

**Minutes of a Virtual Meeting of Wrington Parish Council  
held on 16 September 2020**

Present:                    Cllr J Rawlins (Chair)                    Cllr B Taylor  
                                 Cllr J Steinbach                            Cllr S Treweek  
                                 Cllr D Yamanaka                           Cllr H Ward  
                                 Cllr G Bigg                                    Cllr P Jervis  
                                 Cllr S Lovell (left after item 7)        Cllr L Vaughn  
                                 Fiona Burke (Clerk)                       Cllr L Samuel

In attendance: District Cllr Hogg

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1. To receive apologies for non-attendance and to approve the reasons where appropriate.  
No apologies were received.
2. To receive declarations of Disclosable Pecuniary Interests (DPI) related to agenda items and to receive any amendments to the Register of Interests.  
No declarations were received.
3. To confirm and sign as a true record the minutes of the email meeting held 15 July, 2020.  
Cllr Yamanaka wished to add an additional sentence to agenda item 11: 'Cllr Bigg said that it would be helpful for Liam Fox to press the Government for more money for local government. Then NSC could afford to employ more planning and enforcement officers.' This was agreed.
4. To adjourn the meeting for Public Participation.  
  
*Then to reconvene the meeting*
5. To note items of correspondence received and requiring possible action:
  - a) Email from allotment tenant of 13b and 14b requesting a 10 x 8 foot potting shed. No objections were raised.
  - b) Email from allotment tenant of 32a requesting a 6 x 4 foot shed and a wooden fence using stakes and rails. All agreed in principle subject to Cllr Taylor checking the exact location and to check for any impact on neighbouring plots. He agreed to report back to the Clerk.
  - c) Emails from Judith Hoskin and Hilary Burn, Parish Councils Airport Association, regarding their request for funds for the Public Inquiry Appeal by Bristol Airport and draft response to the new Local Plan Appeal (to be discussed under Agenda item 9.e). It was agreed to discuss this under item 9e.
  - d) Email from Shail Patel with regards to providing Wrington accessible footpaths. Councillors agreed to resubmit the Rights of way improvement plan consultation to NSC with the inclusion of two suggested possible accessible footpaths.
  - e) Notice from Citicstar regarding bus service 135 informing that the bus service has been cancelled prematurely due to lack of funding from NSC. This was noted.
6. To appoint a Vice-Chair of the Planning Committee. Cllr Taylor proposed Cllr

Yamanaka take on the role, with Cllr Ward seconding the motion, all agreed.

**Resolved:** Cllr Yamanaka to take on the role of Vice-Chair of the Planning Committee.

7. To consider when to hold the Annual Parish Council meeting. In April this year it was agreed to reconsider this in the September Parish Council meeting if normal meetings were still not taking place.

**Resolved:** To hold the Annual Parish Council meeting on 16 December.

8. To receive the Clerk's report. The report is available for inspection on request. The report was received and noted.

9. a. District Councillor Report, Cllr Hogg

Cllr Hogg gave a verbal report of current local issues, which included the difficulty in accessing Coronavirus tests and an upcoming meeting with David Murphy concerning the final design for the build-out in High Street for the 20mph scheme and also a comment on the scheme recently implemented in School Road by NSC in conjunction with Wrington Primary School. A discussion took place as to how the scheme was implemented and some Councillors felt it made the road more dangerous.

Cllr Hogg also reported that he would circulate a response from the Independent Group on the White Paper 'Planning for the future'. Cllr Bigg also agreed to share the CPRE response to the same paper and emphasised what an effect this will have on the countryside if allowed to go ahead. Cllr Hogg also informed the Council that he is trying to get Orchard Close and School Road on to the resurfacing list and should be meeting an NSC Council representative shortly to discuss this.

b. NE Ward/Redhill, Cllr Lovell. No report had been received. Councillors agreed to try and seek a Councillor living in Redhill to represent the NE Ward as Cllr Lovell now lives in Wrington.

c. MVMP Patient Participation Group (PPG), Cllr Bigg. Cllr Bigg had recently circulated the minutes of the last meeting.

d. Wrington Recreational Facilities Working Group, Cllr Rawlins. It was agreed to discuss this under item 13.

- e. Bristol Airport update, Cllr Steinbach

Cllr Steinbach reported that Bristol Airport limited has submitted its statement of case in relation to the appeal on the 10 September. He explained that the appeal will start formally when the Planning Inspectorate issue a notice to the appellant and the Local Planning Authority (NSC). Bristol Airport have applied through their solicitors for that start point to be delayed until they have seen a new policy paper expected from the Department of Transport sometime in October, which is likely to be a supplement to the Green Paper.

