

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE OUTSIDE SPACES & ESTATES COMMITTEE HELD ON THURSDAY 3RD MARCH 2022 AT 7:00PM IN WELLS TOWN HALL

PRESENT: Cllrs: L Agabani (Chair), A Bayley, D Denis, A l'Anson, T Leach, S Powell, T Pullin

IN ATTENDANCE: Town Clerk/RFO, S Luck
Outside Spaces Officer, M Culliford
WCC Staff, S Glendinning
SCC Cllr T Munt
1 member of public

Non attendance: Cllr R Humphreys

22/11/OSE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
None

22/12/OSE DECLARATIONS OF INTEREST
To receive Councillors' Declarations of Interests, made under the Council's Code of Conduct adopted 26th July 2012.

22/13/OSE MINUTES OF THE CITY CENTRE & OPEN SPACES COMMITTEE MEETING HELD ON THURSDAY 3RD FEBRUARY 2022
The minutes were agreed and signed as a true record.

Cllr Denis gave an update on 22/09/OSE, she has reported the issue of rubbish regularly left in Guardhouse Lane to the enforcement officer which continues to be a problem. The Town Clerk advised this is the responsibility of MDC.

22/14/OSE MEETING OPEN TO PUBLIC
Nobody wished to speak

22/15/OSE OUTSIDE SPACES

- i Skateboard park - Lead Cllr Agabani gave an update
The surveys have been actioned and we are awaiting the results. The committee will be kept updated on progress.
- ii The Outside Spaces Officer gave an update:
 - a. Storm Damage
Four large trees came down at the cemetery, fortunately no damage was incurred and the staff were able to clear the debris themselves.
Several slates were lost from the Chapel roof, which have already been replaced.
A wall has been damaged by rain water on the north facing side along the Portway, builders are awaited to carry out repairs which will be covered by the contingency fund.
During the storms Cllr Denis had reported on some sheds which had blown over. This has been sorted and a thank you has been received from the allotment holders affected.
 - b. New outside spaces premises
Negotiations are ongoing between solicitors and it is expected to have use of the new premises end March/early April. Some preliminary alterations will then be carried out with the permission of the landlord. The annual rent is £13,500 per year.

The following Outside Spaces matters were also reported on:

The new van should be delivered to us end March.

The local police have arrested a young man who is believed to have carried out the recent graffiti in the City. There has been another episode of graffiti in the skateboard area which is believed to be carried out by a different individual, investigations continue.

The planters to be placed between the bollards in the Market Place have now been galvanised and will be in place shortly.

c. Wells in Bloom – Cllr Denis gave an update on the school's competition and judging.

Cllr Denis presented her report already circulated. Brownes are still happy to sponsor the prizes and she asked the Town Clerk to provide an invoice. Cllr Denis will ensure their sponsorship is acknowledged.

Cllr Denis also presented a report prepared by Cllr Bayley, circulated before the meeting, on the Wildflower Verges. We are still awaiting MDC to approve the legal side before we can proceed. Cllr Denis has been presented with the signage design form Chris Lee which will be circulated to this committee.

The Open Spaces Officer advised presentation cups will need to be retrieved from the previous winners.

22/16/OSE PORTWAY ANNEXE

- i. The Town Clerk gave an update
The Facilities and Administration Officer remains off work on health reasons, due to return part-time week commencing 7th March.
The car park is nearly ready for usage. The barrier is operated by key fob.
There will be individual key fobs for the 20 rented bays (allowing us to have control on entry) and a further 10 key fobs for users of the building.
The Town Clerk Assistant has been investigating two abandoned cars left in the car park. Notice has been given to the owners to remove, if not removed enforcement action will be taken.
The heating has been repaired and is up and running.
The burglar alarm has been installed and some initial over sensitive problems have been sorted.
The fire alarm has been upgraded and fire equipment in place.
Door closes are fitted to all doors.
The electrician has replaced some light bulbs with LED, this will be ongoing.
Hand driers and two individual toilets have been installed.
The internet/phone is now in place.
The Communications Manager is looking at the booking system.
A few small roof leaks as a result of the recent storm have been sorted.

By the end of March it is anticipated we will be able to fix an opening date for the building.

Cllrs Agabani and l'Anson are to meet with Strode College on Fri 4th March and they will also meet with the Town Clerk on Mon 7th March. A further meeting will then be arranged with the management group.

22/17/OSE BISHOP'S BARN

- i. The Town Clerk gave an update on the progress of acquiring the Wells Recreation Ground Trust
MDC have given their approval. Now with the charity commission waiting their sign off. There will then be a 28-day period of public notice advising of the change of trustees. We have consulted our software supplier in supplying a

new accounts package from which the Town Clerk will provide a quarterly financial report for the Bishop's Barn.

The Town Clerk has had contact from the shadow trust set up by MDC, but they have no legal claim as no assets were ever transferred.

Cllr Denis has been approached by Chris Winter of the Civic Society asking where they could plant a tree for the Queens Jubilee. She asked whether it could be planted in the Recreation Ground, which was agreed. Chris Winter will be asked to contact the Outside Spaces Officer.

22/18/OSE PROPERTIES

Nothing to report

22/19/OSE ANY MATTERS OF URGENT REPORT

Cllr Powell reported there were two bikes on a bike rack at the moat walk and one by the library which have been abandoned. The Town Clerk agreed to contact the local police who may be able to leave a notice and take into storage. There are also two cars left in Silver Street, Cllr Powell was advised to contact the police.

Cllr Powell also asked whether The Wells Community Network were coordinating any help for Ukraine. Cllr Denis advised Wells Rotary are collecting money at Wednesday Wells Market, she is also in contact with a group organising a collection of medical supplies leaving from Taunton & travelling to Poland. Cllr Pullin advised there were further collections at the Cheese Yard Café in West Horrington where Yeo Valley are then taking to Poland. The Town Clerk advised, the Ukraine flag will be flown from the Town Hall as a mark of our support.

Cllr Pullin asked whether a survey was required on the market place before we take over from MDC. The Town Clerk advised this was not necessary.

Cllr Agabani asked whether we should employ a barrow person to assist with keeping our City clean and tidy, as we approach the busy summer months. This has not been budgeted for and felt not relevant until unitary takes place.

22/20/OSE DATE OF NEXT MEETING: 7pm, Thursday 7th April 2022

EXCLUDE THE PRESS AND PUBLIC

Note: It is necessary for matters to be considered in confidence, it was proposed by the Chair that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended to allow a private property report.

Minutes signed by The Chair:

Date: