

**WESTON-SUPER-MARE TOWN COUNCIL
MINUTES OF THE TOWN COUNCIL MEETING HELD AT
THE TOWN HALL ON
MONDAY 26TH SEPTEMBER 2016**

Meeting Commenced: 7.00 pm

Meeting Concluded: 8.44 pm

PRESENT: Councillors Alan Peak (Town Mayor), Clive Webb (Leader of the Town Council), Raymond Armstrong, James Clayton, Robert Cleland, John Crockford-Hawley, Peter Crew, Clive Darke, James Davis, Peter Fox, Catherine Gibbons, David Hitchins, Jocelyn Holder, Jan Holloway, Michal Kus, Richard Nightingale, Frederick Parsons, Lisa Pilgrim, Robert Payne, Ian Porter, Len Purnell, Anita Spencer-Johns, Richard Tucker, Martin Williams and Roz Willis.

IN ATTENDANCE: Malcolm Nicholson (Town Clerk), Sarah Pearse (Responsible Financial Officer), Samantha Bishop (Committee Officer) Chris Millard (Civic Officer), Reverend Tim Erridge (Town Mayor’s Deputy Chaplain), David Carter (Director of Development and Environment, North Somerset Council), Charles McCann (Chairman), Neil O’Donoghue (Business Manager), Richard Griffin (Project Director of the Birnbeck Regeneration Trust), Jenny Ford (Regeneration Manager Development Management North Somerset Council), Mike Coles (Chief Coach of the Water Polo team) and Sarah Robinson (Weston & Somerset Mercury).

The Town Mayor invited Reverend Tim Erridge to say prayers.

The Town Mayor invited questions and observations from parishioners present.

Mike Coles, Chairman of the Water Polo team and lifelong member of the Swimming club addressed the meeting with a plea asking the council to consider erecting a blue plaque in memory and recognition of Paul (or Paulo) Radmilovic (5 March 1886 – 29 September 1968) who lived in Weston-super-Mare since 1904 and was buried in Milton Road Cemetery. Paul Radmilovic was a Welsh water polo player and competitive swimmer of Croatian and Irish origin who represented Great Britain at four Summer Olympics. He won four Olympic titles in a 22-year Olympic career. He won four gold medals across three successive Olympic Games, a record which stood for a Great Britain Olympic athlete until broken by Sir Steve Redgrave when he won his fifth gold medal at Sydney in 2000. In 1928, he was the first person to compete for Britain at five Olympic Games, a record that would remain until surpassed by fencer Bill Hoskyns in 1976. Mike Coles suggested that considering Paul Radmilovic once owned the Imperial Hotel, with the consent of the new owners, a plaque could be erected there or at Hutton Moor which was the home of the current water polo club.

The Town Mayor thanked Mike Coles for addressing the council and informed that his request would be referred to a council committee for a decision.

125.	<p>To receive Apologies for Absence</p> <p>Apologies for absence were received from Councillors Roger Bailey, Mark Canniford, Sarah Codling, Steven Kane and Michael Lyall.</p>
126.	<p>Declarations of Interest</p> <p>There were no declarations of interest received.</p>
127.	<p>To approve the accuracy of the minutes of the Town Council meeting held on 18th July 2016.</p> <p>PROPOSED BY: Councillor Clive Webb SECONDED BY: Councillor Michal Kus</p> <p>The Leader of the Council referred to 4.4b and advised that for clarity, this needed to be</p>

	<p>replaced with the new charging system.</p> <p>RESOLVED: That the minutes be signed and approved.</p>
128.	<p>To receive announcements and communications from the Town Mayor</p> <p>Between 18th July and 26th September 2016 there had been 95 Mayoral engagements of which the Mayor and Mayoress had attended 88 events and the Deputy Mayor 7.</p> <p>The Mayor highlighted on some significant events such as 6 new businesses start ups to include the new florist and cake shop, the Hospicecare shop, and the new Bistro. The Dairy Festival where he presented a £2,000 cheque, PRIDE event supported by the Town Council, Love Weston sponsorship of Rugby Club kit, Weston Flower Show and the Museum Viking weekend of the beach lawns. Lastly the High Sherriff's Garden Party where two PCSO's Kerry Clarke and Kylie Channing were presented with awards, recognising their commitment to their neighbourhood, so very well done to them both.</p> <p>The Mayor informed of his up and coming events. Friday 30th September he was hosting a Macmillan Coffee morning at the YMCA and encouraged councillors to attend and donate a cake or a raffle prize. Also of his Halloween Party on 28th October, tickets were £27.50</p> <p>Finally, the Mayor wanted to congratulate two members off staff, Samantha Bishop and Thomas Webb for running the Bristol half Marathon on Sunday 25th September.</p>
129.	<p>To receive the Notes of the Youth Council Meeting held on 5th August 2016</p> <p>The notes of the last meeting had been previously circulated with the agenda.</p> <p>A member informed that India Lawton (Youth Council Officer) would be leaving the YMCA after achieving a first BA honours in Graphic Design India was a real asset and a great character to the Youth Council and YMCA and she will be sadly missed.</p> <p>Councillor Jan Holloway who attended the Youth Council meetings as a town council representative concurred that India worked very hard in recruiting new members for the Youth Council and that she would be sadly missed but wished her all the very best.</p> <p>A vote was taken and accordingly it was:</p> <p>RESOLVED: That the notes be received.</p>
130.	<p>Town Centre Regeneration Presentation</p> <p>The Town Mayor invited David Carter Director of Development and Environment, North Somerset Council to make his presentation to the council.</p> <p>David Carter introduced himself and explained that one of the reasons he accepted the job as Director of Development and Environment was because of the unique opportunity the town centre regeneration project would bring.</p> <p>The presentation had been presented to the Department for Communities and Local Government (DCLG) and the project would depend on a joint effort between North Somerset Council, the Town Council, retailers and business, local communities and the people of the town. David hoped that this feeling of collaborative working was evident and felt by all through the presentation. It was important that what 'NSC' perceived the people wanted was exactly what the people wanted to demonstrate collaborative working and attract the attention of the DCLG. The message was that things are starting to happen and have happened which</p>

needs to be continually communicated to the community. The DCLG had already been impressed by the local engagement connected with the project rather than the council imposing ideas.

David reiterated the importance of selling the project well enough and ‘engaging enough with the local community.

The town had capacity for some physical development but with physical comes emotional. It was incredibly important that the emotional aspects of development were considered and discussed with the local community throughout the project.

The presentation consisted of various sections titled as follows:

- Weston Town Centre Now
- What are we trying to do
- Supplementary Planning Document
- Walliscote Place
- The Centre
- Station Gateway
- Dolphin Square
- Creative Hub
- Education
- Tropicana
- Town Square
- Movement

David then invited questions.

Concern regarding North Somerset Council’s lack of maintenance to any new developments was raised using the ‘carrot’ which was illustrated in the presentation as an example. It was felt that North Somerset needed to get these simple things right before embarking on any new developments. David agreed that maintenance was very important and he had been involved in other projects of which the concern had become apparent.

There was enthusiasm about the project proposals, however concern regarding the plans for any community infrastructure i.e. schools, doctors and dentists were raised. David was aware that this had raised concern and explained that the D & E team were working hard with the Community Care Givers (CCG) to corral interest to take out leases on buildings. This needed to be incorporated within the project vision and people needed to be influenced to become advocates in their areas of community provision.

It was queried what car parking had been considered for the planned additional housing. David advised that there would be no loss of parking in the town centre over the next 5 years, however there would be movement associated with Locking Road car park which had been recently sold.

Further enthusiasm from the project plans was expressed but concerns regarding the need for infrastructure and building regulations and standards needed to be considered.

David said that North Somerset Council were very understanding of the infrastructure concerns and encouraged people in the community to come forward and communicate their specific concerns to them.

