

Draft Minutes
of a Meeting of
Yatton Parish Council
Amenities and Properties Committee
27th October 2025

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

Meeting commenced: 7.30 p.m.

Meeting ended: 9.10 p.m.

Present: Councillors: Nick Adams, David Crossman, Jonathan Edwards, Graham Humphreys, Chris Jackson, Peter Lomas, Jessie McArdle and Caroline Sheard.

In attendance: Clerk, Megan Thurgur (Parish Grounds Team) and one member of the public from Yatton History Society.

MATTERS FOR DECISION

AAP53/25: Apologies for Absence.

Apologies had been received from Councillors Steve Lister, Gordon Gibson, Massimo Morelli and Bryan Thomas and from Grounds Team member Jeff Shipway.

AAP54/25: To receive Councillors' declarations of interest and consider any written applications for dispensations (the Committee may only grant a dispensation to enable a member to speak in public participation).

NONE.

PUBLIC PARTICIPATION

AAP55/25: Public participation.

The member of the public representing Yatton History Society spoke regarding agenda item 9. He explained that the society had been bequeathed a sum of money and were looking for suitable projects. They wished to provide some new information boards and upgrade existing information boards in the Parish. The ideas they had were for the following locations that they had interesting history background on. The War Memorial, the Precinct (existing board for updating), St Mary's church, the station (north side), Market Industrial Estate and in the vicinity of the North End roundabout near Sainsbury's. They would very much welcome any ideas for other places for information boards.

The History Society also wished to update the Yatton Trail 2006 and potentially link it with the information boards around the parish.

MATTERS FOR DECISION

AAP56/25: Minutes of the Meeting held on 29th September 2025.

The minutes of the meeting held on 29th September 2025 were approved as a correct record and signed by the Chair.

AAP57/25: If the Committee wishes to exclude the public the following resolution must be passed:

‘That the public be excluded from the meeting during consideration of agenda item(s) ... on the ground that publicity would be prejudicial to the public interest [by reason of the confidential nature of the business] or [for other special reason which must be stated].’

NOT REQUIRED.

AAP58/25: Parish Gardener and Grounds Team Report. Agenda Item 6.

Megan Thurgur gave an update on the progress with the tree trail. The school had been involved and really enjoyed the project with all the details they had worked on and the QR code which she had received. A draft design of the layout had been sent which had the parish council and school logos, the variety of tree in English and in Latin and the QR code. However, there had been a delay in providing a sample due to a bad family accident and also the logos required better samples and the QR required the URL to be sent. Once the final version was finished the full order could be made. Megan also suggested that this project could be extended to include trees on Glebelands.

The following updates were included in the report:

- The football club bar had opened and with no problems to date.
- Six new trees had been bought for the new cemetery landscaping, four cherries and two Amelanchier. Some of the shrubs for the two borders on the car park had also been purchased.
- Remembrance Sunday was organised and she thanks the Councillors who had volunteered to help.
- The penalty shootout goal had been turned round to reduce wear on the surface. It was proving successful in reducing wear on the goal mouths and was very popular.
- The ground team were going to the Saltex exhibition which was for all grounds work from farming to pitches and golf courses.
- Megan was very pleased to announce that Glebelands gardens and orchard had once again achieved outstanding in the RHS ‘It’s Your Neighbourhood’ awards 2025. She highlighted what a team effort it was.

The Committee congratulated the grounds team on this amazing achievement of reaching that standard for a number of years in a row and thanked them very much for all their work.

AAP59/25: To consider any new cemetery matters.

The Clerk updated the Committee on further progress with the project as follows:

- New front gates installed. The old gates had not yet been put in at the entrance to the allotments. New benches have been installed.
- Landscaping scheme was in progress.
- The new noticeboard and new front gate sign were instructed but not yet installed. The Clerk had asked the contractor to also put in an additional 4-6 slabs onto the ones inside the pedestrian gate coming into the site on Mendip Road.
- Register of Burials, Register of Purchased Graves and Grant of Exclusive Right of Burial books had been purchased.
- A meeting of the New Cemetery working group was needed to discuss access arrangements for the cemetery including preventing parking blocking the front gates.

AAP60/25: To discuss the relocation of the Yeo Valley Lions Kingston Seymour Play Area.

Committee Chair Jessie McArdle gave an overview of what had been discussed to date. The Yeo Valley Lions have around three years in order to find a new location for their play area for children with all types of disability. A site meeting with the Yeo Valley Lions had taken place to look at the field where the new cemetery was located as a possible future site for the play area in terms of access and privacy etc.

Councillor Chris Jackson was invited to speak on progress since the site meeting. He advised that the land was owned by North Somerset Council (NSC) and that the procedure for requesting an asset transfer was to provide a business plan. He had advised the Yeo Valley Lions of this and had outlined a number of questions that would need to be answered if business plan was to be submitted.

He stressed that there was no pressure to do this it was merely to give them insight into the process should they deem the site as a possibility. He also acknowledged that the Lions may wish to work at their own pace. They had emailed him advising they not looked at the questions he had sent them yet. Councillor Chris Jackson expressed the view that it was possible the Lions didn't realise the extremely slow pace that something like this would make through the NSC asset transfer process.

The Parish Council's role was to be as supportive as possible and would continue to help the Lions in any way they could to retain this excellent facility.

An update on any further progress was to be on the next agenda at the end of January 2026.

AAP61/25: To consider ideas from the Local History Society for new information boards and updating some existing ones.

The Committee thanked the representative from Yatton History Society for the opportunity to make suggestions for their project. The Committee discussed the sites that they were involved with i.e. the War Memorial and the information board in the precinct. The War Memorial was a site the History Society were very interested in doing from the perspective of providing more information about the memorial and the fallen servicemen it represents but the site itself had an interesting history prior to the creation of the memorial. The precinct information board and map was out of date and could include more locations and facilities that were not there when it was originally produced.

Councillors also suggested locations at Streamcross in Claverham, the far end of Chestnut Park on the Strawberry Line (for info on the Roman cemetery) and Wemberham Lane (for info on the Roman Villa). The Committee were supportive of revising the Yatton Trail in due course to include the new information boards.

The Yatton History Society representative thanked the Committee for their support and their ideas and would keep the Council updated on progress with the project.

AAP62/25: To consider any projects for the budget 2026-27 i.e. Touchwood play area.

Councillors discussed the replacement of the Touchwood equipment with a modular design that could be added to in the future. Megan Thurgur added that there were a few pieces of play equipment that had been removed that could also be replaced i.e. the Hamster Wheel at Hangstones. The Committee asked the Grounds Team to make a list of what needed replacing and pass it to the Finance Committee for consideration. The Clerk highlighted that the slow progress of transferring Horsecastle and Grange Farm Road play areas to the Parish Council and the timeframe from quote to install of play equipment it was unlikely that most of the budget under 299/4937 would be spent this year. This could be earmarked at the end of 2025-26.

The Committee were aware that the skatepark would need replacement in approximately four or five years subject to funds but it was envisaged that this would be a project for CIL rather than annual budget.

AAP63/25: To consider contacting Court De Wyck school about the closure of the rear entrance into the school from Chapel Road. This has now meant all children have to walk along the narrow stretch of pavement on the bend before the school.

Chair Councillor Jessie McArdle highlighted that there had been a lot of comment on Facebook about the closure of this access. Councillors discussed the closure and felt that this was something that the District Councillors should be involved with. The following points were raised:

- If Claverham Road was made 20mph a crossing at the school would become more viable
- If the closure of the rear access to the school is permanent this adds impetus to the case for a crossing as all children will have to cross the road to access the school.
- The road was a bus route and with lorries regularly flouting the 7.5 ton weight limit and with the increasing number of children crossing from the Newland Homes and any future developments the lack of a crossing was a serious safety concern.
- The flashing school warning signs are not reliable and flash outside school times which may lead to people being complacent in taking notice of them.
- The Clerk was asked to send to the Committee the last email about the status of the Highways Improvement Request Form for 20mph on Claverham Road.
- It may be beneficial to set up a meeting with the school, District and Parish Councillors and Highways Officers to look at the issue of a crossing.

RESOLVED: to write to Court De Wyck school enquiring about the reasons for the access closure and if it was to be a permanent arrangement. The letter was to be copied to both District Councillors.

If the response is that the arrangement was permanent then the matter is to be brought back to Amenities Committee or Full Council and steps taken to arrange a meeting with the school, District and Parish Councillors and Highways Officers to look at the issue of a crossing.

AAP64/25: To consider an accessibility and disability audit of Hangstones Pavilion.

Committee Chair Councillor Jessie McArdle had asked at the last meeting for this to be on this agenda. She wished to respond to concerns raised about ensuring compliance with current legislation for accessibility and disability as part of the changing room project but there may be issues with whole building. She asked the Committee if they were in favour of the concept of an audit of this type. Councillors were supportive of the concept.

A specialist consultant had been contacted to find out about what services they could offer. They could carry out an audit based on a red, amber, green designation of the building.

Councillors commented that the Council needed to stay up to date and that there may be disabilities that were not accommodated and were not obvious. The audit must be done by a company offering this specialist service. The Council could then work through the findings on a budgeted priority basis.

