEMBER
05/11/2016	SOMERSET FARMERS' MARKET	BP295	75.00		CANOPY RENTAL OCTOBER
07/11/2016	PENNEE PAIGE	BP296	51.14		EXPENSES
07/11/2016	PENNEE PAIGE	BP297	30.00		EXPENSES
07/11/2016	EDF ENERGY	BP298	803.20		ELECTRICITY CCTV CAMERAS
07/11/2016	EDF ENERGY	BP299	367.57		ELECTRICITY STREET LIGHTING
07/11/2016	KEITHS GARDENING SERVICES	BP300	120.00		WATERING OF PLANTERS
07/11/2016	NAILSEA FENCING & GARDENS	BP301	630.00		SUPPLY OF FENCING FOR NPFA
07/11/2016	GB SPORT & LEISURE UK LTD	BP302	96.00		HMP INSPECTIONS OCTOBER
07/11/2016	LANDSCAPE SERVICES	BP303	90.00		STRIMMING AT GARDEN OF REST
07/11/2016	LANDSCAPE SERVICES	BP304	198.00		WORK AT GLASSWORKS
07/11/2016	WEST COUNTRY GROUND CARE	BP305	336.00		WORK AT GROVE FOR NPFA
07/11/2016	D A C PACKHAM	BP306	50.30		MILEAGE/PARKING FOR MEETINGS
07/11/2016	NAILSEA SCHOOL	BP307	5,000.00		GRANT FOR MINIBUS
10/11/2016	PETTY CASH	100899	176.62		PC TOP-UP REFERS TO JOURNAL 17
10/11/2016	FOREST OF AVON TRUST	SO	10.00		MONTHLY SUBSCRIPTION
14/11/2016	SOUTHERN ELECTRIC	BP308	42.53		ELECTRICITY FOR NOTICEBOARDS
14/11/2016	ELECTRICAL TESTING	BP309	1,234.04		INSPECTION OF STREET LIGHTS
14/11/2016	FOREAL YOUTH WORK PROVIDE	BP310	1,428.00		YOUTH WORK NOVEMBER
14/11/2016	KENT COUNTY COUNCIL	BP311	34.40		PHOTOCOPYING JULY TO OCTOBER
16/11/2016	NAILSEA COMMUNITY XMAS FAIR	BP312	1,200.00		REINDEER FOR XMAS FAIR
16/11/2016	LANDSCAPE SERVICES	BP313	144.00		GROUNDWORK GV BRIDLE WAY
16/11/2016	CAASI TECHNOLOGY	BP314	2,241.74		NEW COMPUTERS FOR NTC STAFF
16/11/2016	CAASI TECHNOLOGY	BP315	60.00		FIX ISSUE WITH FILEZILLA
16/11/2016	CITY WEB DESIGN	BP316	20.00		UPDATING OF WEBSITE
17/11/2016	FRIENDS LIFE	DD	600.00		AVC FOR NTC STAFF MEMBER
17/11/2016	TAILOR MADE OFFICE SUPPLIES	BP317	31.97		STATIONERY
17/11/2016	ADRIAN'S PROJECT SERVICES	BP319	800.00		PAINTING OF PLANTERS
18/11/2016	RIDGE	BP318	480.00		TECHNICAL ADVICE E/L
21/11/2016	HSBC	DR	45.55		BANK CHARGES
21/11/2016	SCREWFIX	VISA	-51.33		ERROR IN TOTAL
22/11/2016	NTC STAFF	BP320	9,009.18		STAFF SALARIES
22/11/2016	TRAINLINE	VISA	80.70		TRAIN FARE FOR COURSE
22/11/2016	SCREWFIX	VISA	51.33		WATERPROOF BOOTS FOR T/O
22/11/2016	ICO DATA PROTECTION	DD	35.00		ANNUAL DP REGISTRATION
22/11/2016	SCREWFIX	VISA	52.99		WATERPROOF BOOTS FOR T/O
25/11/2016	SOUTHERN ELECTRIC	DD	284.08		ELECTRICITY FOR NTB
25/11/2016	JUST GLOVES	VISA	14.58		GLOVES FOR T/O
25/11/2016	NOTHING BUT PADLOCKS	VISA	53.22		PADLOCK FOR W/R ALLOTMENTS
28/11/2016	WENDY MOBBS	BP323	6.60		PLANTS FOR NIB
29/11/2016	TAILOR MADE OFFICE SUPPLIES	BP321	59.15		STATIONERY
29/11/2016	ARCHANT	BP322	168.00		FARMERS MARKET ADVERT
29/11/2016	ADRIAN'S PROJECT SERVICES	BP324	450.00		PAINTING OF HIGH STREET CLOCK
29/11/2016	STEVE WILLMOTT	BP325	35.00		MOVING CHRISTMAS TREES/LIGHTS
29/11/2016	BESLEY FRUITS	BP326	190.00		CANOPIES TYNTESFIELD MKT

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## CURRENT BANK ACCOUNT

## List of Payments made between 11/10/2016 and 14/12/2016

<u>Date Paid</u>	<u>Payee Name</u>	<u>Cheque Ref</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
29/11/2016	BESLEY FRUITS	BP327	315.00		CANOPIES NAILSEA MARKET
30/11/2016	VIRIDOR WASTE MANAGEMENT	DD	33.00		EMPTYING OF EUROBIN NTB
30/11/2016	AVON SERVICES LIMITED	BP328	408.00		BLACK SACKS FOR T/O
30/11/2016	LANDSCAPE SERVICES	BP329	166.40		GROUNDWORK AT GOR AND VG
30/11/2016	LANDSCAPE SERVICES	BP330	240.00		GROUNDWORK AT GV BRIDLEWAY
30/11/2016	MOLECATCHER	BP331	125.00		MOLE CONTROL THE GROVE
01/12/2016	BRISTOL WESSEX WATER	DD	75.09		WATER E/L ALLOTMENTS
01/12/2016	BRISTOL WESSEX WATER	DD	370.57		WATER FOR NTB
01/12/2016	BESLEY FRUITS	SO	65.00		CANOPY STORAGE
05/12/2016	BELL COMMUNICATIONS	DD	135.05		NTB PHONES
05/12/2016	BANES	BP332	3,549.94		STAFF PENSION CONTRIBUTIONS
05/12/2016	HMRC	BP333	2,491.18		NTC STAFF TAX AND NI
05/12/2016	AMAZON	VISA	5.99		CABLE FOR PROJECTOR
05/12/2016	BEAVER CLEANING SERVICES	BP334	379.06		NTB CLEANING OCTOBER
05/12/2016	FOREAL YOUTH WORK PROVIDE	BP335	874.00		YOUTH WORK SESSIONS DECEMBER
06/12/2016	GB SPORT & LEISURE UK LTD	BP336	76.80		WEEKLY HM PARK INSPECTIONS
06/12/2016	ARCHANT	BP337	120.00		FARMERS MARKET ADVERT
06/12/2016	WEST COUNTRY GROUND CARE	BP338	435.00		WORK AT HM PARK 3 OF 4
06/12/2016	BIN-IT DOG WASTE SOLUTIONS	BP339	620.86		EMPTYING OF DOG BINS NOVEMBER
06/12/2016	H CHU	BP340	180.00		STAFF LEAVING EVENT
06/12/2016	VERTICAL TECHNOLOGY LTD	BP341	840.00		ANNUAL TESTING OF LIFELINES
06/12/2016	AVRIL BAKER CONSULTANCY	BP342	11,799.58		WORK ON NTC CONSULTATION
07/12/2016	NUTRIFIT TRAINING	BP343	51.00		REFUND OF HIRE FEE
07/12/2016	FAIRFIELD SCHOOL P.A.	BP344	212.50		REFUND OF HIRE FEE 3/12
07/12/2016	LAND REGISTRY	VISA	6.00		REGISTER AND TITLE PLAN VIEW
07/12/2016	LAND REGISTRY	VISA	6.00		REGISTER AND TITLE PLAN VIEW
12/12/2016	FOREST OF AVON TRUST	SO	10.00		MONTHLY SUBSCRIPTION

Total Payments	79,663.84
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## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
<b>100 ADMINISTRATION</b>						
4000 COURSES - STAFF	250	500	0	0	0	0
4005 COURSES - CLLRS	250	500	0	0	0	0
4010 EXPENSES - STAFF	250	250	0	0	0	0
4015 EXPENSES - CLLRS	500	500	0	0	0	0
4020 RECRUITMENT	500	1,000	0	0	0	0
4025 SUNDRIES	220	200	0	0	0	0
4030 CHAIRMANS EXPENSES	200	200	0	0	0	0
4035 HR SUPPORT CONTRACT	1,250	0	0	0	0	0
Total Over Head Expenditure	<b>3,420</b>	<b>3,150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Income	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
ADMINISTRATION - Net Expenditure	<b>3,420</b>	<b>3,150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>110 STAFF COSTS</b>						
4080 STAFF SALARIES	75,000	76,500	0	0	0	0
4090 CARETAKERS - OTHER	500	150	0	0	0	0
4095 TAX & NATIONAL INSURANCE	22,500	23,000	0	0	0	0
4100 SUPERANNUATION	34,000	34,000	0	0	0	0
Total Over Head Expenditure	<b>132,000</b>	<b>133,650</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
STAFF COSTS - Net Expenditure	<b>132,000</b>	<b>133,650</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>120 OTHER PEOPLE &amp; ADMIN</b>						
4130 CONTINGENCY	2,000	2,000	0	0	0	0
Total Over Head Expenditure	<b>2,000</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
OTHER PEOPLE & ADMIN - Net Expenditure	<b>2,000</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>200 AWARDS</b>						
4180 ALLOTMENT COMPETITION	100	100	0	0	0	0
4185 COMMUNITY AWARD	300	300	0	0	0	0
4190 YOUNG PERSONS AWARD	0	100	0	0	0	0
Total Over Head Expenditure	<b>400</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
AWARDS - Net Expenditure	<b>400</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>210 CCTV</b>						
4210 ELECTRICITY	1,000	2,000	0	0	0	0
4215 LINE RENTAL	16,000	13,500	0	0	0	0
4220 MAINTENANCE	2,700	2,700	0	0	0	0
4225 MONITORING	400	400	0	0	0	0
Total Over Head Expenditure	<b>20,100</b>	<b>18,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
CCTV - Net Expenditure	20,100	18,600	0	0	0	0
<b>220 COMMUNICATION</b>						
4260 TOWN TALK	2,000	2,000	0	0	0	0
4261 PUBLIC INFORMATION	0	2,500	0	0	0	0
4265 ELECTION EXPENSES	500	500	0	0	0	0
4270 ADVERTISING	1,000	500	0	0	0	0
Total Over Head Expenditure	3,500	5,500	0	0	0	0
COMMUNICATION - Net Expenditure	3,500	5,500	0	0	0	0
<b>230 NAILSEA PLACE</b>						
4025 SUNDRIES	3,000	1,000	0	0	0	0
4300 PROFESSIONAL FEES	10,000	20,000	0	0	0	0
4310 RESEARCH COSTS	2,000	2,000	0	0	0	0
Total Over Head Expenditure	15,000	23,000	0	0	0	0
NAILSEA PLACE - Net Expenditure	15,000	23,000	0	0	0	0
<b>240 YOUTH SERVICES</b>						
4360 CONTRACT	23,000	24,000	0	0	0	0
4365 ACTIVITIES	1,000	1,000	0	0	0	0
4370 PURCHASES	1,000	0	0	0	0	0
Total Over Head Expenditure	25,000	25,000	0	0	0	0
Total Income	0	0	0	0	0	0
YOUTH SERVICES - Net Expenditure	25,000	25,000	0	0	0	0
<b>250 GRANTS</b>						
4400 1ST NAILSEA SCOUTS -	750	750	0	0	0	0
4410 2467 (NAILSEA) SQUADRON	900	800	0	0	0	0
4415 2ND NAILSEA SCOUTS-MAY	550	550	0	0	0	0
4420 2ND NAILSEA SCOUTS	450	450	0	0	0	0
4435 COMM. ALCOHOL & DRUG	500	600	0	0	0	0
4440 COMMUNITY TRANSPORT	11,000	11,000	0	0	0	0
4445 CROSSROADS (CARING FOR	200	200	0	0	0	0
4450 CRUSE BEREAVEMENT	780	0	0	0	0	0
4455 FRIENDS OF STOCKWAY	275	200	0	0	0	0
4460 FRIENDS OF	2,000	2,000	0	0	0	0
4465 GOLDEN OLDIES CHARITY	482	491	0	0	0	0
4475 MENCAP - COOL SUMMER	250	0	0	0	0	0
4480 N & D PROSTATE SUPPORT	150	150	0	0	0	0
4485 NAILSEA BOWLS CLUB	500	0	0	0	0	0
4486 NAILSEA CHRISTMAS FAIR	0	2,000	0	0	0	0
4490 NAILSEA CONCERT	300	300	0	0	0	0
4491 NAILSEA CRICKET CLUB	0	2,000	0	0	0	0

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## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

		Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
4495	NAILSEA DISABILITY	8,000	8,000	0	0	0	0
4500	NAILSEA FESTIVAL OF MUSIC	1,000	1,000	0	0	0	0
4501	NAILSEA MEMORY CAFE	0	792	0	0	0	0
4505	NAILSEA SHEDDERS	1,380	1,000	0	0	0	0
4510	NAILSEA SUMMER	3,500	0	0	0	0	0
4515	NAILSEA THEATRE CLUB	750	600	0	0	0	0
4530	NAILSEA METHODIST	750	750	0	0	0	0
4540	NAILSEA SKATEBOARDING	1,000	1,000	0	0	0	0
4545	NEAT	80	0	0	0	0	0
4550	NORTH SOMERSET ARTS	0	2,000	0	0	0	0
4555	NORTH SOMERSET C.A.	8,876	9,339	0	0	0	0
4556	NPFA CAR PARK MARKING	0	4,000	0	0	0	0
4557	NPFA CCTV	0	2,000	0	0	0	0
4560	PARKINSON'S UK NW	1,000	1,000	0	0	0	0
4565	PHOENIX FRIENDSHIP CLUB	300	0	0	0	0	0
4570	SOMERSET STORYFEST	950	550	0	0	0	0
4575	ST PETER'S HOSPICE	600	1,000	0	0	0	0
4580	TRANSITION TOWN NAILSEA	250	0	0	0	0	0
4581	TRENDLEWOOD	0	500	0	0	0	0
4590	VISION NORTH SOMERSET	349	0	0	0	0	0
4595	VITALISE	0	354	0	0	0	0
4605	WELLSPRING COUNSELLING	1,500	2,000	0	0	0	0
4610	WEST OF ENG M S THERAPY	350	0	0	0	0	0
4615	WRVS NAILSEA DAYCARE	1,000	1,000	0	0	0	0
4620	YOUNG CARERS OF NAILSEA	0	350	0	0	0	0
	Total Over Head Expenditure	50,722	58,726	0	0	0	0
	GRANTS - Net Expenditure	50,722	58,726	0	0	0	0
<b>260 OTHER COMMUNITY ENG.</b>							
4700	NAILSEA COMMUNITY TRUST	3,000	4,000	0	0	0	0
4705	PATRONAGE/ LOCAL	500	300	0	0	0	0
4710	POPPY WREATH/DONATION	100	50	0	0	0	0
4715	RIDE/SWIM SCHEME	1,500	1,400	0	0	0	0
4720	ROYAL BRITISH LEGION	70	100	0	0	0	0
4725	HELP FOR HEROES	0	50	0	0	0	0
	Total Over Head Expenditure	5,170	5,900	0	0	0	0
	OTHER COMMUNITY ENG. - Net Expenditure	5,170	5,900	0	0	0	0
<b>300 ALLOTMENT - ENGINE LANE</b>							
4025	SUNDRIES	375	200	0	0	0	0
4790	MAINTENANCE AND REPAIRS	250	500	0	0	0	0
4795	TREE AND HEDGE WORK	500	250	0	0	0	0
4800	WATER	200	200	0	0	0	0

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
Total Over Head Expenditure	1,325	1,150	0	0	0	0
1310 RENT RECEIVED	0	700	0	0	0	0
Total Income	0	700	0	0	0	0
ALLOTMENT - ENGINE LANE - Net Expenditure	1,325	450	0	0	0	0
<b>310 ALLOTMENT - WHITESFIELD ROAD</b>						
4025 SUNDRIES	0	200	0	0	0	0
4790 MAINTENANCE AND REPAIRS	400	750	0	0	0	0
4795 TREE AND HEDGE WORK	500	250	0	0	0	0
4800 WATER	275	275	0	0	0	0
Total Over Head Expenditure	1,175	1,475	0	0	0	0
1310 RENT RECEIVED	0	2,500	0	0	0	0
1315 SHED RENT NAILSEA HORT	0	100	0	0	0	0
Total Income	0	2,600	0	0	0	0
TMENT - WHITESFIELD ROAD - Net Expenditure	1,175	-1,125	0	0	0	0
<b>320 ALLOTMENT - WRAXALL</b>						
Total Over Head Expenditure	0	0	0	0	0	0
Total Income	0	0	0	0	0	0
ALLOTMENT - WRAXALL - Net Expenditure	0	0	0	0	0	0
<b>330 ALLOTMENTS - OTHER</b>						
4820 BRUSHCUTTER	100	100	0	0	0	0
Total Over Head Expenditure	100	100	0	0	0	0
ALLOTMENTS - OTHER - Net Expenditure	100	100	0	0	0	0
<b>340 BIODIVERSITY</b>						
4840 PROJECTS	2,000	3,500	0	0	0	0
4845 TREE WARDENS EXPENSES	100	100	0	0	0	0
4850 TREE & FLORAL PLANTING	500	500	0	0	0	0
Total Over Head Expenditure	2,600	4,100	0	0	0	0
BIODIVERSITY - Net Expenditure	2,600	4,100	0	0	0	0
<b>350 CHRISTMAS</b>						
4870 CHRISTMAS LIGHTS -	14,000	12,000	0	0	0	0
4875 CHRISTMAS LIGHTS -	3,500	3,500	0	0	0	0
4880 CHRISTMAS LIGHTS -	1,000	500	0	0	0	0

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
Total Over Head Expenditure	18,500	16,000	0	0	0	0
CHRISTMAS - Net Expenditure	18,500	16,000	0	0	0	0
<b>360 COMMUNITY PAYBACK</b>						
4025 SUNDRIES	1,300	200	0	0	0	0
4890 CLEARANCE WORK	200	1,200	0	0	0	0
Total Over Head Expenditure	1,500	1,400	0	0	0	0
COMMUNITY PAYBACK - Net Expenditure	1,500	1,400	0	0	0	0
<b>370 DOG BINS</b>						
4900 DOG BIN EMPTYING	6,000	6,000	0	0	0	0
4905 NEW/REPLACEMENT BINS	0	500	0	0	0	0
Total Over Head Expenditure	6,000	6,500	0	0	0	0
DOG BINS - Net Expenditure	6,000	6,500	0	0	0	0
<b>380 GLASSWORKS</b>						
4220 MAINTENANCE	1,500	2,000	0	0	0	0
4915 IMPROVEMENTS	0	500	0	0	0	0
Total Over Head Expenditure	1,500	2,500	0	0	0	0
GLASSWORKS - Net Expenditure	1,500	2,500	0	0	0	0
<b>390 GROUNDS MAINTENANCE</b>						
4925 GARDEN OF REST	1,120	1,150	0	0	0	0
4930 GOLDEN VALLEY BRIDLEWAY	650	650	0	0	0	0
4940 OTHER	4,970	4,000	0	0	0	0
4945 VILLAGE GREEN	550	550	0	0	0	0
4950 HANNAH MORE PARK	1,900	1,900	0	0	0	0
4955 GLASSWORKS	1,760	0	0	0	0	0
Total Over Head Expenditure	10,950	8,250	0	0	0	0
GROUNDS MAINTENANCE - Net Expenditure	10,950	8,250	0	0	0	0
<b>400 HISTORY AND HERITAGE</b>						
Total Over Head Expenditure	0	0	0	0	0	0
HISTORY AND HERITAGE - Net Expenditure	0	0	0	0	0	0
<b>410 NAILSEA IN BLOOM</b>						
4370 PURCHASES	3,000	4,500	0	0	0	0
4960 HANGING BASKETS	500	500	0	0	0	0
4965 PLANTING	500	0	0	0	0	0
4970 WATERING	6,000	5,000	0	0	0	0

