

MINUTES OF THE WELLINGTON TOWN COUNCIL ENVIRONMENT AND OPEN SPACES COMMITTEE HELD AT UNITED REFORMED CHURCH HALL ON TUESDAY 17 JANUARY 2023 AT 4.30 PM

Present: Councillor M Lithgow (Chairman)
 Councillors M Barr, C Booth, C Govier and J Lloyd
In attendance: David Farrow (Town Clerk), Annette Kirk (Assets and Events Officer)
 Councillor A Govier
 1 Member of the press
 1 Member of the public

In the absence of Councillor McGuffie Councillor Lithgow was elected as Chairman for the meeting.

464 APOLOGIES

Apologies were received from Councillor M McGuffie.

465 DECLARATIONS OF INTEREST

There were none.

466 MINUTES

RESOLVED to confirm and sign the minutes of the meeting held on 15 November 2022 as a true record.

467 QUESTIONS AND COMMENTS FROM MEMBERS OF THE PUBLIC

One member of the public spoke in relation to item 11 on the agenda – Storage Facility at Fox’s Field.

468 GREEN CORRIDOR LAND

The Town Clerk advised that the purchase and subsequent lease of the land to the Town Council was imminent.

The Committee noted the notes of the meeting of the Green Corridor Advisory Board and **RESOLVED** to agree the planting plan for Westford Field/Linden Meadow and that the £1 per tree payment should be retained by Transition Town Wellington (TTW). Councillors thanked TTW for their work in relation to this.

469 TRASH TRAIL SPONSORSHIP PACKAGE

After some discussion it was agreed that more information was required before any recommendation could be made. The Assets and Events Officer will report back to the next meeting.

470 CARBON NEUTRAL STRATEGY

The Town Clerk reported that the Project Officer post had now been advertised with a closing date of Friday 27 January.

471 PLAY AREAS

The Town Clerk reported that the work at Tonedale Play Area had been completed but that an inspection had identified a minor issue with one piece of equipment which it was hoped would be resolved in the next few days.

Councillor C Booth tabled a paper recommending an approach to repurposing what used to be a play area at gay Close which no longer had any play equipment in it. The Committee agreed that this should be explored further. Councillor A Govier raised concerns that he had received about the condition of the footpath by the Westford Play Area and whether that could be improved at the same time work was done at Fox’s Field. The Town Clerk said he would see if that was possible.

472 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN UPDATE

The Town Clerk reported that the cycling audits were now underway with the support of the Wellington Wheelers Cycling Club. It was hoped that they would be completed by the end of January/early February and the draft plan by the end of March.

473 SOMERSET WEST AND TAUNTON COUNCIL GRASSLAND MANAGEMENT STRATEGY - PARKS AND OPEN SPACES TO INCLUDE WELLINGTON.

A document had been circulated with the agenda and was noted.

474 STORAGE FACILITY AT FOX’S FIELD

A paper had been circulated with the agenda. The Committee **RESOLVED** to recommend to Full Council that a further £2,000 be made available to support the installation of the storage facility and hardstanding for its base and for a parking area subject to the agreement of Somerset West and Taunton Council.

There being no further business, the meeting closed at 5.20 pm

.....
Councillor Mark Lithgow
Chairman



WELLINGTON TOWN COUNCIL

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Terms of Reference for the Wellington Town Council Environment and ~~Open Spaces~~ Heritage Committee

Name of Committee: The Environment and ~~Open Spaces~~Heritage Committee

Purpose

To review, report on, and make recommendations to the Council on matters relating to a wide range of environmental and heritage issues within the Council's area including implementing the Council's climate change strategy, footpaths (in conjunction with the local volunteer team), developing and/or managing green spaces, ~~and considering other environmental initiatives~~heritage at risk and conservation area issues and other heritage matters.

Background

~~Previously, the Council had separate Footpaths and Environment Committees, this is a merger of the two.~~

Summary of Responsibilities

The Environment and ~~Open Spaces~~Heritage Committee shall have delegated authority to :-

- Have responsibility for developing and having oversight of the delivery of the Council's Climate Change Strategy, to include administering (in line with set policy) the Council's initiative to provide grants to organisations delivering projects that directly tackle climate change.
- Have oversight of heritage matters in the town including monitoring progress of projects in relation to heritage at risk sites and any work being undertaken to preserve and enhance the towns conservation area to ensure that progress is being made, issues are being addressed and to raise concerns with the Somerset Council's Heritage at Risk Team where appropriate. To make recommendations to the Town Council in relation to providing funding to enable work to be undertaken work or make decisions in accordance with its delegated powers.