It was reported that it was the view of some residents that any improvements to the town were

	<p>for the benefit of tourists rather than the residents. David explained that the local people needed to be consulted on what they would like to see and what would benefit them i.e. financial, cultural or social. It was crucial that the benefits were explained to them. He reported that hopefully in the new year, there would be a new and better method of communicating this to people.</p> <p>Frustration was expressed regarding North Somerset Council's lack of interest for maintaining the paths, roads, parks and street lighting, for example at Big Lamp Corner. David explained that the regeneration funds were generated from capital funding and were specifically for new projects and could not be spent on maintenance. Unfortunately the rules for how money was spent were out of his hands but he did agree that new infrastructure needed better general maintenance.</p> <p>Specific concern was raised regarding the lack of provision to support sufferers of mental health problems. GPs and the Clinical Commissioning Group were oversubscribed and it was requested that some realistic medical provisions were put in place.</p> <p>Members felt that employment led work was needed for existing and new residents. Did regeneration mean sustainable, meaningful employment? David confirmed that there would be employment generated firstly by the construction associated with the regeneration and this was written into the procurement process. The high quality employment would come later in the process once businesses were attracted to move into the town. Hinkley point had also had a positive knock on effect in terms of people moving into the area and job creation.</p> <p>It was added that the town needed major businesses which generated many jobs, such as Clarks and Westlands, again. Also if the town was to become bigger then it would need to think about the geographical aspects of this and in particular, the traffic flows in and out of the town.</p> <p>The Town Mayor thanked David for attending and presenting to the meeting.</p>
131.	<p><i>At this point in the meeting, The Town Mayor brought forward item 10 to be discussed.</i></p> <p>Consultation on Community Infrastructure Levy (CIL)</p> <p>The Consultation Paper from North Somerset Council had been previously circulated with the agenda.</p> <p>The Town Clerk advised that the town council had been consulted on North Somerset Council's proposals for CIL and that he had received an extension (30th September) in order to give an opportunity for the council, if they so chose, to make an official response. He referred to appendix D of the Consultation Paper which listed some consultation questions and handed over to Jenny Ford (Regeneration Manager Development Management North Somerset Council) to address the council on the consultation.</p> <p>Jenny Ford began by explaining that CIL was essentially a roof tax (per square metre) for development. The reason for why the charges were set in advance was so that developers knew what they are.</p> <p>CIL monies differed from section 106 as it was a single pot of money that could be spent on any new development where an apportionment of either 15% or 25% (determined by areas that had adopted a Neighbourhood Plan) was passed to town and parish councils.</p> <p>Debate ensued. Concern was raised in relation to the CIL rates affecting the care needs of the town and that it would discourage care providers.</p>

	<p>Jenny informed that this concern had arisen in other consultations and explained that research showed that many care homes used existing buildings and that CIL charges would only be applied to new buildings. However, she would take this issue into consideration and would ask for it to be looked in to further.</p> <p>In response to a query Jenny advised that there would not likely to be any income from CIL before 2018.</p> <p>Concern was raised over the possibility of the CIL income being dissolved into North Somerset Council's budget.</p> <p>Jenny explained that the rules for the use of CIL by town and parish councils were more flexible than the rules for North Somerset Council's use.</p> <p>RESOLVED: That the Consultation on CIL be noted.</p>
132.	<p>Birnbeck Pier Presentation</p> <p>The Town Mayor invited Neil O'Donoghue -Business Manager of the Birnbeck Regeneration Trust to address the meeting.</p> <p>Neil began by thanking the council for allowing them to present and assured that their attendance was purely for engagement purposes. He wanted to clarify that the trust needed to be and were in dialogue with the owners (CNM Estates) but did not share the same vision for Birnbeck Pier. The vision of the trust was to take a practical approach in restoring the pier to its former historic status, which was on a completely different path to the vision of the owners.</p> <p>Neil invited and encouraged councillors to visit and to be shown around the pier and to see what project work was been carried out. He took the opportunity to thank the group of volunteers for all their hard work connected with the project.</p> <p>The journey had been an uphill struggle and the trust needed to remain pragmatic about the situation but envisaged that in 5 years time, Birnbeck Pier would be given back to the people and they would be able to walk down it again.</p> <p>Social engagement had been undertaken with schools, the college and community groups including the WI and conversations around job creation had been had, as the island would be an ideal site for any apprenticeship programmes.</p> <p>Birnbeck Pier would be 150 years old next year.</p> <p>The trust had made an offer to buy the island from the current owner which had received no reply. Engagement with outside bodies such as Clevedon and Hastings Town Council had been undertaken. Various funding avenues were being explored and grant applications to the Coastal Communities and Heritage Lottery Fund were being perused. The scale of the project was beyond a lick of paint and the total cost of the project would be £15.9 million.</p> <p>Neil was thanked for the presentation and was advised to speak to North Somerset Council regarding the effects of the proposed residential zones for CIL outlined on appendix A preliminary draft charging schedule.</p> <p>It was advised that whilst Birnbeck Pier was owned privately it would not be possible to seek any grant funding, as nobody would want to finance a private entity. If Birnbeck Pier was to be sold, the Heritage Lottery Fund application and process would take a minimum of 4 years from beginning to end and so the trust's vision to have the pier open again in 5 years was un realistic. Until Birnbeck Island was sold and handed over to a charity the project would remain</p>