RESOLVED: to obtain quotes for an accessibility and disability audit. They would be brought to the next suitable meeting.

AAP65/25: To form a play area working group to consider the replacement of the Touchwood equipment.

RESOLVED: that a play area working group was formed with the members being Councillors Jessie McArdle and Nick Adams and both members of the Grounds team.

AAP66/25: To consider Christmas Lighting of Glebelands gardens.

The Clerk outlined the process that had taken place since last Christmas regarding the lighting of Glebelands gardens. A site meeting was held in February which was to ascertain the options for lighting the area. The contractor had been chased on a number of occasions but had not come back with a response until 16th October. The Committee were unable to approve the quotes for all the work that had been quoted for as it was beyond the limits set for Committee approval under Financial Regulations. The larger quotes had to be taken to Full Council on the 10th November. The time frame for delivering this was tight.

The options for lighting the gardens were as follows:

- 2 x Small trees (on the right hand side) - Install power supply from nearby street lighting column use a IP44 weatherproof enclosure to hold RCD device and timer and distribute power to each tree, it was strongly suggested using Low Voltage lights in the two trees due to their size and the height of them. The quote had allowed for 4 strings of lights in both in a colour of choice or multicoloured. £1,500
- 2 x Large Trees (village hall side of the gardens) Install power supply from nearby street lighting column use a IP44 weatherproof enclosure to hold RCD device and timer and distribute power to each tree, We can use Mains Voltage lights in these two trees due to their size and not sure how many strings you wish to install but would suggest 10 sets per tree as a minimum however they could take up to 30 sets easily lights colour of your choice or multicoloured. There was also the option to use a floodlight on each tree to light up through the branches for the same cost £3,700.
- The electrical infrastructure and lights in the trees can be left in situ for future years. Though for awareness most tree lighting realistically only survives for approx three years in situ sometimes it can last up to five years but can become very temperamental. Specialist equipment was required to deliver this and it is included in the cost i.e. spider platform to access through the gate, grass protector plates, 2 x large Zarge ladders and a MEWP (Mobile Elevating Work Platform).

The Clerk highlighted that there was currently no MPAN number set up for Christmas lights unmetered supply from streetlights. She was not 100% sure the contractor would be able to deliver the Glebelands options withing the time frame. The budget for Christmas lights was £7,500.

The clerk advised that the quote for the installing and removal of lights on the two Christmas trees in the precinct and in Claverham including testing £1,980.

Councillors discussed the options outlined above and a number of views were expressed including the negative impact of floodlights on the dark skies aspiration within the neighbourhood plan, concern there would be squirrel damage to the strings of lights in the trees, it would respond to the requests for more Christmas lights in Yatton, it would make Glebelands a focal point and was a lovely idea.

RESOLVED: to approve the quote for lighting the two Christmas trees in the precinct and in Claverham at a cost of £1,980.

RESOLVED: to recommend to Full Council on the 10th November that both options above for strings of lights in the trees at Glebelands were carried out at a cost of £5,200.

AAP67/25: To consider an additional dog bin on Moor Road.

There was one dog bin on the junction of Kenn Moor Road and Moor Road that was overflowing weekly due to the new estate. The contractor suggested putting a second bin on the post at that location. This would take the total of parish dog bins to 33.

RESOLVED: to approve a second dog bin on Moor Road.

AAP68/25: To receive the Clerk's report.

- i) The new lease for Yatton Junior Football Club was progressing with the final draft being presented to the Council for approval in due course.
- ii) Remembrance Sunday had been organised with thanks to Councillors Peter Lomas, Caroline Sheard, Nick Adams and Jessie McArdle for helping the Grounds Team with the road closure. Councillor David Crossman was thanked for agreeing to lay the wreath on behalf of the Parish Council.
- iii) Graham Moir Associates had carried out a site visit of Hangstones Pavilion as part of preparing building regulation plans.
- iv) The Clerk had received the contact last week for Curo from District Councillor Steve Bridger as no response had been received from the initial person contacted. The new contact was the Chief Officer for Curo. The Clerk had emailed regarding the public art S106 funds on the 23rd October but no reply had been received to date.
- v) The locations for the mobile speed indicator device were ready to be used.
- vi) The Clerk asked the Committee if they would consider a bench being installed in memory of the churchyard cat 'Merlin'. This was to be considered as a future agenda item.

AAP69/25: 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 consider a disability and accessibility audit of Hangstones Pavilion.

Crossing to Court De Wyck School.

Kingsmour Play Area.

Bench for Merlin the churchyard cat.

Chairman

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