

RECREATION & WORKS COMMITTEE

REPORT OF MEETING HELD ON 26TH NOVEMBER 2003

PRESENT

Councillor Mrs Cruse – in the Chair

Councillors J S Clark, Gething, Johnston*, Mrs Lord, Mrs Mason, A McMurray, J McMurray, Miers, Rigby, Terry, Walters

*Left the meeting prior to consideration of Minute No. RW541

Mrs P Rendle – Clerk of the Council

Mr John Harris, representing Portishead Football Club, was in attendance for Minute No. RW536.

APOLOGIES

Councillor Mrs Bickley

RW535

DECLARATIONS OF INTEREST

Councillor Johnston

- Personal Interest in Minute No. RW538 – Application for a Grant submitted by 2nd Portishead Scout Group
Reason – Children members of group
- Prejudicial Interest in Minute No. RW541 – Restrictive Covenant on Land at Pier Road/Woodlands Road
Reason – Close relative of one of the landowners

Councillor Mrs Lord

- Personal Interest in Minute No. RW540 – Gordano Councils Transport Group (Portishead Railway Heritage Project)
Reason – Member of Group

Councillor Walters

- Personal Interest in Minute No. RW539 - North Somerset Agricultural Society
Reason – Member of Society

Declaration by members who serve on both the Town and District Council

Councillors Gething, Terry and Walters stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

BRISTOL ROAD PLAYING FIELD

Further to Minute No. 1063, the Committee were now asked to consider the details of the lease to be granted to Portishead Football Club (PAFC).

Councillor Terry reported on his further discussions with the junior football clubs and outlined the advice received from a land surveyor in respect of the various rental options. Councillor Terry confirmed that the junior clubs fully supported the proposal to lease the whole of the Bristol Road Playing Field to PAFC and welcomed the formalisation of the existing arrangements. They were however concerned about the impact of any rent charges.

Mr Harris was invited to address the Committee and in answering questions from Councillors confirmed that –

- If a commercial rent was levied, the charges to the junior clubs would be based on those levied by NSC Dual Use Committee for pitches at Gordano and Clevedon Schools (£20/hr mini-pitch, £35-£50/game full sized pitch)
- There were approximately 300 junior club members (potentially 600 children, including away teams, playing over a weekend). This was expected to increase over the next few years.
- The junior clubs were currently charged £300/yr as a contribution towards grass cutting, maintenance, use of changing facilities and pitch marking.
- PAFC supported three female teams and provided training jointly with Gordano School

A lengthy discussion ensued, with the following three rental options being considered in detail -

- (a) A peppercorn rent paid by PAFC, the lease to require them to provide one pitch free of charge to the juniors on Saturday mornings, Sunday mornings and afternoons and for weekday matches when required.
- (b) A low rent paid by PAFC with the juniors paying a fixed percentage of grass cutting/pitch maintenance costs as now. Pitch availability as in (a).
- (c) A commercial rent paid by PAFC with pitches provided to the junior clubs at commercial rates based on Gordano and Clevedon School charges.

RECOMMENDED that

1. In accordance with the advice from the land surveyor, the initial rent payable to be £2,500.
2. The rent to be discounted in accordance with the following schedule, on condition that pitches are maintained and made available to the junior clubs on Saturday mornings, all day Sunday and weekdays when required –

Year 1	100% discount	Nil rent payable
Year 2	100% discount	Nil rent payable
Year 3	90% discount	£250 payable
Year 4	85% discount	£375 payable
Year 5	75% discount	£625 payable

3. Rent reviews and break clauses to be included, subject to advice from solicitor.
4. If necessary, PAFC to have the option to continue to charge the junior clubs a fixed fee towards maintenance etc, as at present.
5. As the current Management Constitution will be dissolved, the junior clubs and cricket club be asked to formally agree to the new lease arrangement with PAFC.
6. The Town Council's Solicitor be asked to draw up a new lease, the following clauses to be included –
 - (i) protection of the land to ensure that the proposed future joint North Somerset Council/Town Council community sports facility is not compromised;
 - (ii) covenants from the original CEGB conveyance;
 - (iii) non-assignment;
 - (iv) protection of the Council's rights

RW537 PORTISHEAD LIFEBOAT TRUST

The Committee were informed that the four year funding agreement for the Portishead Lifeboat Trust expired on 31st March 2004 and a request for the continuation of the funding had been received from the Chairman of the Trust.