He also reported that it is possible that the Secretary of State for Transport at any time during the appeal procedure, once it has started, decides that he himself should look at the appeal to make a decision. This process, known as recovery of the appeal, is a risk exposure for local communities. It has been discussed with Dr Liam Fox MP, who has written to the Secretary of State for Transport seeking an assurance that he would not recover the appeal and allow it to be heard and decided by the Planning Inspectorate or, if he were to recover the appeal, to do so at the earliest opportunity to avoid wasting time and money.

Cllr Steinbach also reported on the difficulty NSC and to a lesser extent the PCAA now face running their own arguments against the appeal. NSC need to explain why they are now completely differing from their previous support and to explain why the

real Policy response should have been a refusal. The PCAA will need to establish that the NSC Officer's report was wrong and did not properly apply policy.

Cllr Steinbach explained in outline the cost exposure of the PCAA as a Rule 6 party and commented that the risk could be adequately managed.

Councillors wished to thank Cllr Steinbach for all of the hard work he is doing on this.

f. Neighbourhood Plan Steering Group update, Cllr Bigg. It was agreed to discuss this under Item 12.

g. Twinning Association/French Connection, Cllr Jervis. Cllr Jervis reported that the French Connection is now very active due to a change of mayor in Villeneuve. There is a proposal that a large group of people from Villeneuve come and visit Wrington to coincide with the Wrington Fair in 2022. Some Planning trips from both sides will hopefully take place in 2021. There may be some events to use the hall or ask for Councillors to help promote the visit. A large programme of events have been considered but are on hold at the moment due to Covid 19. The 10 October this year is the 10<sup>th</sup> anniversary of Twinning and a virtual event will be taking place. Cllr Jervis will attend this but all are welcome.

10. To receive the Finance Statement and Finance group notes. To authorise payments recommended for approval.

Memorial Hall – grant, 2 <sup>nd</sup> quarter 2020/21	£3,000.00
Warmcare Property Services Ltd – installation of loft insulation at the Pavilion	£2,878.46
Rialtas Business Solutions Ltd - Omega software support and maintenance, annual fee	£312.00
Society of Local Council Clerks – clerk's annual subscription	£161.00
K & E Property Maintenance – dog bin emptying, August	£330.00
Greenslade Taylor Hunt - rent for Glebe Field, 3rd quarter 2020/21	£100.00
Aqua Washroom Solutions – sanitary bin for Broad Street public toilets, 3rd quarter 2020/21	£19.50
North Somerset Council - monthly inspection of play areas, September (to be paid once the invoice has been received)	£28.80
Assistant Clerk - topping up of petty cash following purchases made:- stamps (£40.32) and batteries (£4.70)	£45.02
Assistant Clerk - travel to noticeboards during 1 <sup>st</sup> & 2 <sup>nd</sup> quarters 2020/21	£6.75
Regular payments:- cleaning of Broad Street toilets (Debbie Heal), NEST Pension Scheme, HMRC (Tax & NI, 2 <sup>nd</sup> quarter) and salaries for Clerk, Assistant Clerk & Parish Orderly.	
Memorial Hall – grant, 1 <sup>st</sup> quarter (paid)	£3,000.00
Redhill Village Hall – grant 2020/21 (paid)	£2,500.00
Memorial Hall – reimbursement of payment made in error (the cheque to pay for water and sewage for Broad Street public toilets was written from the wrong cheque book) (paid)	£99.61
1 <sup>st</sup> Burrington & Wrington Scout & Guide Group – Youth Club hall hire, reissue of cheque no 003632 which was lost after deposit at the Post Office (paid)	£135.00
Oak Accountancy Services Ltd - internal audit 2019/20 (paid)	£444.00
K & E Property Maintenance – dog bin emptying, July (paid)	£390.00
North Somerset Council - monthly inspection of play areas, June & August (paid)	£57.60
Travis Perkins – hardware for repairs of at the Memorial Hall (£12.84),	

play areas (£3.05)	
and Broad Street public toilets (£3.47). Plus reissue of cheque no 003617 (£15.05) which was lost in the post. (paid)	£34.41
Tony Harden – reimbursement following purchase of weed suppressing membrane for use at Old Hill footpath, AX30/42/30 (paid)	£104.27
Foremost Signs Ltd – Covid-19 signs for the play areas (paid)	£113.76
1 <sup>st</sup> Burrington & Wrington Scout & Guide Group – Youth Club hall hire, reissue of cheque no 003518 which was lost by the Group (paid)	£210.00
Assistant Clerk – reimbursement following purchase of light bulbs for Broad Street public toilets (paid)	£13.48
Bristol Airport Community Interest Company – repayment of grants for road/pedestrian safety schemes at Cowslip Green and Lye Hole Lane (following confirmation the Council would not be invoiced for the work). (paid)	£14,995.00

Cllr Steinbach proposed approval of the above payments with Cllr Ward seconding the motion, all in favour.

