

Draft Minutes
of a Meeting of
Yatton Parish Council
Amenities and Properties Committee
7th July 2025

Held at Hangstones Pavilion, Stowey Road, Yatton, BS49 4HS.

Meeting commenced: 7.30 p.m.

Meeting ended: 8.30 p.m.

Present: Councillors: David Crossman, Jonathan Edwards, Gordon Gibson, Chris Jackson, Steve Lister, Peter Lomas, Massimo Morelli, Jessie McArdle, Caroline Sheard and Bryan Thomas.

In attendance: Clerk, Megan Thurgur and Jeff Shipway (Parish Grounds staff).
Two representatives from Yatton & Cleeve United Football Club.

MATTERS FOR DECISION

AAP18/25: Apologies for Absence.

Apologies had been received from Councillors Nick Adams and Graham Humphreys.

AAP19/25: To receive Councillors' declarations of interests and consider any written applications for dispensations (the Committee may only grant a dispensation to enable a member to speak in public participation).

NONE.

**** At this point in the meeting Committee Chair Jessie McArdle proposed moving agenda item 10 to be heard before agenda item 6.**

RESOLVED: to move agenda item 10 to be heard before agenda item 6.

PUBLIC PARTICIPATION

AAP20/25: Public participation.

The representatives from Yatton & Cleeve United Football Club spoke in support of their request for a licensed bar in Hangstones. They gave the reasons for this request as follows:

- The football club are keen to increase their income and make the club more affordable for its members and a bar was necessary to achieving this. The licence they were looking into was a 'club licence' and would only be used for the football club and supporters and visiting teams on a Saturday during the football season and possibly mid-week pre-season friendlies in July/August.
- They acknowledged the history of the club pre the merger they made with Cleeve and that they had not taken up the Parish Council's bar facilities that were created for them in the extension of Hangstones that took place around 2012. This was regrettable but they now believe they have the resources to run a bar.

- They appreciated there were a lot of details to consider and organise and they outlined some details of their thoughts on what these might include i.e. a lockable cans only bar, teas and coffees, soft drinks and food. No bar stock kept on site, cashless, approximately a four hour booking.

The football representatives then offered to answer any questions. Councillors highlighted that there were a broad base of issues around this subject that could be discussed within the agenda item.

MATTERS FOR DECISION

AAP21/25: Minutes of the Meeting held on 2nd June 2025.

The minutes of the meeting held on 2nd June 2025 were approved as a correct record and signed by the Chairman.

AAP22/25: If the Committee wishes to exclude the public the following resolution must be passed:

RESOLVED: that the public be excluded from the meeting during consideration of agenda item 7 on the ground that publicity would be prejudicial to the public interest by reason of the confidential nature of the business of confidential quotes.

AAP23/25: To consider a request by Yatton & Cleeve United FC for a licensed bar in Hangstones Pavilion. The Committee will make a recommendation to Full Council. (Agenda item 10)

The Committee discussed this request with the following matters being raised.

- The benefit to the football club is clear but the benefit to the wider community is not.
- Possible noise impact.
- Last minute cancellations of bookings.
- Loss of business for local pubs.
- Cleaning and impact on next day bookings.
- Security of the building.
- Alcohol may make the building more attractive for theft.
- A trial period of use.
- Policing that the use is complied with under the terms of the licence.
- The details of hire require careful consideration and would be key to any decision.
- The building was not like a sports club: it was in public open space with a varied mix of users.

The above matters when discussed included the potential solutions to some of the issues but there were a lot of items that needed full details, some of which may transpire as further more detailed information is obtained. This must be collated before this could be fully assessed by the Council.

RESOLVED: to support 'in principle' the football club having a licensed bar at Hangstones subject to the full details of the licence prior to its granting and all other matters allied to the building being used for this purpose by the club.

***** The representatives from Yatton & Cleeve United FC left the meeting.**

AAP24/25: Parish Gardener and Groundstaff Report. Agenda item 9.

