



## WELLS CITY COUNCIL

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE OUTSIDE SPACES & ESTATES COMMITTEE, WHICH MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD AT WELLS TOWN HALL ON THURSDAY 3<sup>RD</sup> APRIL 2025 AT 7:00PM**

*Please note this meeting will be recorded for the purpose of minute-taking.*

Steve Luck  
Town Clerk/RFO

27<sup>th</sup> March 2025

Town Hall  
Market Place  
Wells BA5 2RB  
01749 673091  
e-mail: townclerk@wells.gov.uk

Committee Members:

Cllrs: T Butt-Philip, D Denis, S Eden,  
N Kennedy, D Orrett (Chair), S Powell,  
G Robbins, P Welch

### AGENDA

Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.

- 1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 2 DECLARATIONS OF INTEREST**  
To receive Councillors' Declarations of Interests, made under the Council's Code of Conduct adopted 12<sup>th</sup> May 2022.
- 3 MATTERS ARISING FROM THE OUTSIDE SPACES & ESTATES COMMITTEE MEETING HELD ON 6<sup>th</sup> MARCH 2025**  
To approve and sign the minutes of the previous meeting.
- 4 MEETING OPEN TO THE PUBLIC**  
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.
- 5 OUTSIDE SPACES**  
To receive any update from the Outside Spaces Officer.
- 6 TABLE TENNIS TABLE LOCATION**  
See attached.
- 7 WALL SAFETY REPORT**  
See attached.
- 8 PORTWAY ANNEXE**  
To receive any update from Cllr D Orrett.

- 9 WELLS IN BLOOM**  
To receive any update.
- 10 BISHOP'S BARN**  
To receive any update.
- 11 WELLS RECREATION GROUND BOWLS CLUB**  
See attached.
- 12 CLIMATE EMERGENCY**
- 13 ANY MATTERS OF URGENT REPORT**
- 14 DATE OF NEXT MEETING: To Be Confirmed**

**EXCLUDE THE PRESS AND PUBLIC**

**Note:** If it is necessary for matters to be considered in confidence it will be proposed by the Chairman that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press and public, in order that confidential items can be discussed.



Wells City  
Council

**AGENDA ITEM 6**

<b>Author</b>	Matt Johnson
<b>Presented By (if different)</b>	Matt Johnson
<b>Subject</b>	Table Tennis Table location
<b>Date of report</b>	27.02.2025
<b>For consideration at</b>	Outside Spaces and Environment Committee
<b>Date of consideration</b>	03.04.2025

As recently requested from committee, this report looks to provide options for consideration, associated with the placement of the previously agreed table tennis table, within the Wells recreation ground.

**Current situation**

Currently the recreation ground is split into two distinct areas that could receive the new table tennis table. The southern end of the recreation ground contains the children's play park and exercise equipment and the northern end that contains the band stand, bishops barn and the public toilets.

The two locations that have been considered are marked on the below map

**1. Outdoor Table Tennis Table on Existing Hard Standing (near bandstand)**

**Pros:**

**1. Stable and Level Surface**

- Hard standing, such as concrete the concrete slabs, provides a flat and even surface, ensuring that the table remains stable during gameplay.

**2. Low Maintenance**

- Hard standing requires little maintenance compared to grass. It doesn't need mowing or remediation and sweeping off debris is straightforward.

**3. Weather Resistance**

- Water drains away quickly on hard surfaces, reducing the risk of puddles and erosion that could affect gameplay. Given the trees in this area the table should also be shielded from light winds which will enhance its usability.

**4. Security**

- This area is covered by an existing CCTV provision as well as adjacent to the manned coffee unit, this will significantly reduce the risk to the council's investment.

**Cons:**

**1. Not an existing area for play**

- This area currently is not used for play and as such it will not be immediately obvious to park users.

## **2. Slip Risk**

- Falling on a hard surface can lead to more injuries compared to grass.

## **2. Outdoor Table Tennis Table on Grass Site (Between Play Area & Fitness Equipment)**

### **Pros:**

#### **1. Existing Area Designated for Play**

- Placing a table on the grass site would be an addition to existing play provision, there would be a natural flow from either children or fitness equipment users.