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- Review issues relating to the maintenance and use of local footpaths and to promote the use of public rights of way within the town's parish area
- Consider and make recommendations in respect of all environmental issues affecting the town
- Liaise with appropriate authorities, groups, charities and other organisations to promote a sustainable, healthy, beneficial environment for the town and its residents.
- Has responsibility for the oversight of the management of land for which the Town Council is responsible either directly through ownership or through some other agreement that the Town Council may enter in to.
- Receive reports and recommendations from the Green Corridor Advisory Board.

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Status

The Environment and ~~Open Spaces~~Heritage Committee is a fully constituted Committee. It has elected membership, however all Councillors are welcome to attend any meetings of the Committee.

Reporting

The committee will provide a ~~regular minutes and necessary papers update~~ for discussion and consideration along with any recommendations for action at each Council meeting following a meeting of the committee.

Membership

The Committee will comprise 7 Councillors, elected annually at the Annual Council meeting, or at any other Council meeting should an interim need arise.

The Quorum of the committee is 4 elected members. No business may be transacted at a meeting unless the set quorum of Councillors is present and eligible to vote.

Should any Committee Member resign, the Chairman will consult with the other members and, if it is deemed necessary, seek another Councillor to fill the vacancy, which shall be decided by election at the subsequent Council meeting.

The local Footpath Volunteer group are invited to attend. Representatives from groups concerned with the protection of the local environment are also welcome to join meetings.

Delegated Authority to Authorise Payments

- The Committee has delegated authority from the Council to incur individual expenses relating to the Committee's core responsibilities to a maximum of £3,000 (per item) to be taken from the relevant budget. No other expenditure may be permitted without express approval from the Council. All items of expenditure will be reported to the next Council meeting.
- In the event that more than £3,000 is required for any one item of expenditure, the Committee will seek the express approval of the Council before proceeding.

Operation of the Committee

- The Committee has power to operate only as set out in these Terms of Reference. Unless relating to decisions regarding expenditure where the delegated authority to incur expenditure has been granted, members will only have decision-making

authority when voting at full Council on issues presented by Committee and relevant to its operational remit.

- Meetings of the Committee will be held six times a year in alternate months
- A Chairman of the Committee will be elected at its first meeting following the Annual Meeting of the Council.
- If the Chairman is not able to attend a meeting another Member will undertake to act as Chairman for the duration of the meeting in question.
- The Committee will make decisions by consensus demonstrated by a simple majority vote of those members of the Committee present at any meeting.
- In the case of a tied vote, the Chairman will cast the deciding vote
- The Clerk or Deputy Clerk will prepare and circulate to Councillors an agenda by email for each meeting, at least three working days prior to the meeting, and will publish the agenda on the Council website and noticeboard.
- The first agenda item will be a report by the Public Path Liaison Officer, or any delegated member of the Footpath's Volunteer group. At all other time individuals attend the meeting as observers. A maximum of 3 minutes speaking per person will be allowed, with public speaking time not exceeding 15 minutes in total.
- The Terms of Reference, agendas, and minutes of the Committee's meetings will be made available to Councillors and the public as soon as practicable.
- The Chair of the Committee will report to the Council at each monthly meeting as to the progress of matters under its consideration.
- Any amendments to these Terms of Reference may only be by formal resolution at a full Council meeting.

**SWT HAR team Report to Wellington Town Council
Environment and Heritage committee****21th March 2023****Heritage at Risk in Wellington****Authors: Amy Kemmish and Dr Joanne O'Hara (HAR team)**

The purpose of this initial report is to provide a baseline update to the newly renamed Environment and Heritage committee on Heritage and Heritage at Risk matters in Wellington. This report can be discussed during the meeting and reshaped to suit the needs and interests of the committee.

