

WELLS CITY COUNCIL

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

PRESENT: Cllrs: L Agabani (Chair), A Bayley, D Denis, R Humphreys, T Leach, S Powell, T Pullin

IN ATTENDANCE: Town Clerk/RFO, S Luck
Facility & Administration Officer, K Westwood
Outside Spaces Officer, M Culliford
WCC Cllrs, T Robbins, P Welch (Mayor)
WCC Staff, S Glendinning

22/01/OSE APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllr A l'Anson

22/02/OSE DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interests, made under the Council's Code of Conduct adopted 26th July 2012.

22/03/OSE MINUTES OF THE CITY CENTRE & OPEN SPACES COMMITTEE MEETING HELD ON THURSDAY 25TH NOVEMBER 2021

It was noted that the Date of Next Meeting had been rescheduled from 20th January until 3rd February 2022.

The minutes were agreed and signed as a true record.

22/04/OSE MEETING OPEN TO PUBLIC

None present

22/05/OSE OUTSIDE SPACES

- i Skateboard park - to receive an update from Lead Cllr Agabani
Approximately £60k has been awarded from MDC a combination of Section106 money, and a community grant. These funds are not yet received. The £15k can be used for preliminary works such as surveys, planning. The Section 106 fund has to be used for construction. This money has to be spent within 2 years, otherwise returned.
The Town Clerk reported that money is available to start the survey. He has been in correspondence with SCC regarding the lease. We have also asked for the return of the asset via the unitary process. The Town Clerk reminded the committee, the skate park is already owned by WCC but the land is owned by SCC.
The Chair, Outside Spaces Officer and Town Clerk have a meeting with the skateboard charity on Thursday 10th February to clarify roles and expectations and to define where MDC & SCC fit in the project.
- ii To receive a report from the Outside Spaces Officer, to include:
 - a. Market Place bollards and planters
The bollards are now in place and the feedback on these has been very positive. They are removable for when the Charter Fair is in place, this will be tested in May when the next fair takes place. The Wells Market are happy with how the stalls are set up around the new bollards.
The nine planters are waiting to be galvanised, they will then be painted black by us and hopefully in place within the next couple of weeks.
 - b. New outside spaces and premises
The cemetery Chapel is still being used as a rest room for the open spaces staff which is not ideal. We have been approached by a member of the public

offering a unit which has good access and sufficient parking. We are looking to secure this on a rolling lease. It will need some updating to ensure it is suitable but it is now in the hands of their solicitors to draw up the relevant paperwork. It is hoped this will be finalised within the next four to six weeks.

c. Cemetery office/councillors'

Cllrs Pullin and Powell visited the cemetery and expressed a concern, although the move to new premises for the staff is supported, there should remain a presence at the cemetery to assist visitors. The best way forward is being considered.

d. Wells in Bloom – The school's competition and judging update from Cllr D Denis

Cllr Denis confirmed she now has two volunteers for the school's competition and the invitations have been sent to the local schools inviting them to take part in June. Responses are currently being received. Brownes nursery have pledged money to help with the prize money, Cllr Denis will ensure their sponsorship is acknowledged.

Letters have also been distributed to allotment holders asking them to advise if they do not wish to take part in the judging competition. Cllr Browne and two other volunteers have offered to help with the allotments.

Three volunteers have also come forward to assist with the garden competition. Cllr Denis will meet with them and advise further.

Cllr Denis asked for help with the Wild Flower Verges project. Cllr Bayley put her name forward. A working party will be formed made up of Mendip Officers from Environment and Biodiversity, Climate Change, Somerset Wildlife, Sustainable Wells and Cllrs Denis & Bayley. They are meeting on Tuesday 8th February to define the project.

22/06/OSE PORTWAY ANNEXE

- i. To receive an update from Lead Cllr A l'Anson. As Cllr l'Anson was not present, Cllr Agabani gave an update.

The building transfer was completed on 16th December. There has been interest shown from Strode College to use the building.

Cllr Agabani has received a £3,000 quotation from a Decarbonisation Expert. The Town Clerk advised spending this money in this financial year will leave the budget short and suggested leaving until after April. We would also need to put out to tender and obtain comparison quotes. It was unanimously agreed to obtain three quotes and submit to the Finance & Council Matters committee for the new financial year.

Emma Jakins, Sustainability Officer, has been looking at a community garden. She has been in contact with local organisations. More information to follow.

The new Scheme of Delegation is awaited from Finance & Full Council in order to form the Management Group. This will be signed off at Full Council on 24th February, where four councillors will be asked to volunteer to join the group.

Kevin Westwood thanked The Outside Spaces Officer for the work carried out by the outside spaces team on clearing and tidying all areas outside the Portway Annexe, which has made a huge improvement. The builder is carrying out interior work such as updating toilets and preparing the building ready for the Fire Risk Assessment booked for 28th March. The boiler needs maintenance to comply with current standards, quotes are being obtained. The car park barrier should be completed by 11th February.

Cllr Powell presented her proposal on car parking at the Portway Annexe, suggesting the spaces should be made available to all Wells precept payers, not just those who live close by. Offered on a first come, first served basis. This was unanimously agreed.

The Town Clerk advised the stored furniture has been returned to the building, this is currently being assessed to see what is usable.

- ii. To consider grant information.
Emma Jakins, Sustainability Officer, has carried out some research on grants available. She has put forward two options and it was agreed for the Town Clerk and Sustainability Officer to agree the best way forward.

22/07/OSE BISHOP'S BARN

- i. To receive an update from the Town Clerk on the progress of acquiring the Wells Recreation Ground Trust
WCC and MDC Solicitors have all the paperwork in place. It will go to sign off at MDC, then to the Charity Commission and then be followed by a 28-day period of public notice advising of the change of trustees. If no objections, it is expected to be in place by the new financial year.

22/08/OSE PROPERTIES

Nothing to report.

22/09/OSE ANY MATTERS OF URGENT REPORT

Cllr Denis raised the issue of rubbish being regularly left in Guardhouse Lane, off the High Street. The Town Clerk advised it is MDC responsibility and it was suggested a letter be sent to Lois Rogers at MDC. Cllr Denis agreed to write.

The Outside Spaces Officer raised the issue of graffiti in the City. There has been a large amount recently throughout the City. This is again the responsibility of MDC, but WCC has been using resources to help clear up. The Town Clerk suggested sending a letter to the local Police for their assistance on finding the culprits as it remains an ongoing problem. It was agreed the Town Clerk would send the letter.

22/10/OSE DATE OF NEXT MEETING: 7pm, Thursday 3rd March 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: