



**WESTON-SUPER-MARE TOWN COUNCIL  
MINUTES OF THE AMENITIES, CULTURE AND LEISURE COMMITTEE  
HELD AT 32 WATERLOO STREET ON  
MONDAY 26<sup>TH</sup> JANUARY 2026**

**Meeting Commenced:** 7.00 pm  
**Meeting Concluded:** 8.25 pm

**PRESENT:** Councillors Owen James (C), Ray Armstrong, Roger Bailey, Annabelle Chard, John Crockford-Hawley, Catherine Gibbons (S), Caroline Reynolds, Robert Skeen and John Standfield.

**ALSO, IN ATTENDANCE:** Sarah Pearse (CEO/Town Clerk) and Samantha Bishop (Democratic Services Manager).

292	<b>Apologies for Absence and Notification of Substitutes</b>  Apologies for absence were received from Councillors Simon-Harrison-Morse who was substituted by Catherine Gibbons and Peter Crew with no substitution.
293	<b>Declarations of Interest</b>  There were no declarations of interest received.
294	<b>To agree the accuracy of the previous Amenities, Culture and Leisure Committee Minutes held on 10<sup>th</sup> November 2025</b>  The minutes of the Amenities Culture and Leisure Committee had been previously circulated.  Amendments were noted as follows: <ul style="list-style-type: none"><li>• Pg5 – quality over quantity</li><li>• ‘Sector speak’ amend to sector jargon.</li></ul> An update on the provision of Paddle tennis was requested, and the CEO/Town Clerk advised there was no update. She noted that a devolution meeting with John Flanigan would take place later in the week, where the matter would be raised, though it was considered unlikely that either council would be able to pursue it due to the lack of suitable locations.

	<p><b>PROPOSED BY:</b> Councillor Roger Bailey  <b>SECONDED BY:</b> Councillor Annabelle Chard</p> <p>A vote was taken and <b>carried</b>. Accordingly.</p> <p><b>RESOLVED:</b> That with the above amendments, the Minutes of the Amenities Culture and Leisure Committee be signed and approved.</p>
<p><b>295</b></p>	<p><b><u>AMENITIES</u></b></p> <p><b>Cemetery Walls Procurement</b></p> <p>The report of the Director of Finance and Resources had been previously circulated which provided an update with regards to areas of wall which had collapsed in Milton Road Cemetery.</p> <p>Wall 1 – Adjacent to the Memorial Garden – noting that the responsibility of the wall was a problem and that WSMTC were taking legal advice and working with the property owner on this.</p> <p>Wall 2 – K Section – noting that this had moved significantly in 2years and was a very complex repair due consideration of trees and historic graves.</p> <p>Committee approval for emergency expenditure was sought should it be required in the interim period, whilst a full analysis and procurement exercise (including structural and build specifications) for the repairs were underway.</p> <p>The Arboricultural report had been completed and appended to the report, with any decisions returning for final approval if within budget; otherwise, the matter would be considered by F&amp;GP. It was noted that approximate costs for one of the walls exceeded £50k. The Cemetery was in a conservation area but not listed, and the Structural Engineers report would be reviewed and challenged if necessary.</p> <p>The CEO/Town Clerk advised that the owners of any effected graves would be contacted.</p> <p><b>PROPOSED BY:</b> Councillor John Crockford-Hawley  <b>SECONDED BY:</b> Councillor Roger Bailey</p> <p>A vote was taken and <b>carried</b>. Accordingly.</p> <p><b>RESOLVED:</b> That the update report with regard to the two cemetery walls be noted.</p>
<p><b>296</b></p>	<p><b><u>CULTURE</u></b></p> <p><b>Old Town Quarry Update (Events &amp; Community Charter)</b></p> <p>The report of the Community Operations and Resource Manager updating the committee on the Old Town Quarry and highlighted what had been planned for the coming year had been previously circulated.</p> <p>The CEO/Town Clerk reported continued success since the opening, noting that the café and events programme were performing well and that the Community Charter had been adopted to guide the quarry's operation. The committee discussed the</p>

	<p>shop's operation, acknowledging positive feedback but agreeing to monitor the income stream, with figures requested for the next meeting.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the Old Town Quarry Update (Events &amp; Community Charter) be noted.</li> <li>2. That E&amp;I figures for the shop be reported at the next meeting.</li> </ol>
<p><b>297</b></p>	<p><b>Old Town Quarry – Wood Kiln</b></p> <p>The report of the CEO/Town Clerk had been previously circulated, which presented an application received to rent a small plot of land at Old Town Quarry for the purpose of constructing and operating a wood-fired Anagama kiln, seeking the committee's approval.</p> <p>The committee noted that the location was suitable as outlined in the report, and that the kiln would be lit twice per year and manned for 48 hours, as recommended by the applicant. In response to comments on the use and frequency of kiln lighting, the CEO/Town Clerk advised that expenditure and maintenance were the applicant's responsibility, and that use of the kiln would be bespoke and rare, with further requests unlikely. It was confirmed that insurance implications complied with the council's policies, and the committee agreed that introducing the wood kiln would enhance the Old Town Quarry's offer and attract positive media coverage for the WSMTC.</p> <p><b>PROPOSED BY:</b> Councillor John Crockford-Hawley  <b>SECONDED BY:</b> Councillor Annabelle Chard</p> <p>A vote was taken and <b>carried</b>. Accordingly.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. To approve the application to operate a wood-fired Anagama kiln at the Old Town Quarry.</li> <li>2. Authorise the CEO/Town Clerk to work with applicant, any professional services (Building Surveyor) to enable works to commence meeting all health &amp; safety, environmental, legal and site considerations to do so, within agreed timescales (tbc).</li> </ol>
<p><b>298</b></p>	<p><b>Weston Wallz</b></p> <p>The report of the CEO/Town Clerk, summarising recent vandalism to the Weston Wallz street art in Post Office Lane, outlining correspondence with project partners, and setting out the costs and options available for repair or interim management of the affected artworks had been previously circulated.</p> <p>Options for Council were as follows:  Option 1 – Attempt Repair (at a cost of approx. £700)  Option 2 – Blank affected areas  Option 3 – No immediate action</p> <p>The committee were requested to provide direction and consider Options 1-3 and approve use of budget if required.</p>

In addition recent photographs of the vandalised areas were circulated at the meeting.

For clarification, the CEO/Town Clerk advised that WSMTC had been asked by a councillor to investigate the matter, alongside feedback received via WSMTC's social media, and that no request had been received from UPFEST. It was noted that the lane was called Old Post Office Lane and that inspection showed the artwork had deteriorated due to weather rather than vandalism.

Comments from a councillor were read aloud by a committee member, suggesting that WSMTC had painted over graffiti without permission. The CEO/Town Clerk stated she would investigate this with the Grounds team and update the councillor she had been in dialogue with, explaining that the report had been prepared on that basis. She confirmed that the decision rested with the committee and noted that UPFEST 2026 had been approved.

Following discussion, it was suggested that a site visit take place to assess the condition before any decision was made. It was also noted that Option 1 may not be feasible, and concerns were raised about how future vandalism would be addressed, with selecting less secluded locations suggested as a possible approach. It was suggested that a site visit to the affected area would be beneficial for members understanding.

**PROPOSED BY:** Councillor Roger Bailey

**SECONDED BY:** Councillor John Crockford-Hawley

A vote was taken and **carried**. Accordingly.

**RESOLVED:**

1. No immediate action to be taken with regard to the affected wall in Old Post Office Lane.
2. To instruct the CEO/ Town Clerk to ask UPFEST to look at Old Post Office Lane and any other graffiti affected areas and overpaint in 2026, giving priority over new walls in the town to address this issue.
3. Arrange a site visit with members of the committee to see the extent / remaining damage at Old Post Office Lane.

**299 Town of Culture 2028 – Competition Grant (DCMS application)**

The report of the Senior Development Officer / CEO Town Clerk informing the committee of the Town of Culture 2028 Competition and seeking approval for exploring an application had been previously circulated.

The CEO/Town Clerk advised that this was a national programme (£3 million), with Stage 1 requiring submission of an Expression of Interest by 31 March, to be developed in partnership with other organisations. The matter would be discussed at the upcoming HAC CCG meeting on 29 January and aligned with WSMTC's strategic aims.

In response to concerns about staff resources, the CEO/Town Clerk confirmed that Stage 1 could be delivered within the development team's capacity, with later stages delivered in partnership with other organisations and the HAC CCG.

Comments included the importance of working with other cultural groups, with the CEO/Town Clerk noting that the HAC CCG included a range of members from across

the cultural sector; the need for WSMTC to consider longevity and long-term planning for such programmes, referencing examples of other councils and questioning how much funding would be ringfenced for delivery after administrative requirements; and that Civic Pride could be enhanced in line with WSMTC's strategic aims.

**PROPOSED BY:** Councillor John Standfield

**SECONDED BY:** Councillor Catherine Gibbons

A vote was taken and **carried**. Accordingly.

**RESOLVED:** To approve in principle for the Council, working in partnership with community partners (via the Heritage, arts and Culture Community Consultative group), to apply for the Town of Culture 2028 competition, subject to grant conditions, with further information to be brought back to a future meeting.

## **LEISURE**

**300**

### **Play Area Procurement**

The report of the Senior Development Officer requesting to nominate councillors to support ongoing procurement requirements had been previously circulated.

There were currently four live procurement exercises which were:

- Coniston Green Toddler Play Area Refurbishment
- The Maltlands Play Area Refurbishment
- Public Toilets Management, Maintenance and Cleaning Contract
- Waterpark Cleaning

In accordance with the Councils Standing Orders and Financial Regulations, there was a requirement of at least two councillors present for the tender opening dates as follows:

6<sup>th</sup> February 2026:

- Coniston Green Toddler Play Area Refurbishment
- The Maltlands Play Area Refurbishment

20<sup>th</sup> February 2026:

- Public Toilets Management, Maintenance and Cleaning Contract
- Waterpark Cleaning

The report outlined the following options for the committee to consider:

- Nominate two councillors for tender openings on the 6<sup>th</sup> February
- Nominate two councillors for tender openings on the 20<sup>th</sup> February
- Nominate three councillors for tender interviews week commencing 23<sup>rd</sup> February
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A vote was taken and **carried**. Accordingly.

### **RESOLVED:**

1. That Councillors John Standfield and Caroline Reynolds be nominated for tender openings on the 6<sup>th</sup> February
2. That Councillors Roger Bailey and Owen James be nominated for tender openings on the 20<sup>th</sup> February

	<p>3. That Councillors John Standfield, Owen James and Caroline Reynolds be nominated for tender interviews week commencing 23<sup>rd</sup> February.</p>
<p><b>301</b></p>	<p><i>8.20 pm</i></p> <p><i>To resolve under the Public Bodies (Admissions of Meeting) Act 1960 to exclude the public and press for the following item by reasons of the confidential nature of the business.</i></p>
<p><b>302</b></p>	<p><b><u>AMENITIES</u></b></p> <p><b>CCTV – Provision changes across Weston-super-Mare</b></p> <p>The report from North Somerset Council had been previously circulated.</p> <p>The report advised that a number of CCTV cameras in South Ward would be affected by the proposed demolition of buildings, some of which had been funded by WSMTC.</p> <p>North Somerset Council had begun discussions with building owners regarding potential support options and had held site meetings with CCTV contractors to explore feasible solutions following the demolition. At the time of the meeting, no confirmed plans were in place to secure the ongoing operation of the CCTV, although North Somerset Council was working with relevant parties to seek continuity of coverage where possible.</p> <p>The committee noted the potential for increased maintenance and relocation costs should cameras require repositioning, and that the financial implications could be significant. Comments regarding the possibility of installation costs being met by building owners would be fed back to North Somerset Council.</p> <p><b>PROPOSED BY:</b> Councillor Peter Crew  <b>SECONDED BY:</b> Councillor Robert Skeen</p> <p>A vote was taken and <b>carried</b>. Accordingly.</p> <p><b>RESOLVED:</b> That the report be noted.</p>
	<p><u>A site visit to inspect vandalised artwork locations was agreed as Saturday 21<sup>st</sup> February @ 2pm</u></p> <p>There being no further business the Chair closed the meeting at 8.25pm</p> <p>Signed.....Dated .....</p> <p>Chair of the Amenities, Culture and Leisure Committee</p>



**WESTON-SUPER-MARE TOWN COUNCIL  
MINUTES OF THE ALLOTMENTS CONSULTATIVE GROUP  
HELD AT 32 WATERLOO STREET ON  
THURSDAY 5<sup>th</sup> FEBRUARY 2026**

**Meeting Commenced:** 7.00 pm

**Meeting Concluded:** 8.00pm

**Members:** Councillors Roger Bailey, John Carson and Caroline Reynolds.

**Non-Elected Members:** Mike Jones (Site Manager – Hutton Moor), Tam Cooke (Site Manager – Clarks Field), Steve Ellis (Site Manager – Old Mill Way), Kevin Pearce (VC of the Allotment Club), Jim Sutherland (Site Manager – Redpits) and Mike Phillips (Site Manager – Kewstoke).

**ALSO, IN ATTENDANCE:** Sarah Pearse (CEO/Town Clerk), Samantha Bishop (Democratic Services Manager), Lisa Clemmons (Grounds Manager) and Alison Garner (Democratic Services Officer).

In the absence of the Chair and Vice Chair, the CEO/Town Clerk advised that the CCG needed to elect a Chair for the meeting to go ahead.

Kevin Pearce was nominated and a vote was taken and **carried**.

Kevin was invited to chair the meeting.

<b>1.</b>	<p><b>Apologies for Absence and Notification of Substitutes</b></p> <p>Apologies for absence were received from George Raines (Chair of the Allotment Club and CCG), Sarah Gates (VC of the CCG and Great Rhyne Gardens – Site Manager) and Geoff Wall (Treasurer of the Allotment Club).</p>
<b>2.</b>	<p><b>Declarations of Interest</b></p> <p>Declarations of interest received from Councillors Roger Bailey and John Carson as an allotment plot holders.</p>
<b>3.</b>	<p><b>To receive the previous Allotments Community Consultative Group Meeting Notes held on the 2<sup>nd</sup> October 2025</b></p> <p>Which had been previously circulated.</p> <p>Amendments highlighted on page 5 were noted.</p>

	<p>A vote was taken and <b>carried</b>. Accordingly, it was:</p> <p><b>RESOLVED:</b> That with the amendments, the Notes of the previous Allotments Community Consultative Group Meeting Notes held on 2<sup>nd</sup> October 2025 be approved.</p>
<p>4.</p>	<p><b>Conclusion of remedy Actions and non resident plot holders</b> The CEO/Town Clerk gave a verbal report at the meeting.</p> <p>Thanking the Allotment Club for their help and cooperation and advised that as per her email sent on the 29<sup>th</sup> January, all items were confirm as either remedied or in the process of being so, which would be ratified by the Finance and General Purposes Committee on the 16<sup>th</sup> February.</p>
<p>5.</p>	<p><b>To receive the Report of the Allotment Club</b></p> <p><b>.1 The Chair to provide an update on the Accessible Allotment Plot</b></p> <p>In the absence of the Chair of the Allotment Club, the CEO/Town Clerk reported that an email had been sent on 27 January requesting an update on the Accessible Allotment Plot at Clarkes Field.</p> <p>The CCG noted the Allotment Club Agreement clauses 2.8.9 (Equality Act 2010 and equal access) and 2.9.3 (Council consideration of site improvements following budget submissions). The Council required clarity on what works had already been undertaken.</p> <p>Tam Cooke advised that work had commenced but had stalled due to funding issues. The project originated following a plot holder losing limbs due to illness, with the intention that the plot be accessible to other users with disabilities. Funding included £1,000 from Jerry ?!, £4,000 from the Lions Club (September 2025) and match funding from WSMTC. Following the death of the original plot holder, the Lions Club had queried the use of the grant and requested repayment, despite half of the funding having been spent and research undertaken.</p> <p>It was noted that a budget request had been submitted to the Amenities, Culture and Leisure Committee in November 2024 (Minute No. 179) for Council match funding of £10,000 (£5,000 over two years).</p> <p>The CEO/Town Clerk advised that the Council needed to establish whether match funding was still available and ensure compliance with clauses 2.8.9 and 2.9.3, including the Equality Act 2010 and BS 8300 inclusive design standards.</p> <p>Steve Ellis raised concerns regarding the impact on him and his business as a volunteer, noting that the £8,000 quoted covered materials only and that the plans would deliver four plots rather than eight.</p> <p>The CEO/Town Clerk confirmed the Council's commitment to the project as a pilot scheme and advised that the Council would appoint its Surveyor (free of charge) to undertake a Feasibility Study, to avoid wasted work and to report back to the Amenities, Culture and Leisure Committee in March.</p>

**ACTION:** That the Council appoint its Surveyor to undertake a Feasibility Study of the Accessible Allotment Plot at Clarkes Field for consideration by the Amenities, Culture and Leisure Committee at its meeting on the 16th March.