Toneworks, Grade II*, owned by SWT, HE HAR Register

- Phase 3 of works is now underway and progressing well. There have been some unexpected challenges due to the lack of access we had to the area before commencing works, however, these have been effectively dealt with by our professional and contractor teams with the minimal impact on programme and costs possible.
- We are starting work on a programme of events between June and October to allow access to the site for the community and the public in a variety of ways. We hope to open twice weekly for open access to the safest areas of the site, supplemented by monthly special events that include tours and talks by a number of specialists on a variety of topics.
- In order to allow the summer events programme to take place we're currently working on the steps we need to take and further works required to make this possible.

Tonedale Mill, Grade II*, private ownership, HE HAR Register

- The owners of Tonedale Mill have recently employed a new professional team and we have been engaging with them on their programme and future plans for the site.
- We continue to closely monitor the site and ensure the owner is aware of our concerns and all of the urgent works necessary on the site.
- The owners have submitted a NMA and Certificate of Lawful development for the planning permission granted to the site in 2008 to our planning department, both are under consideration with the planning team.

Conservation Area, HE HAR Register

- The conservation area is on Historic England's Heritage at Risk Register and has been for a number of years.
- We have recently engaged one of our contacts at Historic England to look into the Conservation Area in Wellington, his role is in strategy and we hope to hear back from him with his ideas soon.
- The project at Cornhill has recently been completed and the historic buildings on site are now back in use and their public face looking much improved.

Historic Water Ways

- There is a fascinating historic waterway system located within the Green Space recently purchased by SWT and leased to WTC, though the waterways themselves remain in private ownership. This system was used historically by the mills to both power the sites and use in the various processes.
- Historic England are working on a report to understand the historic significance of its features. We hope to have this report in hand soon.
- We have been successful in a bid to the Somerset Rivers Authority for funding to undertake a strategic report of the waterways and the wider area looking at a number of themes including flooding, power generation, phosphates and biodiversity.

Enforcement cases

- **Rockwell Green Water Towers, Grade II, Private ownership**
- We recently carried out works in default following a S215 notice that was not complied with at this site for the clearance of the extensive overgrown vegetation.
- We have written to the owner following completion of the works with an invoice and to request an internal inspection of the buildings and a meeting to discuss the next steps to protect the listed structures.
- **Teare's Newsagents, Grade II and CA, Private ownership**
- We have tried reaching out to the owners a number of times to discuss the repairs and improvements required however they have not engaged satisfactorily with us on our concerns.
- We are working with the enforcement team on more formal options in this case.

Fundraising

- We're very grateful for the recent contribution from WTC of £50K towards further Phase 3 works at Tonework that will hopefully allow us some measure of safe opening in the summer months.
- We are also engaging with Historic England to see if your contribution can be considered as match funding to unlock a further amount of funding from them to help stretch your contribution further in terms of the work we need to undertake for summer access.
- We hope our summer programme of events will help us further with our fundraising by raising the profile of the site.

Pyramidion

- SWT have kept the pyramidion from the top of the Wellington Monument, which is complete apart from the key stone.
- We await news from our planning team for opportunities for its reinstatement within the station scheme/application.

ENVIRONMENT AND HERITAGE COMMITTEE

MARCH 2023

Land held by the Crown Estate Around the Basins and Green Corridor

1. Introduction

1.1 The purpose of this paper is to seek the Committee's views on whether it wishes to make a recommendation to the Town Council in relation to the purchase of land held by the Crown Estate that takes in areas in The Basins area and through the Green Corridor as well as elsewhere in the locality.

2. Background

- 2.1 The Town Council has previously considered its position in relation to this land included in the Land Registry Title ST1516 as detailed in the maps attached as Appendices 1 and 2 to this report.
- 2.2 The Crown Estate has previously indicated that it would be willing to sell the land for a minimum cost of £5,000 plus a contribution of £2,500 to its legal costs, the payment of valuation costs of £1,000 - £2,000 and an upfront payment of £750 to cover initial legal costs. That would make a total of between £9,250 and £10,250 depending on their valuation costs.
- 2.3 No action had been taken to process this work whilst discussions in relation to The Green Corridor Land were taking place as the Town Clerk considered that it was better to focus efforts on securing that in the hope that once completed it would place the Town Council in a potentially better position to negotiate with The Crown Estate.
- 2.4 In May 2021 Somerset West and Taunton Council (SWTs) commissioned a valuation report from the Valuation Office Agency for what is known as The Green Corridor Land and at the time the Town Clerk asked, and SWT agreed, that the land held under Title ST1516 should be included in that report.
- 2.5 The report was published in June 2021 and is deemed to be commercially sensitive given it related primarily to SWT's purchase of The Green Corridor Land.
- 2.6 However the report in relation to Title ST1516 is not considered to meet the same bar for confidentiality. On that basis Appendix 3 to this paper is an extract from the report detailing the land included in Title ST1516 and issues relating to them.
- 2.7 The following is the conclusion reached by the valuer in relation to ST1516.

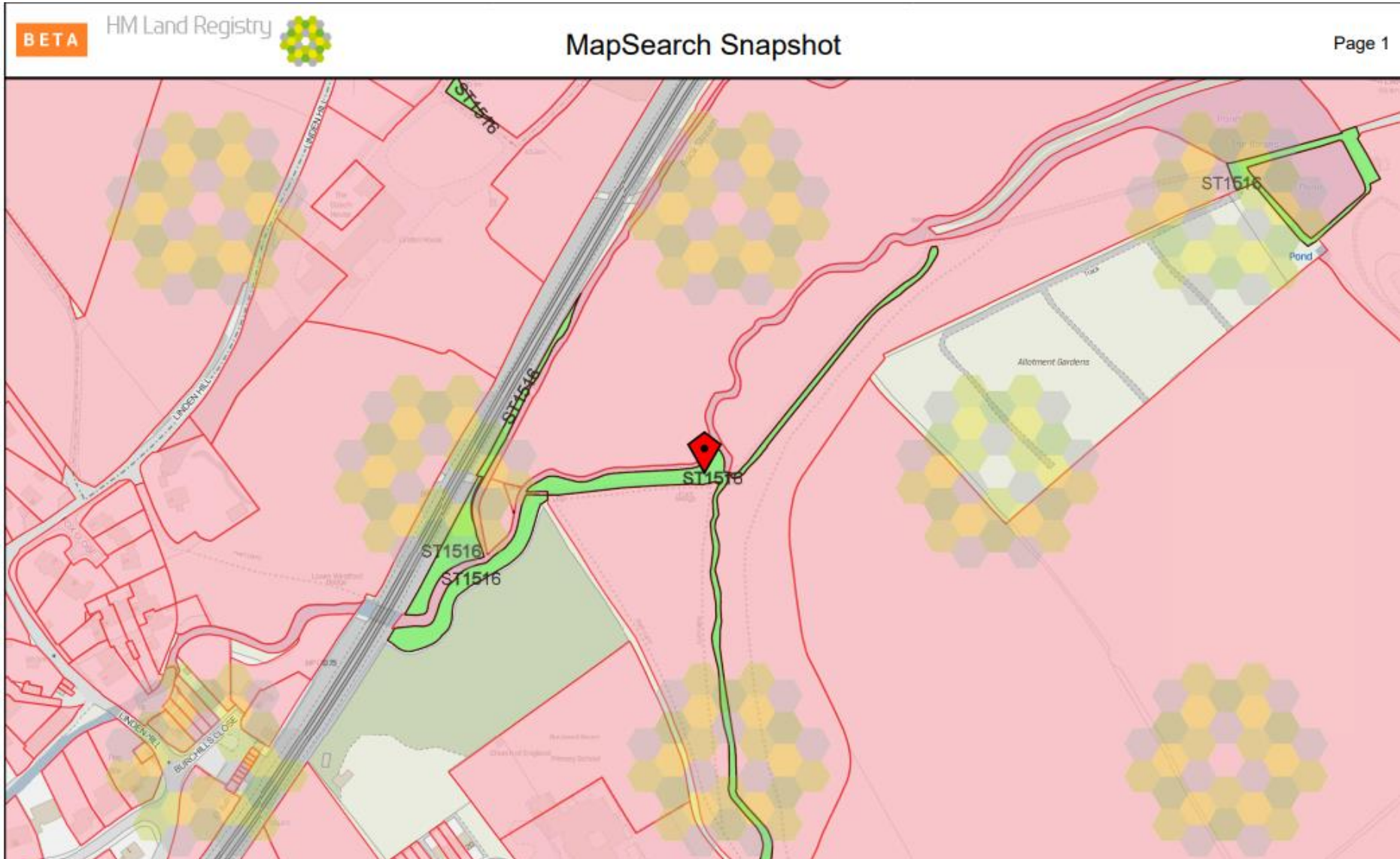
In relation to that land held by the Crown Estate, it is my view based on that information available as at the date of this report that the burden of any

ownership will likely outweigh the benefits. I would therefore not advise SW&TC or for that matter Wellington Town Council to acquire those parcels of land identified. My valuation is in the sum of £1.00 (one pound) for the freehold interest in all parcels of Crown Estate land within title ST1516. Vacant possession can't be given in relation to some parcels. Other parcels likely contain maintenance obligations. These assets were disclaimed LDG20a (01.21) by GLD for a reason and that reason is likely the maintenance obligations attached to ownership.

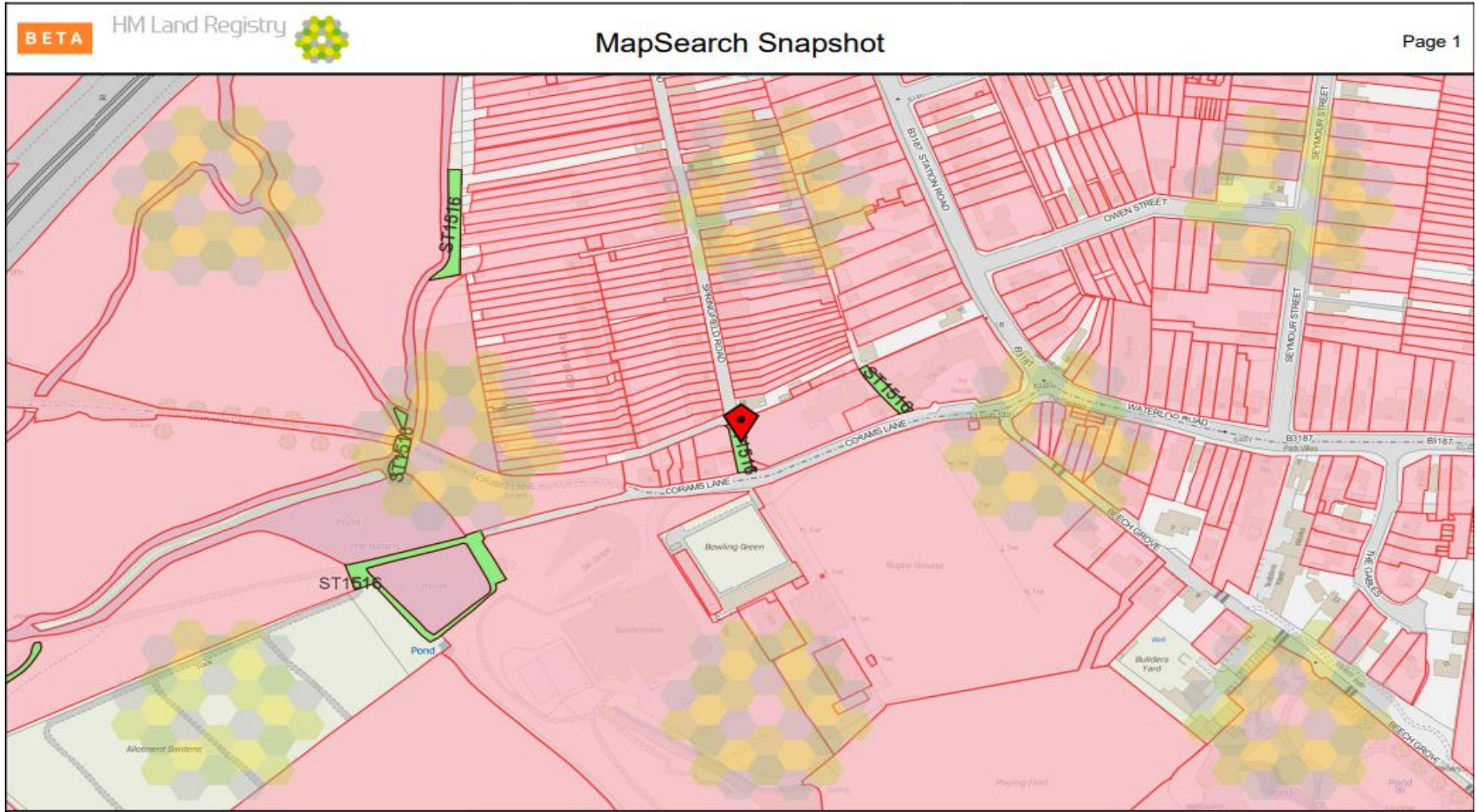
3. Consideration

3.1 The Committee is asked to consider whether it wishes to enter in to discussions with the Crown Estate regarding the purchase of land included in Title ST1516.

Appendix 1



Appendix 2



Appendix 3

Extract from Valuation Report

That land held by the Crown Estate and included within title ST1516 includes:

- Land west of Springfield Road. This land lies between the water course and the rear gardens of dwellings on the west side of Springfield Road. This parcel is long and linear in shape and extends to 450 m² or thereabouts. Access is difficult with no road frontage or path access. The parcel is therefore landlocked. Access was attempted from Corams Lane over adjoining land being overgrown and in private ownership. Where access could be gained at the southern end of the land only, it appears that adjoining property owners are now in occupation and therefore claims for adverse possession are likely were the land to be offered for sale. There are no boundary fences defining the extent of the land. Again, because access to the land was overgrown and access would have to be taken over private gardens, I could not fully inspect this parcel of land to determine the extent of occupation by others.
- Land at the southern end of Springfield Road. This land forms part of the public highway and therefore in effect the Crown Estate hold the subsoil only thus rebutting the usque ad medium filum viae rule in relation to the adjoining property owners. Were the subsoil of the road to be purchased then no beneficial occupation could be taken because of the extent of public rights over and utilities within.
- Land north of Corams Lane. This parcel of land comprises part of a private access road and which serves Ivy House and the rear gardens and garages of houses to the east of Springfield Road. It is therefore used as a private access and egress by many with or without vehicles. Were the land to be acquired by SW&TC then no beneficial occupation could be taken. Further, likely maintenance liabilities would follow a purchase and or third party liability.
- Land at the entrance of the drive leading to Linden House Nursing Home. This parcel of land includes part of the entrance drive to Linden House Nursing Home, leat structures, sluice gates and most importantly a bridge structure that is formed by way of a culvert. The liability for the structure would likely pass to the purchaser of the Crown Estate land. What is a concern is if the bridge requires repair then this could be an item of significant expenditure. The private drive does not form part of the public highway save for the footpath that runs part of the private drive. Note, that there is a notice on site stating that the bridge is dangerous Foot Path WG 17/34 Order 2017 and dated the 14 May 2021. This is because the culvert beneath is cracked and works are required to determine the risk to the structure. The jurisdiction of the County Council as Highway Authority runs to the footpath only and not the use of the track by cars or agricultural vehicles. Acquisition of this land is potentially fraught with financial risk in so far as SW&TC could be taking on a

significant liability. The same statement applies to the sluice gates and leats contained within the same title at this location.

- Land around the higher Basin Pond extends to 0.122 ha / 0.30 acres or thereabouts. The upper pond has a walkway around all sides, part tarmac, part raised wooden boarding and part grass. This land also in part provides access to the allotment gardens. The pond also has metal poles and boarding around to prevent bank erosion. The acquisition of this land would likely pass the obligations for the walkway to those acquiring the land.
- Watercourse running from Oaken Ground and flowing towards the Basins. This extends to 0.12 ha / 0.30 acre or thereabouts. This water course runs towards the basin and through the low lying adjacent meadows. Banks of the watercourse are broken down in places where vehicles have been crossing and or stock have trampled the banks.
- Parcels of land either side of the water course and adjoining Lower Westford Bridge extend to 0.12 ha. The London Penzance Railway line immediately adjoins. The balance comprises land to the south of Westford Stream leading to the sluice gates and land which comprises the leat itself and extending to 0.16 ha / 0.39 acre or thereabouts. The land against the railway line is dominated by River Alder and undergrowth. The leat that runs from the sluice and parallel with the Westford Stream has recently been cleared of undergrowth since a public path also runs along this land. There are sluice structures at this location and bridges over and which potentially comprise an ongoing further maintenance liability.