Councillor Walters outlined the history of the Trust and also reminded the Committee that the Trust had recently been awarded planning permission for the construction of a purpose built Lifeboat Station near the entrance to Portishead Marina. It was acknowledged that the new premises would probably not be ready for some considerable time, but meanwhile discussions were continuing regarding the Trust's possible adoption by the RNLI.

A majority of members pledged their full support for the Lifeboat Trust and RECOMMENDED that

The Town Council continue to provide the Lifeboat Trust with financial support of £1,200 per year for the next four years (2004/05 to 2007/08), subject to the receipt of satisfactory annual accounts.

RW538 APPLICATION FOR A GRANT

The Committee received an application for a grant towards camping equipment from 2nd Portishead Scout Group.

RECOMMENDED that 2nd Portishead Scout Group be awarded a grant of £500 in the current financial year and £500 in 2004/05 towards camping equipment.

RW539 NORTH SOMERSET AGRICULTURAL SOCIETY

The Committee received a request for financial support from the North Somerset Agricultural Society. Members noted that the Society had recently acquired their own site at Wraxall where they were hoping to eventually establish a local education centre.

Whilst members were, in principle, generally supportive of the aims of the Society they did not consider that they had enough information to be able to make a decision on this matter. Members further commented that they would prefer to consider a grant towards a specific project, rather than for general running costs.

RECOMMENDED that the North Somerset Agricultural Society be informed of the above comments and also be asked to provide the Council with more information in respect of their future plans, timescale and fund-raising activities.

RW540 GORDANO COUNCILS TRANSPORT GROUP – PORTISHEAD RAILWAY HERITAGE GROUP

The Committee were informed that the Gordano Councils Transport Group had formed a sub-group, the Portishead Railway Heritage Group, whose aim was to “promote an awareness of the heritage of Portishead and district and particularly that associated with the Portishead to Bristol Railway”. The Group was being chaired by the Rector, the Rev Alan Taylor. It was understood that all the local schools, PRAG and the Gordano Society were also being encouraged to participate. The group hoped to apply for a grant of £50,000 from the Lottery Heritage Fund to enable a heritage use of the railway to be explored, a Brunel exhibition to be held in 2004 and to be able to participate in the Brunel 2006 Celebrations.

The Committee expressed their general support for the aims of the group and asked to be provided with more detailed information.

Councillor Johnston left the meeting prior to the consideration of the following item, took no part in the discussion and did not vote thereon.

RW541 RESTRICTIVE COVENANT ON LAND AT PIER ROAD/WOODLANDS ROAD

The Committee were informed that North Somerset Council had asked for the Council’s comments on an application to lift a former Urban District Council covenant which restricted an area of land at Pier Road/Woodlands Road to three dwellings. Members noted that this parcel of land was the subject of a

Planning Application for the erection of 14 dwellings which had been considered and recommended for refusal by the Town Council at their meeting on 12th November 2003 (03/P/2643/F refers).

RECOMMENDED that the Town Council respond as follows –

Portishead and North Weston Town Council understands that this Covenant to allow only three houses to be built on the land was agreed with the then plot purchasers when Portishead Urban District Council (UDC) sold them the land in about 1959.

At that time Portishead UDC owned much of the surrounding land including Eastwood, Pier Road and Woodlands Road which were, and still remain, roads not to County standards. They were not adopted, nor maintained, by the County Council.

The UDC considered that protection was required to safeguard the environments of Eastwood and to provide enough open land adjacent to it for the needs of the local fauna and the local population. They considered that the planning system controlled by central government could not be relied upon to do this.

Portishead and North Weston Town Council considers that the reasons put forward in the 50's and 60's are even more important today with the growth of houses in Portishead and in particular in the vicinity of this area which is widely used for local informal recreation.

Accordingly, Portishead and North Weston Town Council ask that North Somerset Council, who are now the owners of the covenant, continue with the policy adopted originally by Portishead UDC and then by their successors, Woodspring District Council, of maintaining this restriction on the number of houses to the original three to protect the amenity of the area.

There being no further business the Chairman closed the meeting at 8.55pm