**7. Reports from Allotment site Representatives:**

Lisa Clemmons introduced herself to the CCG as the current Grounds Manager (GM).

**A. Clarkes Field – Tam Cooke**

- 1x lot to let
- Rubbish to clear off plots
- Since fences were removed this had caused some mess
- The rhyme was high and the gully needed re digging
- Could be guards/covers for the containers be looked at
- Willow tree – who owns and can this be trimmed.

The GM informed that the fence posts needed to be reset, which was in motion and the contractor would do as much as possible, without effecting plots. Also that here was more storage available at the quarry that could be utilised.

1. **ACTION:** GM meet Mike @ Hutton Moor to consider options for container covers. (Post annual leave).

**B. Redpits – Jim Sutherland**

- 1x plot let
- Had met with the GM regarding boundary concerns.

2. **ACTION:** The GM informed that the boundary would be defined by the surveyor and requested that a photo of the collapsed wall at the back of plot 22 be sent to her.

**C. Kewstoke – Mike Phillips**

- Plots recently let due to 1x eviction and 1x unable to be worked.
- Fence blown away over a year, which was reported and needed attention.

3. **ACTION:** The GM would meet on site (Post annual leave).

**D. Hutton Moor - Mike Jones**

- 14 plots let
- 4x more to let - has gone out to 8x ppl, with no responses.
- Problems with fir trees at the bottom of the site that are over 5m high. High winds blew a branch, which hit somebody from Brandon Trust, resulting in an accident report.
- Tall Popular tree on site needs looking at by a tree specialist.
- Feedback requested on entrance track

4. **ACTION:** The council would appoint its Abourcultural Consultant to inspect trees on site.

The GM informed that the contractor, on inspection of the track advised that the subsidence was not necessarily from badgers.

It was noted that Railtrack were currently doing works on the bridge at and the site rep could ask them if they could take some photos.

5. **ACTION:** That the site rep obtain photos of the track subsidence from Railtrack.

**E. Great Rhyne Gardens (Bournville) – Sarah Gates**

Nothing to report.

**F. Old Mill Way – Steve Ellis**

- 3x plots to let.
- 1x to be cleared
- Issue with gate still a problem. Needs pins and eyes repairing and a wheel to secure long-term use.

6. **ACTION:** The GM would appoint contactors to address the gate.

7. **ACTION:** The AC to email a snagging list for the council's attention.

**11. To decide future agenda items**

Discussions were had surrounding multiple plot holder arrangements, online requests and the inflation of current waiting lists.

1. Review of multiple plot holder arrangements.
2. Review of online requests and waiting lists

**AOB**

- Councillor Caroline Reynolds attended the Weston Tree and Plant Group Meetings and informed that there was a Seed Swap planned for the 19<sup>th</sup> March at The Healthy Living Centre.

- The site name change to Clarkes Field needed to be reflected on WSMTC's website and tenants contracts.

1. **ACTION:** WSMTC's website would be updated the following day.

2. **ACTION:** The AC would need to reissue contacts to tenants accordingly.

- It was questioned if a long standing tenant that had moved out of the parish into assisting housing would be able to retain their plot, to which it was confirmed that they could not in accordance with the Agreement.

3. **ACTION:** The AC to issue notice to the tenant in line with the Agreement.

	<p>It was noted that the AC had renewed their tenant contracts in line with the Agreement, encompassing all learning curves experienced. Which would be issued the following week and provided to WSMTC and available on the website.</p> <p>The CEO/Town Clerk informed that WSMTC were trialling a new mechanism for signing documents, which could be shared with the AC for their contract signing, noting this would be good to have in place before the new financial year.</p> <p>It was noted that the land registry map for Hutton Moor site was incorrect.</p> <p><b>4. ACTION:</b> That the CEO/Town Clerk would investigate and re issue.</p> <p>The CEO/Town Clerk reminded members of the AC that the council would provide Safeguarding training, which was recommended.</p> <p>The next meeting was scheduled for the <b><u>11<sup>th</sup> June 2026.</u></b></p>
	<p>There being no further business the Chair closed the meeting at 8.15 pm</p> <p>Signed.....Dated .....</p> <p>Chair of the Allotments Consultative Group</p>



**WESTON-SUPER-MARE TOWN COUNCIL  
NOTES OF THE HERITAGE ARTS AND CULTURE  
COMMUNITY CONSULTATIVE GROUP  
HELD AT WESTON MUSEUM, BURLINGTON ST,  
ON THURSDAY 29<sup>TH</sup> JANUARY 2026**

**Meeting Commenced:** 11.08 am

**Meeting Concluded:** 12.30 pm

**PRESENT: Members:** Councillor John Crockford-Hawley

**Non-Elected Community Members:** Fiona Matthews (Super Culture) (C), Georgina Tivenan-Densley & Paula Birtwhistle (Super Culture), Bethan Pritchard/Louise Donovan (South West Heritage Trust), Josyanne Clarke (North Somerset), Councillor Jemma Coles (Blakehay Theatre), Councillor Mike Solomon (Executive Member for Culture and Leisure NSC), Heather Morrissey (Friends of the Museum), Cara MacMahon (Culture Consultant), Zara Lott (Weston Artspace), Ian Noah (Race Equality North Somerset (RENS)), Dorcas Nwokoma (Afrifest Weston), Jamie Dormer-Durling (The Common Room), Adam Fuller & Jack Stringer (Front Room Theatre), Ben Knocks (Weston College), Matthew Hardy (WSMTC Community Operations & Resources Manager), Warren Parker-Mills (WSMTC Communications and Visitor Experience Manager), Molly Matthews (Senior Development Officer) and Jenna Berry (Community Wellbeing Development Officer).

**ALSO, IN ATTENDANCE:** Sarah Pearse (CEO/Town Clerk) and Alison Garner (Democratic Services Officer).

**Membership:** 3 Members of Full Council plus Community Representation x minimum 5 persons

**Quorum:** N/A

**Role of the Consultative Group:** to be chaired by non-elected members.

**Reports to:** Amenities, Culture and Leisure Committee

<b>1.</b>	<p><b>Apologies for Absence and Notification of Substitutes</b></p> <p>Apologies for absence were received from Councillor Peter Crew, Councillor Helen Thornton, Rachel Lewis (North Somerset Heritage Arts and Culture), Estelle Gilbert (South West Heritage Trust), Pat Jones (Weston College) and Jane Hill (Weston Museum Heritage &amp; Community Officer)</p>
<b>2.</b>	<p><b>Declarations of Interest</b></p> <p>None.</p>

<p>3.</p>	<p><b>To agree the accuracy of the Notes of the previous meeting held on the 9<sup>th</sup> October 2025</b></p> <p>The notes of the meeting had been previously circulated.</p> <p><b>PROPOSED:</b> Councillor John Crockford-Hawley  <b>SECONDED:</b> Bethan Pritchard</p> <p><b>RECOMMENDED:</b> The notes be approved.</p>
<p>4.</p>	<p><b>Consideration of a <i>Town of Culture</i> Bid for Weston-super-Mare</b></p> <p>The Group met to consider a potential bid for the UK Town of Culture competition, which offers an opportunity to showcase Weston-super-Mare’s cultural heritage, creativity, and community-led activity. The Expression of Interest deadline was noted as being 31 March 2026.</p> <p>The Chair welcomed attendees, who introduced themselves, and provided an overview of the Town of Culture bid principles.</p> <p>Cllr John Crockford-Hawley and Cllr Mike Solomon both expressed support for submitting a bid, noting the opportunity to promote Weston-super-Mare nationally and the potential £3m award.</p> <p>Discussion focused on leadership and governance. There was broad support for Weston-super-Mare Town Council (WSMTC) to take a lead role. The CEO/Town Clerk confirmed that WSMTC would be willing to act as the Accountable Body within a partnership model, but did not necessarily need to act as the overall delivery body.</p> <p>Contributions highlighted Weston-super-Mare’s cultural strengths and future opportunities with reference to:</p> <ul style="list-style-type: none"> <li>• successful past events including <i>Dismaland</i>, <i>Whirligig</i>, and <i>Sea Monster</i>, describing Weston-super-Mare as a place to visit, live, and work.</li> <li>• questions about the impact on tourism and the wider geographical area.</li> <li>• noting that while tourism is strong, better engagement with existing residents is needed.</li> <li>• highlighted that Weston College’s 3,000 students lack a strong sense of pride in the town and suggested placing young people at the centre of the bid.</li> <li>• A lot of support to use the Old Town Quarry Community Charter model in terms of how delivery should be decided endorsing WSMTC as the Accountable Body and enabler of this.</li> <li>• emphasis around sustainability, environmental considerations, and learning from other towns’ bids.</li> </ul> <p>At 11.35am, Dorcas Nwokoma and Ian Noah joined the meeting.</p> <p>Further points included:</p> <ul style="list-style-type: none"> <li>• addressing digital exclusion and accessibility for all ages.</li> <li>• the importance of social cohesion.</li> </ul>

- encouragement and recognition of multicultural communities and diverse cultural genres.

The CEO/Town Clerk highlighted pride of place, asset-based community development, and how community organisations could be supported and funding maximised.

**ACTIONS:**

1. CEO/Town Clerk email three expressions of interest criteria questions to members for Town of Culture Bid.
2. To set up a Special HAC CCG Meeting following receipt of feedback from the CCG to review the expression of interest before formal submission.

**5. To receive reports from Community Members**

At 11.55am, Cllr Mike Solomon left the meeting.

**Community and Cultural Updates**

- **South West Heritage Trust**  
BP reported that the Trust had been supporting the Old Town Quarry project, including work with a commissioned illustrator. Activities had included a museum exhibition, Lego brick paintings, *WOW Amazing Science*, and children's books.

At 12.03pm, Ian Noah left the meeting.

- **WSMTC Communications and Visitor Experience**  
WPM advised that the re-launch of the Super Weston website was scheduled for May. Work had commenced on noticeboards, and Silica statistics showed increased engagement.
- **Blakehay Theatre**  
JC reported that the theatre had been very busy, with extensive work involving amateur dramatics and drama groups. She suggested that Sea Shanty could be invited to join the group. The CEO/Town Clerk requested Sea Shanty's contact details in order to circulate future agendas.
- **Weston Artspace**  
ZL reported that Weston Artspace had been based in Old Town Quarry for three months and was settling in well, with a positive buzz. An exhibition at Tynesfield had attracted 142 visitors.
- **Super Culture**  
PB advised that *Glow in Weston-super-Mare* would not take place until 2027. To coincide with a visit to Hildesheim, plans included a Yellow Brick Road light festival and a 100 Years of Marine Lake exhibition.  
GT-D reported that three upcoming festivals were planned: Whirligig, Good Grief Weston, and an Arts Council-supported festival.
- **North Somerset Council**  
JC reported that demolition works at the Tropicana were underway, with the scope of works being adjusted. Marine Lake was expected to be completed by April/May. Wayfinding had been completed, Grove Park was nearing completion, and repair and renovation works were continuing at Birnbeck Pier, including landside buildings and pier structure.
- **Weston College**  
BK advised that a Summer Showcase would take place on 13 June 2026.

	<ul style="list-style-type: none"> <li>• <b>WSMTC Community Operations &amp; Resources</b> MH reported that as part of Pride Month, a 'Beautifully Proud' event would take place in June. The team was reaching out widely and seeking community partners.</li> <li>• <b>Front Room Theatre</b> AF reported that two recent events had sold out. Front Room Theatre indicated they would be happy to promote future events and suggested that a Weston-super-Mare events app (Super Weston) should be considered.</li> </ul>
6.	<p><b>Organisational Directory</b></p> <p><b>RECOMMENDED:</b> This item was deferred to a later date.</p>
7.	<p><b>Future Meeting Dates</b></p> <ul style="list-style-type: none"> <li>• 4<sup>th</sup> June 2026</li> <li>• 15<sup>th</sup> October 2026</li> <li>• 11<sup>th</sup> February 2027</li> </ul> <p><b>RECOMMENDED:</b> That the future meeting dates are noted.</p>
	<p>There being no further business the Chair closed the meeting at 12.30pm</p> <p>Signed.....Dated .....</p> <p>Chair of the Heritage Arts and Culture Consultative Group</p>



WESTON-SUPER-MARE TOWN COUNCIL

## **Amenities, Culture & Leisure Committee 16<sup>th</sup> March 2026**

### **Grove Park Toilets**

### **Report from the CEO/Town Clerk**

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#### **1. Purpose and Background of Report**

To provide Members with an update on the Grove Park Public Toilets project, including background previously reported to Committee, recent engagement with North Somerset Council (NSC), observations from a site visit undertaken in February 2026, and considerations relating to the proposed new Heads of Terms and lease arrangements.

As the provision and operation of public toilet facilities falls within the remit of the Amenities, Culture & Leisure Committee, Members are asked to consider the matters set out within this report and determine whether the Committee wishes to make a formal recommendation to Full Council regarding entering into a new lease arrangement with North Somerset Council for the Grove Park Public Toilets.

#### **1.1 Background**

Members will recall that North Somerset Council presented proposals relating to the relocation and redevelopment of the Grove Park public toilet facilities at the Amenities & Leisure Committee meeting on 9 September 2024.

Following this presentation, a briefing note dated 12 November 2024 was circulated to Members outlining concerns raised by councilor's in relation to the proposal. These concerns included the design of the facility, the potential for anti-social behaviour (ASB), the location of the proposed unit, and the overall cost and value for money of the scheme.

An informal group of councilor's met on 21 October 2024 to consider these issues further and requested that officers raise these matters with North Somerset Council prior to the determination of the planning application.

The briefing note also confirmed that Weston-super-Mare Town Council currently holds a lease from North Somerset Council for a number of public toilet facilities, including the Grove Park facility, and that any replacement provision would be expected to remain within the scope of this existing lease arrangement.

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The existing lease for the Grove Park Public Toilets was granted between North Somerset Council and Weston-super-Mare Town Council for a term of 99 years commencing 1 April 2014.

Under the terms of the lease the Town Council is responsible for the operation, maintenance and insurance of the premises as public toilets and associated facilities.

### **1.2 Current Position – Proposed Heads of Terms and Lease**

North Somerset Council has recently approached the Town Council requesting that the Council enter into new Heads of Terms and execute a revised lease arrangement in respect of the newly constructed toilet facility at Grove Park, which the council was aware would be the case to ensure legal compliance with asset transfer and management.

Members should note that the execution of any legal deed or lease on behalf of the Council must be undertaken in accordance with the Council's Standing Orders.

Standing Order 23 states that a legal deed shall not be executed on behalf of the Council unless authorised by a resolution of the Council.

Standing Orders further provide that any deed must be sealed using the Council's common seal or signed by two councilor's with the Proper Officer witnessing the signatures, depending on the Council's adopted process.

As such, any proposed new lease arrangements or revised Heads of Terms would require formal consideration and approval by the Council prior to execution.