Green Corridor Advisory Board

8 March 2023

7.30pm – Council Chambers

Present: Councillor Mike McGuffie (Wellington Town Council) (Chair)
Councillor Catherine Govier (Wellington Town Council)
Jane Browne (Wellington and District Sports Federation)
Olly Hill
Helen Gillingham (Transition Town Wellington)
Rosie Walker (Woodland Trust)
Anita Roy (Wellington Mills CiC)
Adam Lockyear (Wellington Community Food)
Steve Saunders (Basins Volunteer Group)
Dave Farrow Town Clerk (Wellington Town Council)
Netty Kirk, Assets and Events Officer (Wellington Town Council)

1. Mike McGuffie welcomed everyone to the meeting
2. Consultation Outcomes – Dave Farrow
 - 2.1 Dave reported that the consultation had received 265 responses which compared very favourably with the 70 received in response to the Wellington Place Plan consultation. Copies of the findings were circulated and comments invited. A more formal presentation will be made to the March meeting of the Environment and Heritage Committee.
 - 2.2 Field Names – outcomes of the consultation held in the Pop Up Shop were circulated. The Board agreed the following should be adopted (numbering links to map)
 - Field 1 - Fox's Field
 - Field 2 – Fox Cub Field
 - Fields 3 and 4 – Marsh Mead
 - Field 5 – Riverside Meadow
 - Field 6 – Linden Meadow
 - Field 7 – Great Meadow
 - Field - Waterman Hill
 - Field 9 – Great Oak Field
 - Field 10 – Twelve Acre
 - Field 11 – Shoulder of Mutton Field
 - Field 12 – Hilly Head
3. Updates
 - a. Transition Town
 - Planning permission for the container and hard standing had been submitted but more drawings were required by SWT.
 - More trees provided for free by the Woodland Trust were being planted in Linden Meadow in the bottom corner by the stream on Friday 10 March.
 - Considering how to get water to the trees – there was a discussion about the benefits of mulching

- Concerned about the impact of the tow Wellingtonia in Linden Meadow – Dave to discuss relocating with contacts who arranged purchase.
 - 25 nest boxes had been installed through the nature reserve and up Linden Drive.
- b. Wellington Community Food
- A revised pilot site had been identified and agreed with the Sports Federation
 - Seeds had been ordered
 - 13 out of 20 crop shares had been sold enabling them to employ a grower for two days a week
 - Hoping to plough land in next week or so
 - In discussion with Town Council about Underlease
 - Schools were showing great interest in the project
 - Adam had met rep from Somerset Heritage along with Andrew Beckley to look at archaeological possibilities on the land.
- c. Wellington and District Sports Federation
- Highlighted need for Feasibility study to be carried out as soon as possible – Dave and Jane to discuss outside of the meeting.
 - The badger sets may be an issue in relation to any major earth works required to accommodate the pitches.
4. Removal of Dead Elms at The Basins Allotments – Annette Kirk
Agreed that the dead Elms needed removing as soon as possible to prevent further spread of any disease. Matter to be referred to the Environment and Open Spaces Committee
5. Biodiversity Audits – structure and who to do them – Dave Farrow
Agreed that Adam L would provide Dave F with a spec and names of potential providers.
6. Grants/Support – What's out there? – All
Agreed that the priority was to identify what we wanted to do with the land – that would then lead to which grants were available.
7. Agreed that from now on meetings would be held every other month to feed in to the Environment and Heritage meeting cycle.



WEE TREE NURSERIES • WEST BUCKLAND • WELLINGTON • SOMERSET TA21 9LD
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Tel: 01823 666611

Our ref: GRO17933/23/MJG

6th March 2023

Mrs A. Kirk
Wellington Town Council
Allotments, The Basins
Corams Lane
Wellington. TA21 8LL

By Email: annette@wellingtontowncouncil.co.uk

Dear Mrs Kirk,

Further to my recent visit, I have pleasure in submitting my quotation as follows:

Approx 30 Dead Elms (boundary hedges around allotments)
Fell to stumps.

Chip brushwood and remove wood.

Note – Access required to fields.

Cost: £1280.00 + VAT

If the above details are acceptable, please confirm and sign and return the enclosed acceptance slip.

Yours sincerely,



Martin Groves BEng.Tech.Arbor.A
CHRIS GROVES ASSOCIATES

Environment and Heritage Committee

21 March 2023

Proposed outline Terms for Underlease Arrangements with Wellington Community Food

1. Introduction

- 1.1 The purpose of this paper is to propose outline terms for an Underlease with Wellington Community Food for part of the Green Corridor Land to be used as a pilot for a Community Farm.