#### **2. Softer Landing for Falls**

- Grass provides a cushioned surface, reducing the risk of injury from falls compared to hard standing.

### **Cons:**

#### **1. Stability Issues**

- Grass surfaces can be uneven, while a level area will be used for installation table movement may occur over time.

#### **2. Maintenance Requirements**

- The grass in this area will not be able to handle consistent use and will require regular maintenance, over time there will be a need to either seed or re level the area.

#### **3. Drainage Issues**

- This area of the recreation ground can remain exceptionally wet in the winter months as such the table may not see much use in the winter.

#### **4. Security**

- This area has seen a significant amount of vandalism it is an area where some park users congregate at night and there is no CCTV provision.

### **Conclusion:**

Both sites have benefits for the users of the recreation ground, although the grass area seems to be the obvious position for the table tennis table as there is an existing play provision here. The hard-standing area by the bandstand offers a low cost, low maintenance more secure location.

Given the success of the coffee unit in this area, it has become more widely used especially by families and the removal of the fence by the barn has encouraged a natural flow from the play equipment to the barn area. Having the coffee unit in proximity would allow table tennis bats to be made available for rental as well as for additional security.

### **Officer recommendation:**

Proceed with the hard-standing location by the bandstand as it provides the lowest cost, most secure and stable location for the installation of the table tennis table.



## AGENDA ITEM 7

# Wells City Council

<b>Author</b>	Matt Johnson
<b>Presented By (if different)</b>	Matt Johnson
<b>Subject</b>	Wall Safety Report
<b>Date of report</b>	27.02.2025
<b>For consideration at</b>	Outside Spaces and Environment Committee
<b>Date of consideration</b>	03.04.2025

Following decisions made by the Outside Spaces and Environment committee in February to retain the previously built wall, this paper looks to provide options for consideration to manage on going safety of the space and changes to the surrounding infrastructure.

### **Current situation**

Since the removal of the wall there has been some foot traffic into the recreation ground via the bellow marked area.



Carpark users are entering the park area at the end of the wall by pushing through the existing hedge.

From a safety perspective given that there is a wall in place and there is no encouragement to enter the park any risk posed to a user would be of their own choice rather than by a failing of the council.

Below are listed options to be considered for implementation.

### **Option One – Apply no further infrastructure**

The amount of traffic that is being seen in this gap is small and whilst unsightly, it will over time reduce given that the historic entrance has been removed. This option has no cost implications or lead times.

### **Option Two – Application of fencing as referenced**

Install a fence behind the existing hedged area to the start of the low wall where the entrance has been removed marked below.



Installing a fence in this area would cost approximately £750, this would discourage people from pushing their way through the hedge and causing any damage.

Lead times for delivery of this option are expected to be 4-5 weeks.

### **Option 3 - Application of fencing as referenced**

Install a fence that runs behind the existing hedging all the way along the hedge and wall to put in place a clear barrier to park entry from the carpark marked below.



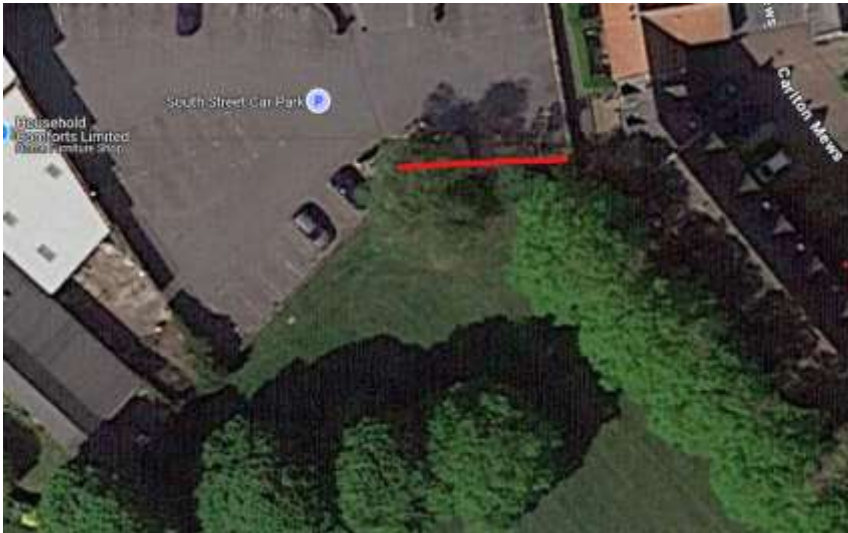


Running a fence across the entire area will ensure that there can be no entry from the carpark and that all pedestrian traffic will have to enter the park via the existing entrance. The costs for this option will be approximately £1700.