## **2. Site Visit – 9 February 2026**

Following completion of the new toilet facility, Councilor's Reynolds and Crockford-Hawley attended a site visit on 9 February 2026 (following invitation sent to all Members of this committee) to review the facility and surrounding area.



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During the visit a number of observations were raised in relation to aspects of the scheme and the surrounding environment, in particular whether sufficient consideration had been given to the design of the facility and surrounding area to mitigate the risk of anti-social behaviour.

2.1 Issues noted during the visit included:

- Concerns regarding the potential vulnerability of external surfaces to graffiti and vandalism.
- Visibility and natural surveillance in the area between the café concession and the toilet facility.
- The presence of a small brick wall and other areas adjacent to the toilet building which may create concealed areas or opportunities for anti-social behaviour.

These issues reflect concerns previously raised by Members during earlier discussions regarding the project and the importance of designing out crime and anti-social behaviour within public facilities.

### **3. Correspondence with North Somerset Council**

Following the site visit, officers contacted North Somerset Council to raise the issues identified.

North Somerset Council responded outlining the following points.

#### **3.1 External Finishes**

NSC advised that the external cedar shingle cladding had been selected to reflect the heritage context of Grove Park and had been supported by the Conservation Officer.

They further advised that the uneven nature of the shingles provides a deterrent to graffiti as it is not considered a suitable surface for spray paint or markers. The application of anti-vandal paint was not included in the original specification and has since been discounted due to potential incompatibility with the fire protection coating system.



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### 3.2 Visibility and Landscaping

NSC confirmed that minor tree works were scheduled to improve visibility and natural surveillance in the area between the toilet building and café concession only.

These works involve selective pruning to improve sightlines while maintaining biodiversity net gain requirements through sensitive replanting.

### 3.3 Removal of Brick Wall

NSC advised that they are reviewing the request to remove a small brick wall located behind the toilet building and anticipate that this can be addressed as part of final works.

### 3.4 Project Completion

NSC advised that the principal construction works are now substantially complete, with final planting works expected to be undertaken during March.

They have indicated that they would now like to proceed with formalising the lease arrangements in order to facilitate the opening of the public toilet facility.

## **4. Considerations for the Committee**

Whilst the facility is now at completion, Members may wish to consider whether any additional measures should be explored prior to the Council entering into a new lease agreement.

In particular, Members may wish to consider whether further works or design adjustments could improve visibility and reduce the potential for anti-social behaviour in the immediate vicinity of the toilets, taking into account feedback from the site visit in February 2026.

#### a. Potential areas for consideration include:

- Reviewing fencing arrangements surrounding the toilet facility (currently closed panel wooden fencing).
- Opening up the area located behind and adjacent to the toilet building to improve visibility and natural surveillance.



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- Reviewing landscaping or planting arrangements to ensure they do not create concealed areas or reduce sightlines.
- Seeking clarification from North Somerset Council regarding any further mitigation measures that may be possible prior to the facility becoming operational.

Given that the Town Council will assume operational responsibility for the facility under the lease, Members may wish to consider whether these matters should be addressed prior to the Council entering into any revised lease arrangements.

### **5. Options for the Committee**

Members may wish to consider the following options when determining how to proceed.

5.1 Option 1 – Recommend that Council approve the new lease arrangements  
The Committee recommends that Full Council approves entering into the proposed new lease arrangements with North Somerset Council to enable the facility to be brought into operation.

5.2 Option 2 – Recommend that Council approve the lease subject to further clarification or minor works  
The Committee recommends that Council agrees in principle to entering into the lease but requests that officers seek further clarification or agreement from North Somerset Council regarding improvements to the surrounding area, including potential fencing adjustments or works to improve visibility and surveillance.

5.3 Option 3 – Seek further engagement with North Somerset Council prior to recommending the lease

The Committee may request that further discussions take place with North Somerset Council regarding the concerns raised during the site visit and that a further report is brought back to Committee prior to making a recommendation to Council.



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## 6. Implications

### Section 6 – Implications

#### 6.1 Legal

The Town Council previously held a lease from North Somerset Council for the Grove Park Public Toilets as part of the wider portfolio of public toilet facilities transferred to the Town Council. That lease has now been formally surrendered to facilitate the redevelopment and relocation of the toilet provision within Grove Park.

North Somerset Council has requested that the Town Council enters into new Heads of Terms (HoTs) and a new lease arrangement for the newly constructed toilet facility.

Key legal considerations include:

- The surrender of the previous lease brings the former legal interest in the premises to an end.
- Heads of Terms outline the principal terms agreed between the parties prior to the drafting of the lease and are generally not legally binding until the lease is completed.
- The new lease will establish the Council's legal responsibilities for occupation, operation and maintenance of the facility.

The Council is currently seeking legal advice from Wards Solicitors, the Council's appointed legal advisers, to review the proposed Heads of Terms and lease arrangements.

In accordance with Standing Order 23 – Execution and Sealing of Legal Deeds:

- A lease or other legal deed must be authorised by resolution of Full Council before execution.
- Execution must be completed either by applying the Council's common seal or by two councilor's signing the deed with the Proper Officer witnessing the signatures.

Once the lease is entered into, the Council will assume responsibilities associated with occupation and management of the facility.

#### 6.2 Risks

Potential risks associated with the facility include:



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- Operational and maintenance responsibility falling to the Town Council once the lease is executed.
- Potential anti-social behaviour or vandalism within the surrounding area.
- Ongoing maintenance and repair costs associated with the building and surrounding infrastructure.
- Reputational risk should the facility experience operational issues.

Mitigation measures may include improved visibility, natural surveillance of the surrounding area and ongoing monitoring once operational.

### **6.3 Financial Implications**

The Town Council will be responsible for the operational management of the public toilet facility.

Financial considerations may include:

- Routine maintenance and repairs.
- Cleaning and servicing arrangements.
- Utility costs.
- Insurance and compliance costs.
- Potential costs associated with vandalism or anti-social behaviour.

The capital construction costs of the facility have been met by North Somerset Council through the Levelling Up Fund programme. Operational costs will need to be managed within the Council's existing or future budgets.

### **6.4 Timescales**

North Somerset Council has advised that the principal construction works are substantially complete, with final planting works expected to take place during March 2026.

North Somerset Council has requested that lease arrangements are formalised to allow the facility to open to the public.

Subject to the Committee's decision, the matter may be referred to Full Council for approval. Once approved, the lease can be executed in accordance with Standing Orders.

### **6.5 Stakeholders**

- Weston-super-Mare Town Council
- North Somerset Council



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- Members of the public and park users
- Local residents and businesses
- Café concession operators within Grove Park
- Council officers responsible for maintenance and operations

## **6.6 Contractors**

The construction of the facility has been undertaken by North Somerset Council and its appointed contractors as part of the Levelling Up Fund project.

Operational servicing and maintenance will fall within the Town Council's existing arrangements for public toilet servicing, cleaning and maintenance.

## **6.7 Crime & Disorder**

Under Section 17 of the Crime and Disorder Act 1998, local authorities must consider the impact of their decisions on crime and disorder.

Previous toilet facilities within Grove Park experienced incidents of anti-social behaviour. Members have also raised concerns following the recent site visit regarding visibility and surveillance around the new facility.

Consideration should therefore be given to:

- Natural surveillance and visibility around the building.
- Landscaping or structures that may create concealed areas.
- Partnership working where appropriate to support safe use of the facility.

## **6.8 Biodiversity**

Local authorities have duties under the Environment Act 2021 to consider biodiversity when exercising their functions.

North Somerset Council has advised that works within Grove Park are subject to Biodiversity Net Gain (BNG) requirements including tree retention, sensitive pruning and replanting to maintain ecological value.

## **6.9 Privacy Impact**

The operation of public toilet facilities does not normally involve routine processing of personal data.

## **6.10 Equality & Diversity**

Under the Equality Act 2010 the Council must comply with the Public Sector Equality Duty.

This requires the Council to have due regard to:



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- eliminating discrimination
- advancing equality of opportunity
- fostering good relations between groups.

Public toilet facilities support accessibility for residents and visitors including people with disabilities, older residents and families, and should therefore be accessible and inclusive.