The grounds team reported the following work and events that have taken place since the last meeting:

- There has been a recent spate of graffiti around the areas since the last meeting.
- The contractor has carried out the annual maintenance, painting and repair work on the skatepark.
- The free bedding flowers from North Somerset Council have been planted
- The research into options for the replacement of the Touchwood treehouse that was removed is ongoing.
- The new system of allotment inspections introduced to reduce the number of plots becoming overgrown is working well.
- The school Carnival and sports day both held on Hangstones went very well.
- A meeting about Local Devolution of the two play areas had taken place. There was a Full Council item for this on 14th July.
- The new War Memorial bench had been installed.
- The judging of Glebelands gardens for the RHS 'Its Our Community' awards was taking place on Friday 11th July at 11 am. Everyone was welcome and refreshments would be provided.
- Yatton Junior Football Club have asked if an U10's girls team can play at Hangstones this coming season.

Councillor Massimo Morelli commented on how beautiful the wildflower area looked on Hangstones.

AAP25/25: To consider any new cemetery matters including a new noticeboard, road front gates and signage.

The Clerk advised that the quotes for the new noticeboard have not come in time for this meeting so this will go forward to Full Council next week. The Clerk had obtained two quotes from enquiries that had been made to companies for the front gates. There had been site meetings with both companies. It was concluded that one company provided a much more detailed and confidence-inspiring consultation and they came recommended for their excellent service by a Councillor who had used them.

RESOLVED: to accept the quote from Martin Thomas and Advance Integrated Systems Ltd of £6,000.

The Clerk advised that at the last Committee meeting the design of a sign at the road front gates was approved in black and with the higher specification option. The positioning and final height was to be confirmed when the new front gate height was finalised. The gates and railings height had been confirmed at the site meetings during the above quote process. The height of the railings had been kept the same therefore the specification presented at the last meeting remained the same. The final wording was also presented to the Committee.

RESOLVED: to approve the specification and cost for the size of the sign to be manufactured in black with gold writing using the text presented at the meeting. **Cost £1,123.**

AAP26/25: To consider the details of the S106 agreement regarding the provision of an item of public art.

The details of the S106 agreement had been circulated prior to the meeting and were displayed as an aid to Councillors. Councillors discussed the wording of the S106 and expressed disappointment that it constrained the art to the North End roundabout or the nearby gateway to the parish.

RESOLVED: to approach Bloor and Curo and ask if they would consider allowing the S106 funds for art to be divided equally between the four gateways at North End, Frost Hill, Moor Road and Claverham.

AAP27/25: To appoint the football changing room project working group.

RESOLVED: to appoint the following Councillors to the football changing room working group. Councillors Chris Jackson, Gordon Gibson, Jessie McArdle, Peter Lomas. The grounds team and the Clerk would also attend any meetings.

AAP28/25: To receive the Clerk's report. (Agenda Item16).

- i) The clerk advised that routine maintenance work had been carried out since the last meeting including chlorination and legionella testing for the tanks and showers and fire extinguishers were also due soon.
- ii) The Clerk had received an enquiry about a 30th birthday party in December. There had been some negative experiences in hiring out for young adult parties. The Clerk asked if the Council might consider a damage deposit for this type of booking. Councillors suggested it was put on the July 14th agenda.
- iii) A request had been received from one allotment tenant asking for more water points to be put in at Mendip Road. The Clerk was to investigate the feasibility and costs for this.

AAP29/25: Future agenda items.

Christmas Lights Working Group Report including North End Christmas Tree and additional lighting locations.

Parish Finger Posts.

Bat boxes on Hangstones.

New cemetery time capsules and opening ceremony.

To create a hard surface path into Hangstones play area.

Design a Yatton Parish Council flag.

To contact Claverham Village Hall to ascertain confirmation regarding the future of the May Day field.

To include the changing room project as a standing agenda item while the project was ongoing.

Chairman

____/____/2025