Lead times for delivery of this option are expected to be 4-5 weeks.

#### **Option 4 - Application of additional planting**

Plant hard wearing species to “bed out” the planting, specifically in the areas closest to the newly built wall.



Installing additional planting in this area would cost approximately £250, this would discourage people from pushing their way through the hedge and causing any damage.

Lead times for delivery of this option are expected to be 1-2 weeks.

In addition to the options associated with planting/fencing, it was also requested that the placement of the dog waste bin be considered. It is suggested that to service this side of the recreation ground, the most logical place to put the bin is as pictured below.



The costs associated with this change are expected to be approximately £100 to source and install. We need to resource as the current bin is rotten at the bottom.

**Summary:**

Amending the location of the dog waste bin to the marked location, will in some way see a reduction of foot traffic in the direction of the wall. In addition, looking to support the new wall application with additional safety/management features also will reduce the risk of trips and falls as the public navigate the informal walkway.

All four options have their merits, where an option requires fencing I have calculated the costs using the same fencing as the play park area to ensure not only a consistency of look and feel for the recreation ground but as we already hold spare panels it will make maintenance easier.

**Officer Recommendation:**

In this instance my recommendation would be to replace the existing dog waste bin and move it to the new location next to the path.

I would recommend option one with regard to access to the recreation ground as it is the lowest cost option at the present time.

However, I do think that it is something that should be monitored over the busy summer period and should be reassessed if we see a significant change in usage pattern.





Wells City  
Council

**AGENDA ITEM 11**

<b>Author</b>	Haylee Wilkins
<b>Presented By (if different)</b>	Haylee Wilkins
<b>Subject</b>	Wells Recreation Ground Bowls Club
<b>Date of report</b>	27.03.2025
<b>For consideration at</b>	Outside Spaces and Estates Committee
<b>Date of consideration</b>	03.04.2025

**Introduction**

Following reference from committee of changes to the physical space of the Bowls Club, the Town Clerk has reviewed the lease arrangements, including title plan and determined the following;

The current arrangement with the tenant is until 1<sup>st</sup> June 2034. The agreement offers no opportunity for break clause, however does allow termination with 24 months written notice.

There is the opportunity for rent review at each fifth anniversary, (1<sup>st</sup> June – 2004, 2009, 2014, 2019, 2024) the latter offering an immediate opportunity for review with 5 yearly intervals thereafter.

The agreement clearly references the need for the tenant to manage the space to the Councils satisfaction, and that prior agreement should be sought before amendment to the space.

The title plan, as seen in Appendix A, references the space within the lease arrangement. The amendments completed by the tenant in 2024-25 are considered to be outside of the perimeter of the title plan as noted. The title plan offers agreement with boundaries are noted below:

East and West Boundaries measure at 46.8m, with North and South boundaries measuring 42.3m.

The current measurements show an increase of 1.2m on the North and South boundaries, with a further growth of 0.2 on each of the East and West boundary lines.

Whilst the previously agreed increase with the Town clerk (SL), suggested growth on one side only, it would appear that the title plan has never accurately been applied to the physical space as all measurements of the space reference growth.

**Suggested next steps**

The Town Clerk is due to engage with the lease holder to create a relationship for future sustainability of the service, as is taking place with all tenants. In addition it is suggested to:

Make the necessary arrangements to formally alter the title plan and complete a variation to the license to ensure that the lease remains accurate. This accounts for the amendments to the pathway to allow DDA compliance.

Look to instruct a rent review of the agreement in line with future strategy positions for the recreation ground. Noting that the review could be applied immediately, however to do so now, would likely create further inconsistencies when the Council considers the wider actions associated with the recreation ground.

**Recommendations to Committee:**

Outside Spaces and Estates Committee note the content of this report and the suggested next steps.