**Members are recommended to:**

1. Note the contents of the report.
2. Note the concerns raised following the site visit undertaken on 9 February 2026.
3. Consider the options outlined within the report.
4. Determine whether the Committee wishes to make a formal recommendation to Full Council regarding entering into the proposed new lease arrangements with North Somerset Council for the Grove Park Public Toilets.

**Sarah Pearse**

CEO/Town Clerk

08.03.26



WESTON-SUPER-MAIRE TOWN COUNCIL

## **Amenities Culture and Leisure Committee 16<sup>th</sup> March 2026**

### **Motifs (High Street & Grove Village) for approval**

### **Report from the CEO/ Town Clerk**

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#### **1. Purpose and Background of Report**

To seek approval from Weston Town Council to replace the two existing town motif signs located in the High Street and to authorise expenditure from the Town Council signage budget, enabling installation ahead of the Summer 2026 season.

#### **Background**

The two existing High Street town signs – “Welcome to Weston” and “Grove Village” – were installed many years ago and have now deteriorated. The current ‘Welcome to Weston Sign also reflects outdated town branding.

Blachere Illumination has produced concept designs for replacement motifs using rope lighting and their RecyPrint technology, which provides a modern, durable solution. The designs provided are simulations and can be amended before a formal quotation is issued.

Initial feedback suggests the Grove Village design may need to be reduced in height to better suit the location.

#### **2. Design Considerations**

The current “Welcome to Weston” sign reflects the branding used during the “Love Weston” campaign when a heart symbol formed part of the town’s Tourism initiative.

This replacement provides an opportunity to review the style of the sign to better align with the town’s current branding and imagery, ensuring consistency with the town’s wider visual identity.

Officers will liaise with Blachere to refine the designs should approval be granted. ( Communication and Marketing team to ensure cohesion with other town branding now being developed across the town).

#### **3. Funding Opportunity**

There is an opportunity (arising from preliminary discussions) for the Weston BID to potentially fund the “Welcome to Weston” sign as part of their contribution to enhancing the town centre environment.

Should this be confirmed, the Town Council would only be required to fund the Grove Village sign, reducing the Council’s financial commitment.

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#### 4. Timing

Subject to approval, officers will:

- Finalise design amendments with Blachere
- Obtain a formal quotation
- Arrange manufacture and installation

The aim is to install the replacement signage ahead of the Summer 2026 visitor season.

#### 5. Financial Summary

Item	Estimated Cost (excl. VAT)
Grove Village Sign	£1,851
Welcome to Weston Sign	£3,380
Total (if both funded by Town Council)	£5,231

Costs exclude delivery and installation.

If the BID are able to fund the Welcome to Weston sign, the estimated Town Council contribution would be £1,851 + VAT (plus any delivery/installation costs).

#### 6. Recommendations

1. Approve the replacement of the existing High Street town motif signs.
2. Support discussions with Weston BID regarding potential funding of the "Welcome to Weston" sign.
3. Approve expenditure from the Town Council signage budget for the replacement Grove Village sign.
4. Authorise officers to proceed with final design development, quotation and installation.

**Sarah Pearse**  
 CEO/Town Clerk  
 9<sup>th</sup> March 2026



WESTON-SUPER-MARE TOWN COUNCIL

## **Amenities Culture & Leisure Committee 16<sup>th</sup> March 2026**

### **Milton Road Cemetery – Issue with Dogs**

### **Report from the Grounds Manager / CEO Town Clerk**

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#### **1. Purpose and Background of Report**

To inform Members of increasing issues relating to dogs within Milton Road Cemetery, outline the impacts on visitors and staff, and seek approval for measures to improve compliance with cemetery regulations, including potential future restrictions.

#### **2. Background**

Milton Road Cemetery is managed and maintained by Weston-super-Mare Town Council and operates under the Milton Road Cemetery Regulations adopted in April 2025. The regulations require dogs to be kept on a lead at all times and under proper control, and any dog fouling must be cleaned up and removed from the cemetery. Despite these provisions, there has been an increase in complaints from visitors and operational issues reported by grounds staff regarding irresponsible dog ownership within the cemetery.

#### **3. Current Issues**

- Dogs being exercised off lead, with owners often ignoring requests from staff to put them on leads.
  - Instances of verbal abuse or aggressive behaviour towards staff when enforcement is attempted.
  - Dogs urinating on graves and memorials, sometimes in the presence of grieving relatives.
  - Dogs chasing deer and disturbing wildlife within the cemetery grounds.
  - Grounds staff encountering hidden dog fouling when strimming, resulting in contamination despite full PPE.
  - Visitors reporting dog fouling on graves and memorials.
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#### **4. Impact**

##### Visitor Experience

Distress to bereaved families visiting graves and damage to the respectful atmosphere expected within a cemetery.

##### Staff Welfare and Safety

Exposure to dog waste during grounds maintenance activities and confrontational situations with members of the public when enforcing regulations.

##### Environmental Impact

Disturbance to wildlife within the cemetery, including deer.

#### **5. Proposed Measures**

Install additional signage reminding visitors that dogs must be kept on leads and fouling must be removed. Communicate the rules via the Town Council website, social media and on-site notices.

#### **6. Monitoring Period**

A monitoring period will run until June 2026 to assess whether these measures improve compliance with the regulations.

#### **7. Potential Further Action**

If there is no significant improvement by June 2026, Members are asked to delegate authority to the Town Clerk, in consultation with the Chair of the Amenities, Culture & Leisure Committee, to implement further restrictions. This may include reinstating a ban on dogs within Milton Road Cemetery.

#### **8. Financial Implications**



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Costs associated with additional signage and communications are expected to be minimal and can be met from existing cemetery maintenance or communications budgets.

### **9. Legal and Policy Considerations**

The cemetery operates under regulations made in accordance with the Local Authorities Cemeteries Order 1977, which provides the Council with powers to regulate conduct within cemeteries.

### **10. Risk Implications**

Failure to address the issues may lead to continued distress for visitors, health and safety risks to staff, and reputational damage to the Council.

### **11. Recommendations**

1. Note the increasing incidents relating to dogs within Milton Road Cemetery.
2. Approve the installation of additional signage and communication measures.
3. Agree that the situation be monitored until June 2026.
4. Delegate authority to the Town Clerk, in consultation with the Chair of the Amenities, Culture & Leisure Committee, to implement a ban on dogs should there be no significant improvement by June 2026.

**Sarah Pearse**

CEO/Town Clerk

9<sup>th</sup> March 2026



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## **Amenities Culture & Leisure Committee 16<sup>th</sup> March 2026**

### **Proposal for Photographic Project – Milton Road Cemetery**

### **Report from the Grounds Manager / CEO/Town Clerk**

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#### **1. Purpose and Background of Report**

To present a proposal from local photographer and writer Henry Bladon to produce a photographic book featuring Milton Road Cemetery and to seek approval in principle from the Council to allow the project to proceed. Following an exploratory meeting held 2<sup>nd</sup> February 2026 with the Grounds Manager and Cemetery Administration Officer the formal written proposal was received (appendix1 below).

#### **2. Background**

Milton Road Cemetery is the principal historic cemetery serving Weston-super-Mare and is managed by Weston-super-Mare Town Council. The cemetery opened in May 1856 following the closure of earlier burial grounds at St John's Church and Emmanuel Church which were no longer suitable for the town's growing population.

The cemetery was designed in 1856 by architect Charles E. Davis as a Victorian garden cemetery. The original design included landscaped paths, extensive tree planting and two mortuary chapels serving Anglican and Nonconformist denominations.

Over time the cemetery has become an important historic landscape within the town and is the subject of ongoing heritage interpretation and research by organisations including Weston-super-Mare Town Council and the Weston-super-Mare & District Family History Society.

#### **3. The Proposal**

Local resident Henry Bladon has submitted a proposal to produce a photographic book featuring Milton Road Cemetery. The project would focus primarily on photographic images capturing the landscape and atmosphere of the cemetery. The publication would include a small amount of contextual text but would not be intended as a formal guide to the cemetery.

The proposal indicates that photography would be undertaken respectfully and sensitively, recognising that the cemetery is an active burial ground and place of remembrance.

A copy of the full proposal is attached for Members' information.

#### **4. Financial Implications**

There are no direct financial implications arising from this proposal. The applicant has indicated a willingness to discuss the possibility of contributing a proportion of proceeds

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towards a cemetery maintenance or improvement fund, although no formal arrangement is proposed at this stage.

## 5. Recommendation

1. Receive the proposal from Henry Bladon for a photographic publication featuring Milton Road Cemetery.
2. Consider approval in principle for the project to proceed, subject to appropriate liaison with the Town Council regarding photography within the cemetery.

## 6. Appendices

### Appendix 1:

Book Proposal – Milton Road Cemetery  
Henry Bladon

My proposed book will be a collection of photos from Milton Road Cemetery. While I'd also like to feature some of the grounds staff (and perhaps even some prominent graves), my primary intention is to showcase the picturesque nature of the space and convey the serenity of the surroundings in colour and black and white images. I intend to use a local printer and have it ready for later in the year.

While the collection isn't intended as an guide to the cemetery, there will be some text which will contain some basic information about size, history etc. The overall tone of this collection will be thoughtful, serious and reflective. Further, it's intended as an artistic interpretation of a living space - a shared space shaped by lives rather than simply being defined by death. The collection will show the elements of the area (not forgetting the unique identity of the location) through a range of images - both dramatic and prosaic. I'm going to feature the contrasts within the area itself - the permanent and the transient, the past and present, private and public.

I'm conscious of stepping lightly, which is why I engaged at an early stage. I would like to reiterate my acknowledgement of the sensitive nature of the subject matter, and my respect for cemetery users and other

As for me, I've been in WsM practically all of my 61 years. I've owned a number of businesses in the town (I currently co-own South Sands Hotel in Kewstoke), although my background is is mental health care. The photography is a lifelong hobby and part of my creative output that includes numerous academic articles and a variety of published poetry collections.



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I've had both poetry and prose published hundreds of times in various spaces. I've done a great deal of ekphrastic work - that's pairing words with visual images in a descriptive and interpretive fashion. I have a published collection of micro stories, a poetic novella, and four published poetry collections. I've also had photographic images published.

With regard to reassurance about my approach to the current project, I mentioned my background in mental health care - I'm a qualified mental health nurse and trained counsellor and I have a degree in psychology - so my acknowledgement of sensitive issues is, if you like, baked in.

For the record, I also have a Master's in social policy and a PhD in English and creative writing, so a good mix for the task ahead.

I'm hoping that this project meets with approval and also some enthusiasm. It would be even better to eventually have the Town Council's endorsement as that would lend considerable credibility and likely enhance things when it eventually comes to promoting the collection. We discussed proceeds and you mentioned the idea of a refurbishment/maintenance fund - I'd be happy to support that idea

**Sarah Pearse**

CEO/Town Clerk

7<sup>th</sup> March 2026



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## **Amenities Culture and Leisure Committee 16<sup>th</sup> March 2026**

### **Old Town Quarry – Shop Review progress to date**

### **Report from the Community Operations and Resources Manager**

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#### **1. Purpose and Background of Report**

The purpose of this report is to explain how the agreed model for the Old Town Quarry is progressing since we opened the site in October 2026.

In order to get the shop ready for opening, we made sure that stock was reflective of the values of the site. This included a focus on using local suppliers on a sale or return basis and minimising the amount of firm purchase stock.

It was agreed through the community charter that Weston Town Council would look after the operation of the retail offer for the first year utilising a volunteer run approach, after which it would be reviewed by the charter to discuss how the show could proceed moving forward.

Now that we have been open for a few months we are beginning to identify certain trends and challenges. We are beginning to see an increased interest in volunteering at the quarry but as we saw at the museum, it will take time to build a broader base of volunteers to fully support a 7 day a week operation.

We are looking forward to seeing how the shop performs during the rest of the season, especially as the weather improves and the events programme progresses (which will see increased footfall). We will continue to monitor the performance of the retail offer and review the operation as a whole towards the end of the year.

#### **2. Options for Council**

Note the report



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**3. Reason for Recommendation**

N/A

**4. Expected Benefits**

A full year of data will provide the most accurate information to perform a thorough review.

**5. Implications**

N/A

**5.1. Legal**

N/A

**5.2. Risks**

As will all volunteer based operational models, opening times will be reflective of volunteer availability.

**5.3. Financial Implications**

Potential loss income due to inconsistent opening times.

Current position at end of February 2026

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<u>114 Old Town Quarry</u>							
1044 Quarry sale or return comm	0	903	0	(903)			0.0%
1304 Shop Sales	0	380	0	(380)			0.0%
4408 Shop stock	0	830	0	(830)		(830)	0.0%
4421 Sale or Return Exp (1009)	0	380	0	(380)		(380)	0.0%

**5.4. Timescales**

Full review of retail offer to take place in late 2026.

**5.5. Stakeholders**

License holders, public, staff, volunteers, members



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**5.6. Contractors**

N/A

**5.7. Crime & Disorder (councils have a legal duty to consider impact)**

N/A

**5.8. Biodiversity (councils have a legal duty to consider impact)**

N/A

**5.9. Privacy Impact (consider Privacy Impact assessment)**

N/A

**5.10. Equality & Diversity (councils have a legal duty to consider impact)**

N/A

**6. Appendices**

N/A

**7. Members are recommended to:**

Note the report

**Matt Hardy**

Community Operations and Resources Manager

Drafted 6/3/26



WESTON-SUPER-MARE TOWN COUNCIL

## **Amenities Culture and Leisure 16<sup>th</sup> March 2026 Redevelopment of the Barn at the Old Town Quarry Report from the CEO/Town Clerk**

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### **1. Purpose and Background of Report**

#### 1.1 Purpose

The purpose of this report is to seek approval to proceed with the redevelopment of the barn building at the Old Town Quarry in order to enable the relocation of the Grounds Team and provide essential operational storage.

Members are asked to consider whether the remaining works to the barn should be commissioned through the existing contractor, John West Contractors Ltd, following a value engineering exercise that has reduced the scope and cost of the works.

This report sets out the procurement and legal position, including the relationship between the originally tendered contract and the proposed continuation of works.

#### 1.2 Background

At the meeting of the Finance and General Purposes Committee on 19 May 2025, Members considered financial pressures affecting delivery of the Old Town Quarry redevelopment project.

In order to deliver the core project within the available funding and within the programme required by the Community Ownership Fund, a number of elements of the scheme were reduced or deferred following a value engineering exercise.

One element removed from the immediate delivery programme was the internal redevelopment of the barn building, which had been included within the original tendered scheme.

Members recognised at that time that the barn works could be delayed and delivered separately at a later stage without impacting the public-facing elements of the project or the Community Ownership Fund requirements, as the barn would be used solely for Town Council operational purposes.

As part of that decision, the value associated with the barn works (approximately £48,400) was removed from the contract scope in order to reduce the overall project cost.

An indicative budget for delivering the barn works separately was subsequently incorporated into the 2026/2027 budget setting process, with a budget provision of £31,080.



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### 1.3 Current position

Further discussions with the contractor and professional advisors have enabled a value engineering exercise to be undertaken on the original barn scope.

Following this exercise, the contractor has indicated that the required works could now be delivered for approximately £30,000, representing a significantly reduced cost compared with the original tender allowance (£48,400).

The revised scope focuses on the core structural and service works required to allow the building to function for operational use by the Grounds Team.

The revised breakdown includes works relating to:

- ceiling, floor structure and wall insulation
- internal partitions
- joinery works and door alterations
- mechanical services including kitchenette installation
- electrical works

Finishes and decorative elements have been reduced or removed in order to minimise cost.

The revised cost therefore represents a significant saving against the original tender allowance and remains within the budget provision approved through the Council's budget setting process.

### 1.4 Procurement Position

The barn redevelopment works formed part of the original competitively tendered scope for the Old Town Quarry redevelopment project. The main construction contract for the project was awarded to John West Contractors Ltd following a compliant competitive procurement exercise undertaken in accordance with the Council's Standing Orders and Financial Regulations.