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
Total Over Head Expenditure	10,000	10,000	0	0	0	0
1220 SPONSORSHIP	0	1,000	0	0	0	0
Total Income	0	1,000	0	0	0	0
NAILSEA IN BLOOM - Net Expenditure	10,000	9,000	0	0	0	0
<b>420 NAILSEA PLAYING FIELDS ASSOC</b>						
4220 MAINTENANCE	1,000	1,000	0	0	0	0
4990 GROUNDS MAINTENANCE	8,250	8,250	0	0	0	0
4995 GROUNDSMAN	1,200	1,200	0	0	0	0
5000 REPAIRS	500	500	0	0	0	0
Total Over Head Expenditure	10,950	10,950	0	0	0	0
SEA PLAYING FIELDS ASSOC - Net Expenditure	10,950	10,950	0	0	0	0
<b>430 OPEN SPACES</b>						
4220 MAINTENANCE	2,000	3,500	0	0	0	0
5025 NSC CONTRACT	28,000	30,000	0	0	0	0
Total Over Head Expenditure	30,000	33,500	0	0	0	0
1330 GAULACRE INCOME	750	750	0	0	0	0
Total Income	750	750	0	0	0	0
OPEN SPACES - Net Expenditure	29,250	32,750	0	0	0	0
<b>440 PLAY EQUIPMENT</b>						
4220 MAINTENANCE	2,000	2,000	0	0	0	0
5050 NEW EQUIPMENT	17,500	17,500	0	0	0	0
Total Over Head Expenditure	19,500	19,500	0	0	0	0
PLAY EQUIPMENT - Net Expenditure	19,500	19,500	0	0	0	0
<b>450 PUBLIC RIGHTS OF WAY</b>						
4220 MAINTENANCE	5,000	2,500	0	0	0	0
4230 UPGRADE	5,000	1,000	0	0	0	0
Total Over Head Expenditure	10,000	3,500	0	0	0	0
PUBLIC RIGHTS OF WAY - Net Expenditure	10,000	3,500	0	0	0	0
<b>460 SKATEPARK</b>						
4790 MAINTENANCE AND REPAIRS	0	1,500	0	0	0	0
Total Over Head Expenditure	0	1,500	0	0	0	0
Total Income	0	0	0	0	0	0

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
SKATEPARK - Net Expenditure	0	1,500	0	0	0	0
<b>470 STAFF COSTS</b>						
Total Over Head Expenditure	0	0	0	0	0	0
STAFF COSTS - Net Expenditure	0	0	0	0	0	0
<b>480 SUBSCRIPTIONS</b>						
5080 AVON WILDLIFE TRUST	48	50	0	0	0	0
5085 CPRE	36	40	0	0	0	0
5090 WOODLAND TRUST	42	45	0	0	0	0
Total Over Head Expenditure	126	135	0	0	0	0
SUBSCRIPTIONS - Net Expenditure	126	135	0	0	0	0
<b>490 TOWN ORDERLY</b>						
5110 EQUIPMENT	1,000	1,250	0	0	0	0
5115 TOWN ORDERLY WAGES	14,000	15,000	0	0	0	0
5120 WORKWEAR	500	500	0	0	0	0
Total Over Head Expenditure	15,500	16,750	0	0	0	0
TOWN ORDERLY - Net Expenditure	15,500	16,750	0	0	0	0
<b>500 TREES AND WOODLANDS</b>						
5140 TREE MAINTENANCE	1,400	1,500	0	0	0	0
5145 TREE WARDENS EXPENSES	100	0	0	0	0	0
5150 SPILSBURY WOOD	0	1,500	0	0	0	0
Total Over Head Expenditure	1,500	3,000	0	0	0	0
TREES AND WOODLANDS - Net Expenditure	1,500	3,000	0	0	0	0
<b>510 OTHER ENVIRONMENT</b>						
5160 PEST CONTROL	300	100	0	0	0	0
Total Over Head Expenditure	300	100	0	0	0	0
OTHER ENVIRONMENT - Net Expenditure	300	100	0	0	0	0
<b>600 BUS SHELTERS</b>						
5000 REPAIRS	800	500	0	0	0	0
5180 CLEANING	200	1,500	0	0	0	0
Total Over Head Expenditure	1,000	2,000	0	0	0	0
5185 BUS SHELTER CLEANING	0	1,000	0	0	0	0
Total Income	0	1,000	0	0	0	0

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
BUS SHELTERS - Net Expenditure	1,000	1,000	0	0	0	0
<b>610 CAR PARKS</b>						
4220 MAINTENANCE	5,500	0	0	0	0	0
Total Over Head Expenditure	5,500	0	0	0	0	0
CAR PARKS - Net Expenditure	5,500	0	0	0	0	0
<b>620 MARKETS</b>						
5210 CANOPY CONTRACTOR	2,500	6,000	0	0	0	0
5215 COMMUNITY MARKET	100	100	0	0	0	0
5220 CRAFT MARKET	100	100	0	0	0	0
5226 FARMERS MARKET	1,000	1,000	0	0	0	0
5230 MARKETS ORGANISER	7,000	8,000	0	0	0	0
Total Over Head Expenditure	11,600	15,200	0	0	0	0
1400 BAGS	150	50	0	0	0	0
1401 FARMERS MARKET INCOME	0	8,000	0	0	0	0
1402 COMMUNITY MARKET	0	250	0	0	0	0
1410 CANOPY HIRE (OTHER	10,000	5,000	0	0	0	0
1420 RAFFLE COLLECTION	100	100	0	0	0	0
Total Income	10,250	13,400	0	0	0	0
MARKETS - Net Expenditure	1,350	1,800	0	0	0	0
<b>630 PLANNING SERVICES</b>						
4300 PROFESSIONAL FEES	10,000	5,000	0	0	0	0
Total Over Head Expenditure	10,000	5,000	0	0	0	0
PLANNING SERVICES - Net Expenditure	10,000	5,000	0	0	0	0
<b>640 STREET LIGHTING</b>						
4210 ELECTRICITY	1,500	1,500	0	0	0	0
4220 MAINTENANCE	200	100	0	0	0	0
Total Over Head Expenditure	1,700	1,600	0	0	0	0
STREET LIGHTING - Net Expenditure	1,700	1,600	0	0	0	0
<b>650 TOWN CENTRE IMPROVEMENTS</b>						
4220 MAINTENANCE	500	500	0	0	0	0
5280 NOTICE BOARD	500	250	0	0	0	0
5285 SIGNAGE	2,000	1,000	0	0	0	0
5290 STREET FURNITURE	2,000	2,000	0	0	0	0
Total Over Head Expenditure	5,000	3,750	0	0	0	0



At : 12:31

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
<b>VN CENTRE IMPROVEMENTS - Net Expenditure</b>	<b>5,000</b>	<b>3,750</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>700 ADMINISTRATION</b>						
5300 PHOTOCOPYING	1,450	1,450	0	0	0	0
5305 POSTAGE	1,300	750	0	0	0	0
5310 STATIONERY	1,200	1,000	0	0	0	0
5315 TELEPHONE	1,200	1,200	0	0	0	0
Total Over Head Expenditure	<b>5,150</b>	<b>4,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1076 PRECEPT	457,606	457,606	0	0	0	0
1077 RATE SUPPORT GRANT	0	12,789	0	0	0	0
1085 SUNDRY INCOME	0	200	0	0	0	0
1090 INTREST RECEIVED	750	750	0	0	0	0
1095 PHOTOCOPYING INCOME	0	50	0	0	0	0
Total Income	<b>458,356</b>	<b>471,395</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ADMINISTRATION - Net Expenditure</b>	<b>-453,206</b>	<b>-466,995</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>710 INFRASTRUCTURE</b>						
5380 HEALTH & SAFETY	1,000	1,000	0	0	0	0
5385 EMAIL ADDRESS LICENCE	150	150	0	0	0	0
5390 MS365 LICENCE	500	700	0	0	0	0
5400 RBS/OMEGA SOFTWARE	1,000	1,200	0	0	0	0
5405 WEBSITE - HOSTING	150	300	0	0	0	0
5410 WEBSITE - MAINTENANCE	250	250	0	0	0	0
5415 WEBSITE - UPGRADES	1,600	250	0	0	0	0
5420 IT PURCHASES	0	500	0	0	0	0
Total Over Head Expenditure	<b>4,650</b>	<b>4,350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>INFRASTRUCTURE - Net Expenditure</b>	<b>4,650</b>	<b>4,350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>720 LEGAL AND FINANCIAL</b>						
5440 AUDIT FEE: INTERNAL	900	1,000	0	0	0	0
5445 AUDIT FEE: EXTERNAL	1,600	1,600	0	0	0	0
5450 BANK CHARGES	600	600	0	0	0	0
5455 INSURANCE	5,500	5,000	0	0	0	0
5460 LEGAL COSTS	2,000	2,500	0	0	0	0
Total Over Head Expenditure	<b>10,600</b>	<b>10,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LEGAL AND FINANCIAL - Net Expenditure</b>	<b>10,600</b>	<b>10,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>730 MEMBERSHIPS AND LICENCES</b>						
5085 CPRE	0	40	0	0	0	0
5500 ALCA	1,000	750	0	0	0	0
5505 AVON WILDLIFE TRUST	0	50	0	0	0	0
5510 DATA PROTECTION	250	250	0	0	0	0
5515 FOREST OF AVON	0	50	0	0	0	0

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## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

		Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
5520	NALC	500	850	0	0	0	0
5525	OPEN SPACES SOCIETY	0	50	0	0	0	0
5530	SLCC	150	150	0	0	0	0
5535	SW COUNCILS	370	370	0	0	0	0
5540	WOODLAND TRUST	0	45	0	0	0	0
	Total Over Head Expenditure	2,270	2,605	0	0	0	0
MEMBERSHIPS AND LICENCES - Net Expenditure		2,270	2,605	0	0	0	0
<b>740 PUBLIC WORKS LOANS BOARD</b>							
5600	PWLB - GAULACRE CAPITAL	7,415	2,726	0	0	0	0
5605	PWLB - GAULACRE	0	4,688	0	0	0	0
5610	PWLB - GLASSWORKS	6,574	2,116	0	0	0	0
5615	PWLB - GLASSWORKS	0	7,755	0	0	0	0
5620	PWLB - TITHE BARN CAPITAL	7,359	1,142	0	0	0	0
5625	PWLB - TITHE BARN	0	6,218	0	0	0	0
5630	PWLB - 65 HIGH STREET	0	7,400	0	0	0	0
	Total Over Head Expenditure	21,348	32,045	0	0	0	0
PUBLIC WORKS LOANS BOARD - Net Expenditure		21,348	32,045	0	0	0	0
<b>750 TITHE BARN</b>							
4025	SUNDRIES	2,000	2,000	0	0	0	0
4085	CARETAKERS - TITHE BARN	12,500	13,000	0	0	0	0
4210	ELECTRICITY	3,000	3,000	0	0	0	0
4800	WATER	3,000	3,000	0	0	0	0
5000	REPAIRS	3,000	2,000	0	0	0	0
5680	EVENTS COORDINATOR	10,000	12,000	0	0	0	0
5690	CLEANING - CONTRACT	7,000	7,000	0	0	0	0
5695	CLEANING - SUPPLIES	500	750	0	0	0	0
5700	DOOR SAFE STAFF	1,200	1,400	0	0	0	0
5705	FIRE AND SECURITY	1,500	1,500	0	0	0	0
5710	GAS	3,000	3,000	0	0	0	0
5715	LAUNDRY	300	300	0	0	0	0
5720	MAINTENANCE - AD HOC	1,500	3,500	0	0	0	0
5725	MAINTENANCE COSTS -	2,500	0	0	0	0	0
5730	PREMISES LICENCE	1,000	500	0	0	0	0
5735	PPL LICENCE	1	0	0	0	0	0
5740	PRS LICENCE	1	700	0	0	0	0
5745	REFUSE DISPOSAL	500	500	0	0	0	0
	Total Over Head Expenditure	52,502	54,150	0	0	0	0
1500	DAMAGE WAIVER	1	0	0	0	0	0
1510	OTHER HIRERS	1	2,000	0	0	0	0
1520	REGULAR HIRERS	1	20,000	0	0	0	0
1530	TITHE BARN TRUST	1	4,000	0	0	0	0
1540	WEDDING HIRE	1	36,000	0	0	0	0

At : 12:31

## Forward Budget Detail - By Centre

Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
Total Income	5	62,000	0	0	0	0
TITHE BARN - Net Expenditure	52,497	-7,850	0	0	0	0
<b>900 MAJOR SPECIFIED ITEMS</b>						
9000 CANOPY REPLACEMENT	2,500	0	0	0	0	0
9005 CAR PARKS	50,000	0	0	0	0	0
9010 CCTV REPLACEMENT	5,000	0	0	0	0	0
9015 GLASSWORKS INFILLING	12,447	0	0	0	0	0
9020 HIDDEN HISTORY	10,000	0	0	0	0	0
9025 PLAY EQUIPMENT	30,500	0	0	0	0	0
9035 TITHE BARN CAPITAL FUND	14,825	0	0	0	0	0
Total Over Head Expenditure	125,272	0	0	0	0	0
MAJOR SPECIFIED ITEMS - Net Expenditure	125,272	0	0	0	0	0
<b>910 MAJOR CONTINGENCY ITEMS</b>						
9100 CAPITAL SPENDING	160,000	0	0	0	0	0
9110 LEISURE FACILITIES	10,000	0	0	0	0	0
9115 MIDDLE ENGINE PIT	30,000	0	0	0	0	0
9120 PRECEPT BALANCING	82,467	0	0	0	0	0
9125 CROSSING: QUEENS ROAD	10,000	0	0	0	0	0
9135 PREMISES PURCHASE	100,000	0	0	0	0	0
9140 YOUTH HOUSE	50,000	0	0	0	0	0
9145 STREET FURNITURE AND	10,000	0	0	0	0	0
Total Over Head Expenditure	452,467	0	0	0	0	0
MAJOR CONTINGENCY ITEMS - Net Expenditure	452,467	0	0	0	0	0
<b>920 MINOR ITEMS</b>						
9200 BACKWELL LAKE - PATH	2,017	0	0	0	0	0
9215 TREE WARDENS	185	0	0	0	0	0
9220 WINTER MEASURES	2,000	0	0	0	0	0
9225 YOUTH HOUSE	4,650	0	0	0	0	0
Total Over Head Expenditure	8,852	0	0	0	0	0
Total Income	0	0	0	0	0	0
MINOR ITEMS - Net Expenditure	8,852	0	0	0	0	0
<b>930 RESTRICTED FUNDS</b>						
9300 RECEIPTS IN ADVANCE	750	0	0	0	0	0
9310 YOUNG PERSONS GRANT	8,355	0	0	0	0	0
Total Over Head Expenditure	9,105	0	0	0	0	0

## Forward Budget Detail - By Centre

*Note :- (-) Net Expenditure means INCOME is greater than EXPENDITURE*

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
RESTRICTED FUNDS - Net Expenditure	9,105	0	0	0	0	0
<b>Total Budget Expenditure :</b>	1,125,854	552,236	0	0	0	0
<b>Income :</b>	469,361	552,845	0	0	0	0
<b>Net Expenditure</b>	<b>656,493</b>	<b>-609</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# NAILSEA TOWN COUNCIL

## PRECEPT REQUEST FOR 2017-18

	PROJECTED EXPENDITURE			PROJECTED INCOME	
	2016-17	2017-18 budget		2016-17	2017-18 budget
PEOPLE AND ADMINISTRATION	149,920	138,800	TITHE BARN	60,000	62,000
COMMUNITY ENGAGEMENT	69,170	78,500	OTHER	15,000	20,450
GRANTS	50,722	58,726	GENERAL RESERVES CONTRIBUTION TO PRECEPT	0	0
ENVIRONMENT & LEISURE	140,776	140,410	PROJECTED CASH U/SPEND ON CURRENT YEAR	0	0
PLANNING	27,050	27,550	SPECIFIED RESERVES - NSC grant re tax rebate	21,588	12,789
FINANCE AND POLICY	84,020	108,250	PRECEPT REQUEST	457,606	457,606

<b>TOTAL EXPENDITURE</b>	<b>521,658</b>	<b>552,236</b>	<b>TOTAL INCOME</b>	<b>554,194</b>	<b>552,845</b>
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CONTRIBUTION TO SPECIFIED RESERVES - capital spending priorities		32,536	609
<b>TOTAL SPECIFIED RESERVES (APPROX)</b>		560,000	565,000

# NAILSEA TOWN COUNCIL

PRECEPT HISTORY		
FINANCIAL YEAR	PRECEPT	CHANGE
1998-99	210,000	
1999-00	261,000	24.3%
2000-01	225,216	-13.7%
2001-02	232,128	3.1%
2002-03	290,000	24.9%
2003-04	314,000	8.3%
2004-05	321,600	2.4%
2005-06	348,000	8.2%
2006-07	350,000	0.6%
2007-08	394,165	12.6%
2008-09	415,473	5.4%
2009-10	399,762	-3.8%
2010-11	399,762	0.0%
2011-12	399,762	0.0%
2012-13	444,261	11.1%
2013-14	457,606	3.0%
2014-15	457,606	0.0%
2015-16	457,606	0.0%
2016-17	457,606	0.0%
2017-18	457,606	0.0%
<b>Change 2007-2018</b>	<b>42,133</b>	<b>10.7%</b>

## NAILSEA TOWN COUNCIL

### PLANNING COMMITTEE 2 NOVEMBER 2016

Minutes of the Planning Committee meeting held on Wednesday  
2 November 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

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



**P10716 APOLOGIES.** Cllr Tonkin.

### **P108/16 DECLARATIONS OF INTERESTS**

Cllr Bird declared a personal interest in agenda item 6, Consideration of a North Somerset Council consultation on the restriction of off-site parking for Bristol Airport, as he knows the professional adviser to some of the providers of off-site parking.

Cllr Frappell declared a personal interest in agenda item 7, Trees and Tree Preservation Orders as the application for 57 Silver Street relates to her tree, although the applicant is her neighbour.

Cllr Jameel declared a personal interest in planning application 2247/16, 16 Meadway Avenue, as she knows the applicant.

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.

### **P109/16 CONFIRMATION OF THE MINUTES OF THE MEETINGS HELD ON 21 SEPTEMBER AND 12 OCTOBER**

The minutes of the meetings were approved and signed by the Chairman as a correct record.

### **P110/16 PLANNING**

#### **a) Consideration of Plans received from North Somerset Council**

##### **i) Planning Application 2194/16, 89 Station Road**

Cllr Hunt said that the proposed development appeared to be an effective re-build of the property.

The motion to **recommend ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Lees.

The vote was five in favour, three against and three abstentions.

##### **ii) Planning Application 2229/16 – 6 Ash Hayes Road**

The Clerk reported that despite the Town Council deferring this application due to a lack of information, North Somerset Council have approved it.

Members expressed frustration at the process by which residents and the Planning Committee are denied the opportunity to properly consider planning

applications because of a lack of information on-line and the Planning Authority making decisions before this information is published.

It was proposed by Cllr Lees and seconded by Cllr Frappell

**RESOLVED** to **OBJECT** to North Somerset Council that it has decided on a planning application before residents and the Town Council Planning Committee has had the necessary information to consider it properly.

The vote was ten in favour and one objection.

**iii) Planning Application 2247/16 – 16 Meadway Avenue**

Following discussion, it was proposed by Cllr Middleton and seconded by Cllr Packham

**RESOLVED:** to recommend **OBJECTION** to the application on the grounds of the structure being inappropriate in a residential garden setting. Further, that if North Somerset Council approves the application there should be a condition that the building is restricted to home-office use only.

The vote was eight in favour, two against and one abstention.

**iv) Planning Application 2261/16 – 46 Hillcrest Road**

The motion to recommend **ACCEPT** was proposed by Cllr Packham and seconded by Cllr Bird.

The vote was eight in favour and three abstentions.

**v) Planning Application 2360/16 – 3 Milton Close**

The motion to recommend **ACCEPT** was proposed by Cllr Frappell and seconded by Cllr Barclay.

The vote was ten in favour and one abstention.

**vi) Planning Application 2401/16 – 14 Nailsea Park**

The motion to recommend **ACCEPT** was proposed by Cllr Packham and seconded by Cllr Frappell.

The vote was ten in favour and one abstention.

**b) Planning Decisions**

Noted.

**P111/16 FINANCIAL MATTERS**

**a) Statement of Income and Expenditure for the Committee to 24 October 2016**

Noted.



**b) Draft committee budget for 2017-18**

Noted.

**P112/16 CONSIDERATION OF THE NORTH SOMERSET CONSULTATION ON THE RESTRICTION OF OFF-SITE PARKING FOR BRISTOL AIRPORT**

Cllr Middleton said that he supports North Somerset Council in enforcing the planning regulations, but also sympathised with the view that there should be controlled competition rather than the airport having exclusive control over parking.

Cllr Bird said he thought North Somerset Council's approach was taking a sledgehammer to a minor issue.

It was proposed by Cllr Packham and seconded by Cllr Middleton

**RESOLVED:**            **to support North Somerset Council in its intention to apply the planning regulations, and also to encourage the licensing of off-site car parks not owned by the Airport in order to encourage competition.**

The vote was nine in favour and two abstentions.

**P113/16 TREES AND TREE PRESERVATION ORDERS**

Noted.

**P114/16 PUBLICATIONS**

**a) 'Streetscene' the newsletter of North Somerset Council's Streets and Open Spaces Department September 2016**

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

**b) Campaign to Protect Rural England Annual Review 2015-16**

Cllr Wilson took this publication.

**c) The newsletter of the Open Spaces Society, Autumn 2016**

Cllr Barclay took this publication.

**P115/16 ANY OTHER BUSINESS**

a) Cllr Barber said that only 5,000 households out of over 90,000 in the district had applied for a new green waste bin, and encouraged members to promote the new scheme. Cllr Barclay said he had found the telephone process very difficult and that it discriminates against people who cannot apply on-line. The Clerk reported that a number of similar complaints have been received from residents. Cllr Barber said that in response to complaints the Council will accept cheque or cash payment.

b) Cllr Phillips said that he and Cllr Packham had attended a town and parish council briefing the previous day regarding the regional Joint Spatial Plan. All planning authorities are required to have a 5-year land supply for planned residential development, but in two recent planning appeals, Inspectors have commented that North Somerset Council only has provision for 4.2 years.

Cllr Phillips said it was clear that the housing numbers being proposed requires major infrastructure development which cannot be funded from the schemes themselves. In other words, central government funding would be required for fulfil aspirations for major road schemes.

Cllr Packham said that Cllr Bob Taylor, the Chairman of Backwell Parish Council, had spoken to him about liaising on a response to the consultation. Cllr Middleton said that Nailsea has common interest with Backwell. It was agreed that this would be a good idea once the Town Council has agreed its position.

Cllr Packham said that Cllr Ashton has been quoted as saying that development in Yatton needs to be developed strategically rather than piecemeal, which is exactly what is required for every community affected by development. In this respect the proposal for 2,800 additional homes in Nailsea in one area to the west of the town is not reasonable, and this highlights even more the essential need for a review of the green belt.

Concern was expressed that if North Somerset Council continues to refuse to be part of the plans for the Metro Mayor there is a risk that the district becomes isolated from regional planning and potential investment.

The consultation period is the 7 November to 19 December. Members agreed that this period is too short, although Cllr Middleton said that so much will change over the ensuing months and years that any comments made now will be superseded by events.

It was agreed that the Clerk would set up a Planning sub-committee meeting to consider a response to the JSP consultation which would then be recommended to the Town Council.

The meeting closed at 8.24pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# **NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 2 NOVEMBER 2016**

A list of planning applications received from North Somerset Council with comments from the above committee.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
4736	2194/16	F	Station Road	89	Mr D Rogers	Erection of single storey rear and side extensions following demolition of existing garage. Erection of single storey front garage extension.	Recommend <b>ACCEPT</b> .
4738	2229/16	F	Ash Hayes Road	6	Mr Pursey	Erection of a two-story side extension. (Application previously deferred awaiting more detailed information).	to <b>OBJECT</b> to North Somerset Council that it has made a decision on a planning application before residents and the Town Council Planning Committee have had the necessary information to consider it properly.
4739	2247/16	F	Meadway Avenue	16	Mr G King	Retrospective application for the installation of a Portacabin in back garden.	to recommend <b>OBJECTION</b> to the application on the grounds of the structure being inappropriate in a residential garden setting. Further, that if North Somerset Council approves the application there should be a condition that the building is restricted to home-office use only.
4741	2261/F	F	Hillcrest Road	46	Ms S Quigley	Erection of a two-storey side extension and rear extension and a front porch following the demolition of existing garage and porch (re-submission 16/P/0250/F).	Recommend <b>ACCEPT</b> .
4742	2360/16	F	Milton Close	3	Mr D Palmer	Erection of a single storey side extension comprising utility, shower and	Recommend <b>ACCEPT</b> .

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
4743	2401/16	F	Nailsea Park	14	Mr & Mrs R Phillips	WC. Erection of detached garage following demolition of existing garage, and erection of a veranda to the front entrance.	Recommend <b>ACCEPT</b> .

## NAILSEA TOWN COUNCIL

### **PLANNING COMMITTEE 23 NOVEMBER 2016**

Minutes of the Planning Committee meeting held on Wednesday  
23 November 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr Packham in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Jameel, Cllr Lees, Cllr Middleton, Cllr J.Tonkin, Cllr Wilson and the Clerk. In attendance, Cllr J.Blatchford, Cllr Holt, Cllr Petford,  
Cllr Ponsonby and Cllr A.Tonkin.

**P11616 APOLOGIES.** Cllr Phillips.

### **P117/16 DECLARATIONS OF INTERESTS**

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 Barclay declared a personal interest in planning application 4749, 119 Station Road, as he is a regular customer of the shop.

Cllr Frappell declared a personal interest in planning application 2545/16, 8 Milton Close, as the applicant is known to her.

Cllr Lees declared a personal interest in planning application 2595/16, 3 Bude Close, as the applicant is a neighbour.

Cllr Tonkin declared a personal interest in planning application 2486/16, 108 Station Road, as the applicant was formerly his general practitioner.

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 subsequently change.

### **P118/16 PLANNING**

#### **a) Consideration of Plans received from North Somerset Council**

##### **i) Planning Application 2486/16, 108 Station Road**

The motion to **recommend ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Wilson.

The vote was nine in favour and one abstention.

##### **ii) Planning Application 2515/16, 4 & 6 land at Lodge Lane**

It was agreed that the committee would not make a formal comment as the application is in Wraxall and Failand parish, but it highlighted the need for the Tree Officer to comment on the affected hedge.

##### **iii) Planning Application 2542/16, Coates House High Street**

The motion to **recommend ACCEPT** was proposed by Cllr Packham and seconded by Cllr Middleton.



The vote was eight in favour and two abstentions.

The Clerk was asked to point out to the owners of the former Queen's Head that there are now two properties called Coates House on the High Street.

**iv) Planning Application 2545/16, 8 Milton Close**

It was agreed to make no comment as this is a prior approval request.

**v) Planning Application 2595/16, 3 Bude Close**

It was agreed to make no comment as this is a prior approval request.

**vi) Planning Application 2664/16, 119 Station Road**

The motion to recommend **ACCEPT** was proposed by Cllr Lees and seconded by Cllr Wilson.

The vote was seven in favour and three abstentions.

**vii) Planning Application 2668/16, 13 Meadway Avenue**

The motion to recommend **ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Frappell.

The vote was nine in favour and one abstention.

The meeting closed at 7.43pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# **NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 23 NOVEMBER 2016**

A list of planning applications received from North Somerset Council with comments from the above committee.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
4744	2486/16	F	Station Road	108	Mr Frank Page	Erection of 1 no. three bedroom dwelling.	Recommend <b>ACCEPT</b> .
4745	2515/16	F	Land at Lodge Lane	4 & 6	Mr E Ross	Application for variation of a condition Nos. 4 and 6 on application 10/P/1838/F (Erection of 9 no. residential dwellings together with the realignment of the Lodge Lane roundabout and construction of footpath to southern boundary without complying with condition 21 of planning permission 09/P/2104/F to allow for amendment ground levels and ridge heights for finished buildings and alterations to the side elevation of plot 6 and to alter the specified drawing numbers to include the revised plans) to allow for the alteration to the existing hedge.	It was agreed that the committee would not make a formal comment as the application is in Wraxall and Failand parish, but it highlighted the need for the Tree Officer to comment on the affected hedge.
4746	2542/16	F	High Street	Coates House	Lunar Office Sarl	Lift overrun at roof level.	Recommend <b>ACCEPT</b> .
4747	2545/16	HHPA	Milton Close	8	Mr & Mrs Vowles	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear	It was agreed to make no comment as this is a prior approval request.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
						wall of the original house by 4.42 metres; 2) have a maximum height of 2.6 metres and 3) have eaves that are 2.6 metres high.	
4748	2595/16	HHPA	Bude Close	3	Mr Himsworth	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5.83 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 2.985 metres high.	It was agreed to make no comment as this is a prior approval request.
4749	2664/16	F	Station Road	119	Mr & Mrs Verstage	Change of use from first floor office to 1no. flat (Flat A) to form new studio flat (Flat B). 4no. rooflights to the front elevation and 3no. rooflights to the rear elevation.	Recommend <b>ACCEPT</b> .
4750	2668/16	F	Meadway Avenue	13	Mr & Mrs Bell	Single storey rear extension.	Recommend <b>ACCEPT</b> .



## **NAILSEA TOWN COUNCIL – ENVIRONMENT AND LEISURE COMMITTEE**

Minutes of the Environment and Leisure Committee held on Wednesday 23 November 2016 at 7.45pm in the Tithe Barn, Church Lane, Nailsea.



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

**EL73/16 APOLOGIES** were received and accepted from Cllr Hamblin.

### **EL74/16 DECLARATIONS OF INTERESTS**

Cllr Barclay declared a personal interest as he is a member of the Trendlewood Park Management Committee.

Cllr Hunt declared an interest as she lives near to the Grove Sports and Social Club.

Cllr Lees declared an interest as he is a member of the Trendlewood Park Management Committee.

**EL75/16 MINUTES** of the meeting of the committee held on 12 October 2016 were signed by the Chairman as a correct record.

### **EL76/16 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 the last meeting of the Nailsea Playing Fields Association was Thursday 10 November and the next one will be 12 January 2017.

The NPFA originally submitted three grant requests:

1. 50% of the groundsman's costs
2. Relining the Grove car park used not only by Grove members but visiting sports teams including national and international visiting cricket teams, the general public and whenever possible users of the Tithe Barn. Following an estimate of £5,000 an itemised quote totalling £2795 + VAT has been obtained.
3. A grant towards the cost of CCTV coverage of the eastern end of the main and overspill car parks. This has not been investigated in full and the £5,000 grant request is estimated. This work cannot be done until the garage is made weatherproof. Valuable ground maintenance equipment is stored in this garage and it has an electricity supply from the Grove building.

An NPFA/Nailsea Cricket Club application has now been submitted. A quote of £2,814 inc VAT has been obtained for the removal of the broken asbestos roof, replacement and cladding plus work on the windows to make the garage weatherproof. NPFA will reinstate the electricity once this has been completed and only then will they be in a position to consider the CCTV. Work on the garage could be started in January if funds are available in the current financial year budget.

Four areas of the field were investigated as there were several mole hills. Three moles have been removed. This is a general maintenance and public safety issue.

Mrs Brady asked the committee if the cost of around £180 can be met from the General Maintenance budget.

The field gate has been completed and NPFA thanked the Council for their financial support.

Grove Sports and Social Club meetings were held on 17 October and 21 November. The next meeting will be 12 December.

Work has started on the soakaways and the one on the eastern side has been completed. The southern one could not be located and this has resulted in delay and an extra cost of around £800. The original quote was £3,800. Grove may be able to find the extra but is also facing a £4,000 estimated cost for roof repairs.

In the past month, the Grove has replaced the cellar cooling system at a cost of £4,356, the lounge glasswasher at a cost of £2,717.88 and the photocopier costing £171.14. They have negotiated a donation of £2,500 from Heineken towards the cellar. The waste services contractor is being changed, with a potential annual saving of £600. The Grove has a cushion of just over £6000 in reserves.

Quotes are being sought for the replacement of the driveway lights. The lower bollards are prone to accidental damage and vandalism and do not provide sufficient light. They are looking at higher support pillars with down lighters and back protection. There is a good level of bookings throughout November and December. The New Year's Eve event will be advertised in December's Nailsea Living. They are fundraising to provide a defibrillator in the club and carrying out a general house clean to free up storage space.

Cllr Packham asked whether the £6,000 in reserves is the figure following the recent expenditure. Mrs Brady confirmed that this is the case. He said that his understanding was that the request for a contribution towards the repair cost of the garage is required urgently, and the further request for assistance with CCTV costs is for 2017-18.

Cllr Ponsonby said that the asbestos in the roof of the garage must be addressed and that the Town Council as the landowner should be liable for the cost.

Cllr Hunt asked how the moles are despatched. Mrs Brady said she would enquire.

In response to Mrs Brady's request it was agreed that the £150 cost for the removal of the moles could come from the General Maintenance budget.

Cllr Petford thanked Mrs Brady for her comments, and Mrs Brady left at 8.01pm.

Following discussion, it was proposed by Cllr Packham and seconded by Cllr Middleton

**RESOLVED:**        **that the Clerk would check the financial position and if the funds are available to pay for the removal of the asbestos from the garage.**

The vote was unanimous.

**EL77/16 FINANCIAL MATTERS**

**a) Statement of Income and Expenditure to 14 November 2016**

Noted.

**b) Consideration of the draft budget for 2017-18**

Cllr Packham asked what the budget of £100 in code 4820 Brushcutter related to. The Clerk said this was for fuel and maintenance.

**EL78/16 REPORTS OF WORKING PARTIES**

**a) Allotment Working Party, 4 October 2016**

This item had been dealt with at the previous meeting.

**EL79/16 TRENDLEWOOD PARK**

**a) Consideration of the Trendlewood Park management committee meeting held on 16 November**

Cllr Lees said that after 25 years of maintaining the park to a high standard, financial cutbacks at North Somerset Council are having a negative impact. There is an excellent group of volunteers, but there is only so much they can do. Although the 5 Year management Plan has been approved, "residents" want more done, and he said that "bad feeling" had been generated.

Cllr Lees expressed most concern about the Kenn hedge. The Management Committee had discussed setting up a working party to produce a brief for a consultant to analyse the hedge and make proposals for long-term management.

Cllr Packham asked whether the hedge is the only issue of contention in the 5-Year Plan. Cllr Lees said that he also has concerns about the management of the grass areas. Cllr Packham asked whether one consultant would have the expertise to advise on all areas.

The Clerk said that the management Committee had only discussed getting advice regarding the hedge. He stressed that North Somerset Council owns the land, and it has a Management Plan in place which it maintains with assistance from the volunteers. Any involvement by the Town Council needs to be mindful of these arrangements. He also said that no management regime would satisfy all parties so the best outcome is to follow the advice of an expert who is seen to be independent.

Cllr Barber said she disagreed with Cllr Lees description of the district council's management of the park. She said that officers have spent a great deal of time developing the Management Plan, and asked whether the Town Council would contribute to the costs of managing the hedge. Cllr Ponsonby endorsed Cllr Barber's comments saying that her experience is that North Somerset Council does manage its hedges.

Cllr Wilson said that even professional environmentalists are likely to disagree on some aspects of hedge management.

Cllr Middleton said he congratulated those trying to find a balanced view. He expected that the Town Council would be willing to cooperate and make a financial contribution.

**EL80/16 CONSIDERATION OF A CONSULTATION BY BT REGARDING THE REMOVAL OF PUBLIC PAYPHONES**

Noted. Cllr Packham said that the phone box in the High Street needs to be painted.

**EL81/16 TO CONSIDER THE ROTA FOR THE MILLENNIUM PARK MONTHLY INSPECTION**

Members put themselves forward for the 2017 rota, which the Clerk recorded.

**EL82/16 PUBLICATIONS**

- a) 'Streetscene' the newsletter of North Somerset Council's Streets and Open Spaces department, October 2016.
- b) Avon Wildlife Trust, Annual Review 2015-16
- c) 'Wildlife', the magazine of the Wildlife Trusts

Cllr Barclay took each of these publications and said he would pass on to Cllr Wilson.

**EL83/16 ANY OTHER BUSINESS**

- a) Cllr Frappell said that the session she had in the Library promoting the public consultation had been productive, and she had been told that two large groups attended on a Friday and asked if any other councillors could attend.

The meeting closed at 8.31pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_



## **NAILSEA TOWN COUNCIL – FINANCE AND POLICY COMMITTEE**

**26 OCTOBER 2016**

Minutes of the Finance and Policy Committee meeting held on Wednesday 26 October 2016 at 8.06pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr J Blatchford in the Chair, Cllr M. Blatchford, Cllr Frappell, Cllr Heappey (from 7.35pm), Cllr Holt, Cllr Lees, Cllr Middleton, Cllr Packham, Cllr Phillips, Cllr Ponsonby, Cllr A. Tonkin, Cllr Wilson and the Clerk.

**FP57/16 APOLOGIES** were received and accepted from Cllr Hunt.

### **FP58/16 DECLARATIONS OF INTERESTS**

Cllr Lees declared a personal interest in item 4c) Consideration of a Draft Budget for 2017-18 as he is a member of the Trendlewood Park Management Committee.

Cllr A. Tonkin declared a personal interest in item 4c) Consideration of a Draft Budget for 2017-18 as she is a director of Nailsea Community Trust.

**FP59/16 MINUTES** of the meetings of the Committee held on 31 August 2016 were signed by the Chairman as a correct record.

### **FP60/16 FINANCIAL MATTERS**

#### **a) Statement of Income and Expenditure as at 19 October 2016**

The report was noted.

#### **b) Payments made and income received from 20 August – 19 October 2016**

Noted.

#### **c) Consideration of a draft budget for 2017-18**

Budget head 9030 Skatepark Project: Cllr Packham said that the budget reflected a previous decision to precept £10,000pa for the long-term replacement of the Skatepark, but he questioned whether the funds should be allocated solely for this, as the long-term requirements were not known.

Cllr Heappey arrived.

Cllr Ponsonby said that it would be useful to build the reserve up over the next few years and then consider how it might be spent.

It was agreed that this budget should be renamed the 'Skatepark Replacement Fund.'

The grant applications were considered in detail. The budget proposals were agreed in principle other than the following:

**4426 Avon Wildlife Trust:** additional information was requested regarding the benefit to Nailsea in relation to the grant request for two-thirds of the project cost.

**4460 Friends of Trendlewood Park:** Cllr Lees said that there is on-going discussion about the Five Year Management Plan, which would have an impact on the work to be undertaken and the relevant costs. It was agreed that this grant request should be deferred, and for Cllr Lees to report back.

**4504 Nailsea Sheddars:** it was agreed that a grant of £1,000 would be allocated for the rental costs of a garage unit to be used as the group's base. This would be available if evidence is provided of the rental agreement and the usage by the group.

**4550 North Somerset Arts:** it was agreed to request additional information regarding costs, including a breakdown of the £4,000 project cost. The Council also wants to know the value of the sponsorship being provided by North Somerset Council.

**4575 St Peter's Hospice:** Cllr Packham said that St Peter's Hospice and Brunel Care were bequeathed land on Trendlewood Way by Miss Shepstone and they should bring it forward for development in order to benefit from the capital receipt.

It was proposed by Cllr Packham and seconded by Cllr Lees

**RESOLVED to recommend to Town Council to DECLINE the grant request from St Peter's Hospice.**

The vote was unanimous.

The Clerk reported that a grant request of £2,000 had been received for the Christmas Fair in 2017. It was agreed to include this in the budget proposal.

**Budget head 4720 Royal British Legion:** a budget sum of £150 was agreed.

It was proposed by Cllr M. Blatchford and seconded by Cllr Lees

**RESOLVED to add a donation of £50.00 to Help for Heroes to the budget.**

The vote was eleven in favour, one against and no abstentions.

There was a discussion about the format of the budget which is now produced on the RBS Omega software. It was agreed that there are drawbacks to the new system which the Clerk will address.

**d) To consider replacing the Town Orderly's barrow at a cost of £1,100**

Following discussion it was proposed by Cllr Ponsonby and seconded by Cllr Packham

**RESOLVED to replace the Town Orderly's barrow at a cost of £1,100.**

The vote was unanimous.

**FP61/16 TO CONSIDER THE CONSULTATION ON THE 2017-18 LOCAL GOVERNMENT FINANCE SETTLEMENT AND A REPORT FROM THE AVON LOCAL COUNCIL'S ASSOCIATION**

Members agreed that responding to the consultation is important.

It was proposed by Cllr Middleton and seconded by Cllr Ponsonby

**RESOLVED** to ask the Clerk to respond to the consultation, making clear that the Town Council is opposed to the idea of extending referendum principles to larger local authorities as this is an unwarranted interference in them carrying out their responsibilities on behalf of their communities.

The vote was unanimous.

**FP62/16 TO NOTE THAT THE COMPUTERS IN THE OFFICE HAVE BEEN UPGRADED**  
Noted.

**FP63/16 CONFIDENTIAL ITEM: CONSIDERATION OF THE STAFFING BUDGET AND STRUCTURE FROM 1 APRIL 2017**

Pursuant to section 1 (2) of the Public Bodies (Admissions to Meetings) Act 1960 it was

**RESOLVED:** that because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the above. The meeting therefore closed at 8.42pm.

The meeting reconvened at 9.06pm.

It was proposed by Cllr Ponsonby and seconded by Cllr Packham

**RESOLVED** to implement the grading proposal in the Clerk's confidential report on the basis that Pennee Paige would go up 2 grades from 1 October 2016 and a further 2 from 1 April 2017.

The vote was unanimous.

**FP64/16 ANY OTHER BUSINESS**

- a) The Clerk reported that the organisers of the Christmas Fair had confirmed their intention to have reindeer, and had provided information on their welfare. This was a requirement of the agreement in principle to award a grant of £1,200. It was agreed that whilst some councillors remained uneasy about having live animals at the event, the conditions of the funding request had been met. The Clerk commented that since the full payment had to be made by the end of October the Town Council could not pay the invoice, but would reimburse the Christmas Fair after the event.
- b) Cllr Heappey said that there has been a spate of burglaries in Trendlewood Way and Long Ashton.

The meeting closed at 9.10pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **NAILSEA TOWN COUNCIL – FINANCE AND POLICY COMMITTEE**

**7 DECEMBER 2016**

Minutes of the Finance and Policy Committee meeting held on Wednesday 7 December 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr J Blatchford in the Chair, Cllr Frappell, Cllr Heappey, Cllr Holt, Cllr Hunt, Cllr Middleton, Cllr Packham, Cllr Phillips, Cllr Ponsonby, Cllr A.Tonkin, Cllr Wilson and the Clerk.

**FP65/16 APOLOGIES** were received and accepted from Cllr M.Blatchford and Cllr Lees.

### **FP66/16 DECLARATIONS OF INTERESTS**

Cllr Hunt declared a personal interest on the grant applications for the Nailsea Playing Fields Association and Nailsea Cricket Club as she lives near the Grove Playing Field.

Cllr Packham declared a personal interest in the grant application for North Somerset Arts, as he knows the person who has submitted the application.

Cllr A.Tonkin declared a personal interest in item 4c) Consideration of a Draft Budget for 2017-18 as she is a director of Nailsea Community Trust.

**FP67/16 MINUTES** of the meeting of the Committee held on 26 October 2016 were signed by the Chairman as a correct record.

### **FP68/16 FINANCIAL MATTERS**

#### **a) Statement of Income and Expenditure as at 28 November 2016**

The report was noted.

#### **b) Consideration of the reserves, financial summary and cash position**

In response to a question from Cllr Tonkin the Clerk explained that the specified reserve 9225 Youth House are funds raised by the youth workers and young people formerly deposited with North Somerset Council, but transferred to the Town Council when the district authority withdrew funding for open access youth services.

The specified reserve 9310 Young Persons Grant was a sum provided by North Somerset Council to facilitate the transition to a new service provider. Largely due to the uncertain future for Youth House over an extended period, these funds have not been invested in youth services. The Clerk confirmed that the total of around £13,000 is available to promote youth services in the town.

In relation to the overall reserves position, the Clerk pointed out that the Planning Committee on 14 December is being asked to consider a contribution of around £45,000 towards the provision of a controlled crossing on Queens Road.

#### **c) Payments made and income received from 19 October-28 November 2016**

Noted.



**d) To consider the funding for the purchase and upgrading of No 65 High Street**

Cllr Ponsonby said that interest rates with the Public Works Loans Board (PWLB) are in the favour of the Town Council. Cllr Middleton agreed and said that it has been the Council's approach in the past to spread the cost to residents of acquiring an asset by taking out a loan.

In answer to a question from Cllr Blatchford, Cllr Packham confirmed that the purchase price is £325,000. An offer of a discount had been made by North Somerset Council on condition that an agreement was reached on the sale of No 65 High Street and the lifting of the covenant on the land at Engine Lane. Since the discount would only be triggered by both deals, and no agreement has been reached on the covenant, the full purchase price for No 65 High Street has been agreed.

It was proposed by Cllr Ponsonby and seconded by Cllr Frappell

**RESOLVED** to apply to the the Public Works Loans Board for the purchase cost of No 65 High Street of £325,000, and to utilise reserves for improvement works, which are to be determined at a later date.

The vote was unanimous.

**FP69/16 DRAFT BUDGET FOR 2017-18, GRANT REQUESTS**

**a) Additional grant requests**

- **Nailsea Cricket Club, garage roof replacement**

Cllr Middleton referred to discussions at Community Engagement Committee in which the principle of carrying out the works as a matter of urgency had been considered because of the presence of asbestos. There are not adequate funds in the current year General Maintenance budget to cover the cost and therefore he suggested that the cost should be part of the budget for 2017-18, but the funds released immediately for the works to be carried out.

It was proposed by Cllr Ponsonby and seconded by Cllr Middleton

**RESOLVED** to approve the grant application for £2,000 and to release the funds now for the work to be carried out as soon as possible.

The vote was unanimous.

- **Nailsea Playing Fields Association, re-marking main car park**

Cllr Tonkin said that the car park is an important resource for parents dropping children at the Hannah More and Grove schools.

Cllr Frappell said that the proposed cost seemed very high and questioned the need for remarking of the white lines. Cllr Hunt agreed and questioned whether this was a high priority. Cllr Middleton said that whilst he wanted to see improvements made, the Town Council should be in control of the expenditure.

Cllr Phillips said that the school parents almost wholly use the extension car park which has no markings.

Cllr Phillips briefly left the meeting.

It was proposed by Cllr Ponsonby and seconded by Cllr Wilson

**RESOLVED** that the request be referred to the Environment and Lesiure Committee to assess the need. If the decision is to proceed, for the Town Council to obtain quotations for the works and to recommend that the Council is liable for three-quarters of the cost, to a maximum of £4,000.

The vote was nine in favour and one abstention.

Cllr Phillips returned to the meeting.

- **Nailsea Playing Fields Association, CCTV**

Members commented that the Council has agreed to conduct a review of the Town's CCTV and this should be carried out before funding for CCTV at the Grove Playing Field is considered. Concern was raised about the potential for intrusive lighting being necessary to make the CCTV effective, and for the need to ensure that the equipment can produce 'evidential' quality images.

Members expressed a general concern that the applications by the Cricket Club and the NPFA amounted to £10,000 of grant requests but included estimated costs and were not supported by any detail of the proposed works or quotations.

It was proposed by Cllr Packham and seconded by Cllr Ponsonby

**RESOLVED** to request a cost for the repair of the roof from the NPFA and to defer consideration of the request for CCTV equipment.

The vote was ten in favour and one abstention.

- **Somerset Storyfest**

There was a positive reaction to the work of the Somerset Storyfest.

It was proposed by Cllr Middleton and seconded by Cllr Packham

**RESOLVED** to approve the grant request for £550. Further, to comment that future grants would be considered in the light of involving additional schools and focussing on subjects other than the Second World War.

The vote was ten in favour and one against.

b) **Additional feedback requested**

- **Avon Wildlife Trust**

Members commented that the initiative appears to be helping farmers with work which should be their responsibility, and the benefit is only partially within the Nailsea boundary.

It was proposed by Cllr Wilson and Cllr Frappell

**RESOLVED** to not approve the grant request.

The vote was ten in favour and one abstention.

- **North Somerset Arts**

The Clerk tabled a summary of activities in support of the application. Councillors commented that they had not been aware of how many activities took place within Nailsea as part of the North Somerset Arts initiative.

It was proposed by Cllr Middleton and seconded by Cllr Packham

**RESOLVED** to approve the grant request in the budget.

The vote was unanimous.

- **Friends of Trendlewood Park**

It was agreed to put forward the request in the budget for consideration by Town Council.

The Clerk said that Trendlewood Community Festival had submitted a late request for a grant of £500 towards their 2017 event.

It was agreed to include this in the 2017-18 budget for consideration by the Town Council, but if approved, for the applicant to be reminded that the deadline for grant applications should be met in the future.

#### **FP70/16 CONSIDERATION OF A DRAFT BUDGET AND PRECEPT REQUEST FOR 2017-18**

The Clerk said that on the assumption the Precept would remain the same, the budget as drafted would balance, but there would be no end of year surpluses to add to reserves unless there are significant underspends.

Members agreed that maintaining the Precept at the same level for the sixth successive year was prudent. The budget needed to be adjusted to reflect the changes made at this meeting, including the additional commitment of a loan for the purchase of No 65 High Street. Further, a sum of £45,000 should be allocated for a crossing on Queen's Road, for consideration by the Town Council.

**RESOLVED** to RECOMMEND to Town Council that the draft budget and a Precept request of £457,606 for 2017-18 be approved.

The vote was unanimous.

#### **FP71/16 CONSIDERATION OF THE TERMS OF THE ACQUISITION OF THE FOLLOWING SITES**

**a) Land at Sycamore House owned by Churchill Retirement Living (freehold)**

The Clerk confirmed that the background work undertaken by our solicitor had not raised any matters of concern. It was agreed to proceed with the acquisition subject

to an appropriate site plan being included in the contract, and confirmation that the required works on the grass and trees have been carried out.

The Clerk said he would arrange a site meeting with Churchill Retirement Living (CRL) and Landscape Services (who formerly maintained the site) to agree on works to be carried out by CRL as part of the land transfer.

It was proposed by Cllr Packham and seconded by Cllr Ponsonby

**RESOLVED** to move to contract subject to the implementation of the previously agreed conditions.

The vote was unanimous.

**b) Land at Hannah More Road, including the Engine Lane allotments (leasehold)**

Members expressed concern about what they regarded as the unnecessary complexity of the proposed lease.

Cllr Middleton said he wanted North Somerset Council to clarify any issues of joint responsibility with other owners regarding boundaries.

**c) Skatepark area at Millennium Park (leasehold)**

It was agreed that the following items need to be addressed:

- ownership of the fence on the boundary with the Tesco Filling Station must be clarified.
- a Condition Schedule must be prepared.
- to establish whether North Somerset Council obtained permission from Fields in Trust for the new skatepark.
- to establish whether the references to the National Playing Fields Association in the draft lease should refer instead to Fields in Trust.

Members agreed not to request a break clause in the lease.

**FP72/16 TO CONSIDER INSTRUCTING THE DISTRICT VALUER TO ASSESS THE OFFER MADE BY BARRATT HOMES FOR THE LAND AT ENGINE LANE**

The Clerk informed members that the District Valuer could get his report completed by the 21 December if it was agreed at this meeting to instruct him.

Members agreed that it was prudent to get the valuation.

It was proposed by Cllr Ponsonby and seconded by Cllr Packham

**RESOLVED** to instruct the District Valuer to assess the offer made by Barratt Homes for the land at Engine Lane.

The vote was unanimous.

**FP73/16 TO NOTE INFORMATION REGARDING THE PRECEPT LEVIED BY PARISH COUNCILS IN 2016-17**

Noted.

**FP74/16 ANY OTHER BUSINESS**

- a) Cllr Wilson said that some councillors had visited the Big Worle project (Weston-super-Mare), which had obtained £1m funding over ten years from the Big Lottery. This had generated ideas of value to the Nailsea Place concept.

The meeting closed at 9.05pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NAILSEA TOWN COUNCIL – COMMUNITY ENGAGEMENT COMMITTEE**  
**MEETING, 16 NOVEMBER 2016**

Minutes of the meeting of the Community Engagement Committee held on Wednesday 16 November at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr Jameel in the Chair, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hamblin, Cllr Heappey (at 7.32pm), Cllr Hunt, Cllr Lees, Cllr Packham, Cllr Petford, Cllr J Tonkin, Cllr Wilson and the Clerk. In attendance, Cllr Barber, Cllr Holt, Cllr Middleton and Cllr Ponsonby.

It was pointed out to the members of the public that not all the councillors were members of the committee, and so were not entitled to vote.

**CE69/16 APOLOGIES** for absence. None.

**CE70/16 DECLARATIONS OF INTERESTS**

None.

**CE71/16 MINUTES** of the Committee meeting held on 28 September 2016 were signed by the Chair as a correct record.

Cllr Heappey arrived.

**CE72/16 FINANCIAL MATTERS**

**a) Statement of Income and Expenditure to 7 November 2016**

Noted.

**b) Consideration of a draft budget for 2017-18**

Cllr Packham asked whether the estimate for expenditure on Nailsea Place was adequate, given the decision to purchase No 65 High Street. It was agreed that the Clerk would review the figures and report back to the Finance and Policy committee.

Other than this, members agreed the budget.

**CE73/16 PUBLIC CONSULTATION**

**a) Consideration of an update on the public consultation**

The Clerk said that the survey was being promoted at the market on Saturday and at the library.

Cllr Jameel asked if any more councillors could volunteer to promote the survey at the Library. She said she has been promoting the survey on social media and encouraged other people to do the same.

**b) To consider a consultation specifically for retailers and businesses following the town-wide survey**

It was agreed that this needs to be reviewed following the results of the current survey, which of course would be shared with the Chamber of Trade and Commerce.



**CE74/16 TO CONSIDER AN UPDATE FROM THE WORKING PARTY ON IMPROVEMENTS TO THE TOWN COUNCIL'S WEB-SITE**

Cllr Bird said that a meeting had taken place with the developers of the Cirencester Town web-site, but they had not produced a proposal as promised.

The working party has met Squarebird, who are based in Nailsea. They have local knowledge and appear to have the technical capability. Cllr Petford said that the web-sites they have already developed show an imaginative and engaging approach.

A meeting is being arranged for the working party to consider a proposal from Squarebird, with the aim that they would present to the committee at its next meeting.

**CE75/16 CCTV**

**a) Consideration of the effectiveness of CCTV following recent incidents at the skatepark**

Cllr Lees said that the recent vandalism at the skatepark should have been captured on the CCTV cameras, and the fact it was not begs the question as to the point of spending nearly £20,000 a year on the system.

Cllr Packham said that if the Council wanted a really effective system it would need to replace all the cameras.

Cllr Hunt said that Nailsea was relatively crime-free, but the skatepark should be monitored.

Cllr Ponsonby said that the CCTV system was reviewed in detail when she was Chair of Council. The system is more of a deterrence than a benefit in terms of providing evidence of incidents. The Council could replace the system or cut its losses and then monitor the situation, but it would have to consider the consequences if something serious happened.

Cllr Barber said the CCTV cameras had been installed after riots on the High Street, has been a deterrent and the Council should not consider removing them.

Cllr Packham said that the Storennet system depends on CCTV coverage so there are wider implications to removing the cameras. He explained that the major cost was the line rental payable to BT. The Clerk reported that the Council has a 3-month notice period with BT for the line rental.

The Clerk said that the recorded image quality depends on cameras, cables and the receiving and recording equipment at the control centre in Weston-super-Mare. The cost of the fibre-optic cable is very expensive and depends on installation by BT. He had done a great deal of research on wireless CCTV, and North Somerset Council said it was testing new technology, but no satisfactory proposal for replacing the existing system had been proposed. Cllr Frappell asked whether CCTV infrastructure could be installed at No 65 High Street when the Town Council owned it.

Cllr Lees said he thought that the CCTV system was no longer a deterrent.

Cllr Middleton said there are 4 purposes of CCTV: viewing live images; assisting the Police in monitoring incidents; reviewing recorded images; and deterrence. There is no means to measure deterrence.

It was proposed by Cllr Lees and seconded by Cllr Wilson

**RESOLVED** to review ways of improving the current CCTV system, including the recording of images.

The vote was 11 in favour and one against.

It was agreed to set up a working party to review CCTV, with a membership of Cllr Jameel, Cllr Lees, Cllr Packham, Cllr Ponsonby and Cllr Wilson.

**b) To consider the CCTV Log Book for September 2016**

The contents were noted, although Cllr Middleton reiterated that much of the information in it is not self-explanatory.

**CE76/16 TO CONSIDER THE PROVISION OF A YOUTH SHELTER AT MILLENNIUM PARK**

This item was deferred to the next meeting.

**CE76/16 REPORTS OF WORKING PARTY**

**a) Youth Provision Working Party minutes 18 October 2016**

Noted.

Cllr Tonkin said that his name should be added to the list of attendees.

**CE78/16 ANY OTHER BUSINESS**

None.

The meeting closed at 8.09pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Ian Morrell

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**From:** Andy Cole (Councillor) <Andy.Cole@n-somerset.gov.uk>  
**Sent:** 09 December 2016 23:53  
**To:** Ian Morrell; Town & Parish Chairman Nailsea; tonkinanddaughters@hotmail.com; rodlees555@gmail.com; jan.barber@blueyonder.co.uk; Mary Blatchford (councillor)  
**Cc:** john.painter@n-somerset.gov.uk; St Francis R C Primary School  
**Subject:** Fwd: St Francis School.

Hi Ian / all,

There is a very strong desire by the school, school governors, local residents and the parents of children attending St Francis to dramatically improve highway safety outside the school, especially during the school run periods.

To day ( Friday ) a meeting was held at the school, which I attended. Together with the head teacher Caroline Hostein, one of the school governors and two parents of children who attend St Francis.

Also at the meeting was David Bailey one of the NSC highway officers. All parties attending the meeting are committed to highway safety improvements, to prevent serious accidents occurring on the stretch of Station Road outside the school. So there is now an active campaign to provide a Zebra Crossing outside the school.

David Bailey gave broad support for a Zebra Crossing, subject to the school raising the necessary finance which he outlined to be between £15000 and £20000.

To work up a preliminary scheme for a Zebra Crossing and all the associated costs in the next financial year, David explained that he would need a request from either the ward member or the Town Council supporting such a scheme in principle. As you can see below I have sent a email to David requesting such a scheme to be worked up, together with relevant costs. David also confirmed that it would be even more beneficial if the Town council could also email him with their support in principle. Subject to the school raising sufficient expenditure in the next financial year 2017 / 2018 a Zebra Crossing could be installed / constructed outside the school early in the following financial year.

The head teacher Caroline Hostein will also be emailing the Town Council next week seeking their strong support for their proposals. Caroline will also be seeking support from the other three district councillors Jan, James and Mary to support the proposals in principle at this stage.

Regards

Andy.

Sent from my iPad

Begin forwarded message:

**From:** "Andy Cole (Councillor)" <Andy.Cole@n-somerset.gov.uk>  
**Date:** 9 December 2016 at 22:59:21 GMT  
**To:** "john.painter@n-somerset.gov.uk" <john.painter@n-somerset.gov.uk>  
**Subject:** St Francis School.

Hi John,

Many thanks for attending today's meeting at the school, which I felt was very productive and encouraging regarding improvements to highway safety outside the school.

Please regard this email as confirmation from me, requesting your department to work up a preliminary design and associated costs for a Zebra Crossing outside the school in the next financial year.

In addition please supply details of the costs related to the road alterations which will improve highway safety and traffic flow outside the school as outlined by yourself today.

As suggested by yourself, I will contact the Town Council.

Regards

Andy.

Sent from my iPad

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**CLERK'S REPORT**  
**Agenda Item**

**6. Clarification of the Town Council's Position Regarding the Covenant on Land at Engine Lane**

At its meeting on 7 September the Town Council resolved "to agree to a cost for lifting the covenant equivalent to a maximum of 30% of the calculation agreed by both parties of the 'uplift value' of the land up to a maximum quantum of £500,000."

At its meeting on 19 October the Town Council considered a Notice of Motion which included the proposition that it "Accepts an offer of £500,000 to lift the restrictive covenant on land at Engine Lane, if received from North Somerset Council". This offer was agreed by the North Somerset Council Executive on 18 October. The motion was rejected.

The cost of lifting the covenant is part of the complete financial proposal being considered by the Town Council on 21 December and an issue regarding the Council's Standing Orders needs to be clarified.

Current Standing Orders (April 2015) states the following with regard to reconsidering decisions made by the Town Council:

**"34. RESCISSION OF PREVIOUS RESOLUTIONS**

- a) A decision (whether affirmative or negative) of the Council shall not be reversed within six months save by a special resolution, the written notice whereof bears the names of at least 7 members of the Council, or by a resolution moved in pursuance of the report or recommendation of a committee.
- b) When a special resolution or any other resolution moved under the provisions of paragraph (a) of this Order has been disposed of, no similar resolution may be moved within a further six months."

In my opinion it is legitimate to debate the matter of the covenant again, for the following reasons:

- 1. The Notice of Motion on 19 October was defeated, but no other resolution was made. Technically, therefore, whilst the Council did not accept the specific offer from North Somerset Council, neither did it propose an alternative, nor did it reject in principle the notion of a settlement to lift the covenant. If it had resolved to reject the principle of lifting the covenant at the meeting of 19 October it would, in fact, have been in breach of Standing Order 34 by contradicting the intention of the resolution made on 7 September.
- 2. Following the decision to purchase 65 High Street, North Somerset Council has made a revised offer of £475,000 to lift the covenant on the land at Engine Lane, and since this is a different offer from that made on 18 October, and is within the terms set out by the Town Council on 7 September, it must be put before the Council for consideration, irrespective of the time that has elapsed since the last debate.
- 3. Standing Orders specifically refer to "a decision" made by Council not being reversed. It does not refer to a particular subject not being debated again. Considering the covenant again, in the context of the entire proposal by Barratt Homes rather than in isolation, and because of the revised offer, is in line with Standing Orders. It also conforms with established custom and practice within the Town Council that a matter can be reconsidered within 6 months if there is a material change to the circumstances in which an original decision was taken.

**9. Financial/Legal/Staffing Matters**

**c) Consideration of a proposed controlled crossing on Queen's Road**

On 30 December a site meeting took place with two Highways Officers from North Somerset Council. In attendance were cllrs Barber, Hunt and Packham, John Fox, John Hunter and Ray Stevens. Martin Fackrell was also invited but was unable to attend.

The purpose of the meeting was to assess a proposal from North Somerset Council for a controlled crossing on Queen's Road, following a number of years of discussions. Councillors will recall that the most recent survey of usage of the road highlighted that whilst the total number of pedestrians traversing the road would justify a controlled crossing, the number of people was spread across various locations rather than one crossing point.

The details of the proposed crossing were considered and generally agreed.

The officers explained the criteria used for assessing priorities for crossings, given that demand across the district far exceeds the available budget. The estimated cost for the proposed crossing is £90,000 and a commitment of 50% would probably be enough to get it on a priority list for 2017-18.

**10. Report of District Councillors**

Cllr Jan Barber, 11<sup>th</sup> December 2016

"Most of the discussions at North Somerset focus on the shortfall in the Budget for the current year and the projected figures for next year. There are continuing pressures with Adult Care and also Children's Services. In Children's Services these are due to Home to School Transport, Agency Staff to plug the shortage of Social Workers, higher numbers of Looked After Children and additional help for Children with Learning Difficulties. It is proving very difficult to economise in any of these areas as it is most important that we protect the most vulnerable.

Where possible, we are combining Children's Centres with Libraries to ensure continuity of the services and the first tranche of the Community Access Review details the various changes we are making in other areas of the district. The consultation on the future of these services in Nailsea starts in January.

As you should receive this report before the deadline for ordering a Green Bin (18<sup>th</sup> December for £20 per registration), please remember to do this to ensure delivery before the 1<sup>st</sup> March when the new contract begins."

**Ian Morrell, Town Clerk**  
**14 December 2016**