

Draft Minutes
of a Meeting of
Yatton Parish Council
Amenities and Properties Committee
19th January 2026

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

Meeting commenced: 7.30 p.m.

Meeting ended: 9.14 p.m.

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

In attendance: Clerk, Megan Thurgur and Jeff Shipway (Parish Grounds Team) and a representative from Yatton & Cleeve United FC.

MATTERS FOR DECISION

AAP70/26: Apologies for Absence.

Apologies had been received from Councillor Nick Adams.

AAP71/26: 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).

Councillor Steve Lister declared a disclosable pecuniary interest for agenda item 9 as his wife has an allotment tenancy with the Parish Council. He was leaving the room during discussion of this item.

PUBLIC PARTICIPATION

AAP72/26: Public participation.

The representative from Yatton & Cleeve United FC spoke in support of agenda item 13.

MATTERS FOR DECISION

AAP73/26: Minutes of the Meeting held on 27th October 2025.

The minutes of the meeting held on 27th October 2025 were approved as a correct record and signed by the Chair.

AAP74/26: 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.

AAP75/26: Parish Gardener and Grounds Team Report. Agenda Item 6.

Megan Thurgur gave an update on the progress with work since the last meeting.

- The weather has meant grass cutting extended into December.
- There had been a lot of football played in the first half of the season ahead of the worst of winter weather. The football club were enjoying the use of the TV during the bar opening times after matches.
- The team had created two new wild flower areas on Hangstones adjacent to the path going toward the skate park and replanted crocus bulbs that the squirrels had eaten.
- Remembrance Sunday went well and the War Memorial looked lovely and she thanked the Councillors who had volunteered to help on the day with the road closure.
- The team had attended the Saltex trade show at the NEC and sourced a new ladder which was designed for use on uneven ground making higher work safer, e.g. the hedge in the burial ground. They also had a look at other equipment that may be of use in the future.
- The Christmas trees had gone up and had now come down with no issues to report. The new lighting was wonderful in Glebelands and had been very well received on social media. A video was played of a walk though Glebelands at night to show the new display to the Committee.
- The opening ceremony of the new cemetery had gone really well and pictures of the event were displayed to the meeting. There had been additional shrubs and bulbs planted ahead of the event. It was most appropriate that a thank you lunch had been organised for former Councillor Robert Jenner after the ceremony as he had chaired Amenities Committee for many years and he had played a key role in bringing forward the cemetery project.
- There had been a lot of clearance of leaves along the Causeway by the village hall, at Hangstones and at the burial ground.
- The team were emptying 6 litter bins now that the new play areas had been handed to the Parish Council and the inspection of these areas was added to the inspection schedule as of 1st December 25.
- The chipper continued to be an excellent addition providing mulch for Glebelands and other planted areas, reducing weeds and getting rid of pruning waste at the same time.
- The team had felled a dead tree at Hangstones and carved a seat out of the remaining stump.

The Committee thanked the grounds team very much for all their work.

AAP76/26: To consider the play area working group recommendations for the replacement of Touchwood equipment and to plan for other play areas.

The working group had met on site before Christmas to look at the design of a replacement for the Touchwood equipment adjacent to the zipwire on Hangstones. The design was modular so could be configured with an initial startup design and then added to in subsequent years. The drawback of this was that it would deteriorate in stages and the additions of new sections on to older may not work. The design that had been received was of a height that made it suitable to be installed on grass matting rather than the more expensive 'wet pour' type of surface. It was a design that favoured teens who were key users of the current Touchwood equipment. The working group also looked at the fence at Grange Farm Road which was in a poor condition with 50% of it rotten. It could be replaced with wood or metal fencing.

There was also a rocker and a 'hamster wheel' climbing frame that had been removed from Hangstones play area that had not been replaced. The review of Horsecastle equipment found that no new equipment was needed, it was all in a satisfactory condition. The working group recommended replacing the Touchwood equipment fully and not in stages for the reason mentioned above (indicative figure approx twenty to twenty two thousand pounds). They also suggested replacing the Grange Farm wooden fence with wood as this was likely to be less cost.

The Committee discussed the design which was displayed to the meeting. The build material was questioned by Councillor Caroline Sheard and it was confirmed to be in wood and was guaranteed for twenty years and the natural setting made wood the favoured material. It was mentioned that awareness of the Grange Farm play area should be made to residents living in the new development on Moor Road.

RESOLVED: to obtain three quotes for modular wooden play equipment as close to the design and specification of the equipment displayed at the meeting.

RESOLVED: to obtain quotes for the replacement of the Grange Farm play area fence in wood and metal.

AAP77/26: To consider an accessibility and disability audit of Hangstones Pavilion.

A quote and scope of work within the above audit had been circulated prior to the meeting. Chair Jessie McArdle outlined the background to requesting a quote and highlighted that once a report was received any recommendations may be prioritised. Councillors discussed the scope of the work and there were queries regarding the pricing structure and exactly what information was received under each of the costed headings. Would it open up the Parish Council to liability if something happened as a result of recommendations not being done? An additional provider was suggested (Diversity Trust) should an further quote be required. It was also highlighted that costs and the practicalities of implementing recommendations were taken into account.

RESOLVED: to gain more information and clarification in writing on exactly what was provided in terms of feedback and reporting (written or verbal) under each of the cost headings.

The Clerk was also asked to see if the contractor provided accessibility and disability audits of play areas.

***** At this point in the meeting Councillor Steve Lister who had declared a disclosable pecuniary interest left the meeting.**

AAP78/26: To consider a request for the growing of pumpkins at Mendip Road allotments to raise money for the Poppy Appeal.

RESOLVED: to approve the request for growing pumpkins to raise money for charity.