The original tender documentation, drawings and specification included the barn works within the overall project scope. As such, the market has already been tested for the delivery of these works.

During delivery of the project, the barn works were temporarily removed from the contract scope solely in order to achieve immediate cost savings and enable the main project to proceed within available funding.

The works now proposed represent a reduced and refined version of the works that were originally tendered.



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The estimated value of approximately £30,000 represents a small proportion of the overall project value and does not alter the nature or purpose of the original contract.

For audit transparency it is also confirmed that:

- the proposed works were included within the original tender opportunity issued to the market;
- the modification represents a reduction in scope and cost compared with the original tender allowance; and
- the works are not being artificially separated or “contract split” to avoid procurement thresholds.

### 1.5 Legal and Procurement Compliance

As the original procurement exercise took place prior to the commencement of the Procurement Act 2023, the relevant legislation governing the modification of the contract is the Public Contracts Regulations 2015.

Under Regulation 72(1)(e) of the Public Contracts Regulations 2015, a public contract may be modified without undertaking a new procurement procedure where the modification is not substantial.

A modification is considered non-substantial where it:

- does not alter the overall nature of the contract;
- does not extend the scope of the contract beyond that originally tendered;
- does not significantly change the economic balance of the contract in favour of the contractor; and
- would not have allowed other bidders to participate or altered the outcome of the original procurement process.

The proposed continuation of the barn works meets these criteria because:

- The barn redevelopment formed part of the original tendered scope of the project.
- The proposed works represent a reduced scope rather than an expansion of the contract.
- The value of the works (approximately £30,000) represents a small proportion of the overall contract value.
- The works do not alter the nature or purpose of the original contract.

For these reasons, the continuation of the works with the existing contractor is considered to constitute a non-substantial modification to the contract and therefore does not require a new procurement exercise.



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This approach is also consistent with the Council’s Standing Orders and Financial Regulations which allow continuation of works within an existing contract where the original procurement exercise has already tested the market and where doing so represents value for money.

### 1.6 Contractual Considerations

The works are being delivered under a JCT Intermediate Building Contract.

Re-procuring the barn works through a separate tender process could introduce contractual and programme risks, particularly where:

- the works were originally included within the contractor’s tendered scope;
- elements of the main construction works are already in place and integrated with the barn structure; and
- materials and site mobilisation associated with the main contract are already established.

Introducing a different contractor could create risks relating to:

- site coordination and responsibility for works;
- programme delays and disruption; and
- potential claims for loss and expense arising from changes to the originally anticipated works programme.

Continuing with the existing contractor therefore supports programme continuity and reduces potential contractual risk.

## **2. Options for Council**

Option 1 – Continue with the existing contractor (recommended)

Approve continuation of the barn redevelopment works through John West Contractors Ltd, recognising that:

- the works were originally tendered;
- the scope has been reduced through value engineering;
- the market has already been tested; and
- the cost represents value for money.

Option 2 – Undertake a new procurement exercise

The Council could choose to re-tender the barn works separately. However, this would:

- require preparation of new tender documentation;
- incur additional professional fees;



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- delay delivery of the works; and
- potentially introduce contractual and programme risks.

### 3. Reason for Recommendation

To enable the continuation of the works programme. This also enables continuity of the scheme, with infrastructure works (building and mechanical and electrical) already started by John West. There are also materials left from the main build which can be utilised which has supported the cost saving.

A new tender exercise would fall under the new Procurement Act 2023, which is presently proving more time consuming than previous requirement, which should be taken into consideration.

### 4. Expected Benefits

Completion of the barn redevelopment will enable the relocation of the Grounds Team to the Quarry site.

This will allow the existing operational space at the cemetery to be released, potentially creating additional burial plots in the future.

### 5. Implications

#### 5.1. Risks

The primary risks associated with the project relate to programme delay and potential increases in construction costs should the works be delayed.

Continuing with the existing contractor reduces these risks by enabling the works to be delivered efficiently within the existing project framework.

#### 5.2. Financial Implications

The revised estimated cost of approximately £30,000 is within the £31,080 budget provision allocated for the barn redevelopment works within the Council's approved budget.

This also allows contingency within the budget to cover any associated professional fees.

#### 5.3. Timescales

If the Council approves continuation with the existing contractor, the works could commence shortly following placement of an order.

If a new procurement exercise were undertaken, the procurement process alone could take approximately 3–4 months followed by mobilisation time for a new contractor.



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**5.4. Stakeholders**

n/a

**5.5. Contractors**

John West Contractors Ltd

**5.6. Crime & Disorder (councils have a legal duty to consider impact)**

n/a

**5.7. Biodiversity (councils have a legal duty to consider impact)**

The Quarry has a plethora of biodiversity considerations as a whole site, but most of the conditions and requirements centred around the external roofing works. The continuity of working with John West will support the considerations, as they have already received briefing on handling situations with the falcons and bats.

**5.8. Privacy Impact (consider Privacy Impact assessment)**

n/a

**5.9. Equality & Diversity (councils have a legal duty to consider impact)**

n/a

**6. Appendices**

**7. Members are recommended to:**

Members are recommended to:

Approve the continuation of the barn redevelopment works at the Old Town Quarry through John West Contractors Ltd, recognising that:

- the works formed part of the original competitively tendered contract;
- the scope has been reduced through value engineering;
- the proposed cost represents value for money; and
- the continuation of the works constitutes a non-substantial modification to the existing contract in accordance with the Public Contracts Regulations 2015.

**Molly Matthews**

Senior Development Officer

Drafted 4<sup>th</sup> March 2026



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## **Amenities Culture and Leisure Committee 16<sup>th</sup> March 2026 Community Engagement Project – See Monster Scales Report from the Community Operations and Resources Manager**

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### **1. Purpose and Background of Report**

We have been approached by North Somerset Council to explore the possibility of rehoming the See Monster Scales which are currently located at the Tropicana.

After an initial site visit and liaison with our ecology partners, we have identified a potential space at the Old Town Quarry for a small number of them. Creating a small installation on the driveway as you enter the site and helping to preserve the legacy of the project.

There is also the potential to develop a community engagement programme where we could facilitate the removal of the remaining scales to be used elsewhere in Weston.

### **2. Options for Council**

Consider for approval the following:

- Relocation of a small number of the existing See Monster scales to the Old Town Quarry site.
- Development of a community engagement programme to facilitate the removal of the remaining scales to be used elsewhere in Weston by other community and art projects.

### **3. Reason for Recommendation**

The See Monster project was focused of sustainability, culture and nature. These values are in alignment with those of the Old Town Quarry. Coupled with a community engagement programme, we can play a role in extending the legacy of this landmark cultural event for Weston.

### **4. Expected Benefits**

Further develop our links with local community partners.

Further enrichment of the Old Town Quarry site.

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## **5. Implications**

Transportation and installation of the scales to the Old Town Quarry.

Access requirements to the Tropicana in order to facilitate a community engagement programme.

### **5.1. Legal**

N/A

### **5.2. Risks**

As the See Monster project was relatively controversial, there is a small risk of those feelings being associated with this project.

### **5.3. Financial Implications**

Potential costs of transport and installation.

### **5.4. Timescales**

TBC

### **5.5. Stakeholders**

North Somerset Council, Weston Town Council, officers, community partners.

### **5.6. Contractors**

TBC

### **5.7. Crime & Disorder (councils have a legal duty to consider impact)**

N/A

### **5.8. Biodiversity (councils have a legal duty to consider impact)**

N/A

### **5.9. Privacy Impact (consider Privacy Impact assessment)**

N/A

### **5.10. Equality & Diversity (councils have a legal duty to consider impact)**

N/A



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**6. Appendices**

N/A

**7. Members are recommended to:**

1. Approve the inclusion of a small number of Sea Monster scales with the Old Town Quarry Site
2. Consider the Town Council facilitating a community engagement project to remove scales working with NSC to do so.

**Matt Hardy**

Community Operations and Resources Manager

Drafted 6/3/26