The finance group notes were received.

11. To consider and agree finance recommendations:
  - a) To agree that the Neighbourhood Planning Steering group can use some of the budgeted amount for initial costs for surveys and until grant funding is received. The costs for the necessary surveys is £750 for the year.  
**Resolved:** To agree to this expense at £63 a month for up to one year initially.
  - b) To agree to pay £600 to our current website installation company to carry out the work on our website to comply with accessibility regulations that come in to force at the end of September.  
**Resolved:** To agree to carry out the website work.
  - c) To agree to pay Centregreat £1,506.86 for the installation of new, previously agreed bracket lights in Silver Street, Westhay Road and Broad Street.  
**Resolved:** To agree to proceed with the streetlight installations.
  - d) To agree to donate a further £5,000 on top of the £5,000 already committed as funding to the PCAA now that the appeal by Bristol Airport has been confirmed and plans to proactively support its resistance are underway. Other possible fund-raising initiatives for this to be considered also.  
**Resolved:** After a lengthy discussion it was agreed to offer to match what all other member parishes of the PCAA contribute up to a maximum of £5,000.
12. To adopt the Neighbourhood Plan Steering Group Terms of Reference.  
Cllr Bigg reported that she had spoken to NSC Councillors about the Terms of Reference to ensure they are correct. Membership is currently primary Councillors with one other resident, David Peacock, involved along with District Councillor Steve Hogg. This group will be the legal framework but later on there will be a Stakeholder Group, which will involve other groups of people with a contact to enable the Steering Group to approach different areas of the Community.  
**Resolved:** To adopt the Terms of Reference for the Neighbourhood Plan Steering Group.
13. The Pavilion, the lease and moving forward: to consider the questions regarding the lease as set out in the document written by Cllr Rawlins and circulated with the agenda papers.

The Chair had circulated a document prior to the meeting for Members to consider and to vote on

The questions voted were discussed and the decisions on these were:

**1) Question for the vote:** Do we agree to a one-year lease and the costs?

Or

Continue to offer a seven-year lease with a first-year break clause?

Or

Extend the current lease – as is – for six months, requiring an in-depth review of their financial status at the end in case we have to suddenly pick up the management of the property?

**Decision:** To give WSSC a short term licence (three months was suggested) by means of a solicitor's letter for the negotiation period of the lease. Any lease agreed could then follow on straight after that period.

Cllr Yamanaka wished to bring up the issue of the requested building extension and wanted to make sure the Council knew what their decision is on this. It was agreed this should be discussed at another time.

**2) Question for the vote:** Do we agree their reply seems reasonable – i.e. no rent review allowed before the fourth year and if any market rent was applied it would trigger a break in the lease if they couldn't afford it?

**Decision:** The Council wish to retain the right for a rent review.

**3) Question for the vote:** It would be unusual to have a commercial lease (as opposed to a domestic lease) that it not 'repairing'. While fair to issue a new lease complete with a full report and pictures of the current state of the premises, do you think the parish should underwrite further the cost of maintaining the pavilion?

**Decision:** To have a repairing lease.

**4) Question for the vote:** To sign in or not sign in?

**Decision:** It was agreed that there should be some method that Membership can be demonstrated, by card for example or signing in.

**5) Question for the vote:** Insist that the kitchen is kept clean and empty of food etc. except when being used by a caterer (caterers to include sports clubs) after which it should be cleared and cleaned and no food left?

**Decision:** It was agreed that the kitchen should be kept clean and clear of food.

**6) Question for a vote:** It was suggested that we employ a solicitor to not just draw up the contract (for which we have cost estimates) but use them to finalise the negotiations. I was against this as it would increase the costs considerably. However, this may be a way of breaking any deadlock.

**Decision:** It was agreed to employ a solicitor to draw up a contract and finalise the negotiations. Cllr Jervis suggested that this can be done by using a set fee.

Cllr Rawlins agreed to circulate a document summarising the decisions made.

14. To receive matters for information and items for possible consideration at the next meeting of the Council.  
No matters were received.

There being no other business the meeting was closed at 21.50.