***** Councillor Steve Lister returned to the meeting.**

AAP79/26: To consider a request for a bench for Merlin the cat in the burial ground.

The Committee discussed the request for a bench for Merlin and pictures of Merlin in the church were displayed.

RESOLVED: to decline this request on the grounds of limited space.

Councillors suggested that the same request could be made to St Mary's as they appear to have more room or perhaps a request for a plaque on one of the pews in memory of Merlin.

AAP80/26: To consider a request from a resident for a post box to heaven in the burial ground.

The Clerk had circulated the details of this request prior to the meeting. Councillors discussed the request but raised concerns about vandalism, the posting of undesirable items and contents management, all of which could cause potential upset.

RESOLVED: to decline the request for a postbox to heaven.

AAP81/26: To decide on tree work for the rest of this financial year. i.e. 2 x TPO's on Hangstones, Heathgate, Ash Die back in tree by touchwood equipment, crown reduction for the tree by Hangstones car park.

The costs for work to be carried out to trees in the areas above were displayed to the meeting. The Clerk advised that the TPO work was the oldest request received and planning permission to carry out pollarding had now been approved. The trees were impacting severely by overgrowing into the adjacent properties gardens and reducing light. There was another smaller Ash tree (without a TPO) growing very close to one of the TPO trees and the canopies had grown together. It was recommended that this was removed at the same time as the pollard work is done. The crown reduction of the tree adjacent to Hangstones car park was due to overhanging a property garden and taking light. There had been a bough which had been hitting the property and disturbing the resident's sleep. The Clerk had got this bough removed.

The Committee discussed the tree work and concluded as follows: with any work not instructed to be considered in the next financial year.

RESOLVED: to instruct the following tree work:

- The pollard work to the two TPO Ash trees on Hangstones including the removal of the small adjacent Ash without a TPO £1,250.
- Crown reduction of the Norway maple adjacent to Hangstones car park £550.
- To fell to ground level the Ash tree with Ash die back adjacent to the Touchwood equipment £480.

AAP82/26: To consider a request from Yatton & Cleeve United FC regarding storage and personalisation of the hall in Hangstones.

The Committee noted that the Football Club had been declined permission for storing certain items i.e. alcohol (other than is in the football club's fridge). This was prior to the football season and so it was not known if any issues would arise from the licensed bar being run by the club. There had been no problems at all so far. The Committee discussed this and the request to put things on the wall like signed shirts and football squad pictures etc. The Committee were conscious that it was a building used by lots of different groups, not just the football club and a few ideas were discussed around items being put up and taken down at the end of bookings. There was a little concern it may set a precedent for other groups to request permission to put things on the walls. The Committee concluded with the following decisions.

RESOLVED: to grant permission for storing alcohol stock subject to a suitable place being found that was out of sight and locked.

RESOLVED: to permit the football club to display items but only on the walls behind the bar and subject to the fixings being approved by the grounds team.

AAP83/26: To consider a suggestion from Alliance Housing Group for the future management and ownership of the Oxford Instruments Open Space.

The email regarding this agenda item was circulated prior to the meeting. Its content was brief with little detail. The grounds team were invited to comment. Jeff Shipway advised caution and during his time working for North Somerset Council there was always a premise that they would never take any areas on until they were finished and often left for around a year, so any potential pitfalls had time to occur. If the Parish Council took over the management of the open spaces on this site they would be providing this as a service that other new estate residents had to pay for through management companies.

Councillors discussed the item and it was noted that the Parish Council had not made any approaches to Alliance Homes about this potential proposal. Councillor Chris Jackson mentioned that generally the Parish Council had been in favour of taking over land in the parish in order to protect it. However, more clarity and information was needed about exactly what was being offered i.e. ownership of the land or just its management. The Parish Council would not be interested in managing land not in our ownership.

RESOLVED: to reply to Alliance Housing Group and confirm the suggestion had been discussed and that 'in principle' the Parish Council would only move forward with any form of discussion on the basis of freehold transfer of the land. The Council will not be appointing a 'lead' and do not have one 'open space representative'. They conduct all business as a whole Council or by Committee.

AAP84/26: To receive the Clerk's report.

i) The Clerk had mentioned briefly in agenda item 7 that she had been contacted by a resident of Grange Farm Road about having a community garden area in the open space. This was to be an agenda item at the next Amenities meeting.

ii) The Clerk advised that three new lanterns had been ordered for unrepairable street lights following the pre-planned maintenance in the autumn. The new lanterns had been installed in High Street Claverham near the scout hut and in Henley Park (C1), just waiting for another delivery for the last one which was in Rock Road (C1).

iii) The Parish Council solicitor had provided a quote for searches to be done for the land at Horsecastle and Grange Farm Road freehold transfer. The scope of work had been discussed by Chair Chris Jackson, Vice Chair Peter Lomas and Chair of Amenities Jessie McArdle and the Clerk had been asked to reply back to the solicitor stating that in the interest of avoiding unnecessary costs, we would like to ask if it was a legal or insurance requirement that Local Authority searches are always carried out and, if not what was the risk in not carrying them out given the nature and use of the land being transferred and the fact that the Local Authority is also the current owner of the land.

iv) The cost of the foundation survey work for the new changing room had been received and was less than estimated by Graham Moir Associates at £400. As this was well within the parameters set by Full Council on January 12th 2026 the Clerk was to instruct the work.

v) The Clerk had received a cost to make top of the surface repairs to the worn places of the circular path between the pedestrian entrance along Stowey Road towards the car park, past the play area to the corner by the garage. The cost was £800 and the Clerk was to instruct it under health and safety.

AAP85/26: Future agenda items.

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

Parish Finger Posts.

Bat boxes on Hangstones.

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.

Chairman

___/___/2026