	<p>static.</p> <p>Debate ensued regarding the current owner and why they could not be made to sell under a compulsory purchase order, especially considering that they were in debt to North Somerset Council for the cost of demolition of the Birnbeck Pier Hotel.</p> <p>PROPOSED BY: Councillor Richard Nightingale SECONDED BY: Councillor Martin Williams</p> <p>A vote was taken and accordingly it was:</p> <p>RESOLVED:</p> <p>That the Town Council calls on CNM Estates the owner of Birnbeck Pier to take immediate action to save this very important structure and without further delay to publicly announce to the residents of the town what their plans were for the pier's future.</p> <p>The Town Mayor thanked the Trust's representatives for their presentation.</p>
<p>133.</p>	<p>To renew the Play Areas Leases</p> <p>The report of the Town Clerk had been previously circulated with the agenda which outlined a recommendation for consideration by the council.</p> <p>A list of the town council's 22 play facilities was circulated at the meeting to exclude the Water Park and the Skate Park as they had their own lease agreements.</p> <p>The Town Clerk explained that, with the current intention to carry out refurbishments of several of the play areas, the Town Council's occupation of them should be put on a proper footing.</p> <p>A vote was taken and accordingly it was:</p> <p>PROPOSED BY: Councillor Clive Webb SECONDED BY: Councillor Peter Fox</p> <p>RESOLVED: To authorise the Town Clerk to complete a 7 year (less one day) lease for the continued provision of the play areas on North Somerset Council owned land.</p> <p>In response to a query, the Town Clerk advised that the reason for a 7 year less one day lease was to reduce land registry costs.</p>
<p>134.</p>	<p>Hutton Moor Skate Park – Go Fund Me Account</p> <p>The report of the Community and Grounds Administrator had been previously circulated with the agenda which outlined a recommendation to the council.</p> <p>In the absence of the Community and Grounds Administrator the Responsible Financial Officer presented the report and was in support of the recommendation as she had been closely involved in the project. The skate park users were very keen and active and after discussion, this was their preferred method to raise funds which would all be monitored through the council's finance office.</p> <p>Concern was raised over the collaborative 8% administration charge. The Responsible Financial Officer reported that there was no evidence to indicate there was an extra 3% on top of the 5% which had been double checked before the meeting.</p>

	<p>The Town Clerk advised that if members were in doubt then the item could be deferred to the Tourism & Leisure Committee in order for officers to clarify administration fees and other fund raising options.</p> <p>A vote was taken and accordingly it was:</p> <p>PROPOSED BY: Councillor Ian Porter SECONDED BY: Councillor Michal Kus</p> <p>RESOLVED: To defer the Hutton Moor Skate Park – Go Fund Me Account to the next Tourism & Leisure Committee meeting for a decision.</p>
	<p>There being no further business, the Town Mayor closed the meeting at 8.44 p.m.</p> <p>Signed: Dated: Town Mayor</p>