2 Background

- 2.1 When Somerset West and Taunton Council (SWT) submitted its Levelling Up Fund Bid part of which was to purchase the Green Corridor Land a parcel of land was identified as being suitable for the development of a Community Farm following discussions with a group that went on to form Wellington Community Food.
- 2.2 The Town Council funded a feasibility study for the Community Farm and in April 2022 set out in its commitments for how it was going to make use of the Green Corridor Land to ‘... work with the Wellington Community Food Group which is seeking to establish a Community Farm on the land.’
- 2.3 At the Town Council meeting in June 2022 resolved *‘that it supports Wellington Community Food’s proposal to run a trial growing project on land that is part of the area being purchased by Somerset West and Taunton Council (SWT) prior to being leased to the Town Council and which has been identified as the potential location for the Community Farm. This is on the understanding that the final decision will rest with the current landowners and SWT, as the purchase and lease have not been completed yet, and on the proviso that Wellington Community Food agree to returning the land to its current condition should the trial not be successful or the Town Council, in consultation with other groups, determine that the site is not suitable for a community farm to be located’.*
- 2.4 At that time no progress was made but now that the Town Council is the leaseholder and given that the development of a Community farm is a permitted development under the lease, it is now in a position to put in to practice the in principal decision it took in June 2022.
- 2.5 The Town Clerk has consulted with SWT which has advised that an Underlease is the appropriate mechanism to use and held discussions with representatives of Wellington Community Food to discuss general terms.

3 Proposal

- 3.1 The Underlease will contain much more detail than this, but the intention is to identify the key elements that need to be included in the Underlease

3.2 The proposal is that initially the Underlease will cover the period of the trial and will be reviewed as that progresses.

3.3 The proposed key terms are as follows

- The lease relates specifically to the initial trial period and the land identified for that on the attached plan (Appendix 1). This area of land in total may not form part of the final Community Farm land allocation if space is required to develop junior sports pitches.
- It will be for an initial a two year period with a one year break clause, which can be activated by either side if the pilot not proving successful or alternatively with the option of extending if the pilot proves successful.
- It will be rent free for the initial two year period– then subject to review if the pilot is successful.
- There is to be no vehicular access to the field through the Basins other than for specific reasons agreed in advance with the Town Council. All vehicular access to be via the Exeter Road gate.
- Wellington Community Food to have in place Public/Employer liability cover of £10m to match Wellington Town Council's lease with SWT.
- Installation and maintenance of any fencing of the area of land for the pilot to be the responsibility of Wellington Community Food.
- Any storage units or other structures should be temporary and will require the permission of both Wellington Town Council and Somerset Council before installation. If Planning Permission is required, it will be for Wellington Community Food to apply for that having first got the permission of Wellington Town Council and Somerset Council.
- The Town Council to have access to the field as and when required.
- Other than at the on year break clause when one months' notice will be given, this agreement can be terminated by either side by the giving of three months' notice.
- Should the underlease be ended at any time Wellington Community Food undertakes to remove all materials, equipment and structures and return the land to its condition prior to any work being undertaken to develop the farm.

4. Consideration

4.1 The Committee is asked to consider whether it agrees to recommend to the Town Council that the key terms as set out above should form the basis of the Underlease with Wellington Community Food.

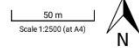
Dave Farrow
Town Clerk

Appendix 1

Wellington Community Food - Growing Area 2023 Pilot



Produced on Mar 6, 2023
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Environment and Heritage Committee

21 March 2023

Request for Contribution Towards the Cost of Installing Stock Proof Fencing

1. Introduction

1.1 The purpose of this paper is to set out a request from Wellington Community Food for a contribution towards installing stock proof fencing between the Nature Reserve and the field in which the Community farm pilot will be operating and to replace the gate at the entrance to the field from The Basins.

2 Background

2.1 The basis of the establishment of the Community farm was set out in the previous paper.

2.2 Wellington Community Food has established a need to secure the boundary between the Nature Reserve and the field in which the farm project will be based as dogs can access the field from the Nature Reserve but owners can't. It would also like to install rabbit proof fencing around the pilot area.

2.3 Dogs accessing the site creates a potential health and safety issue for anyone working on the farm site but also risks contamination of the growing area.

2.4 Wellington Community Food would also like to replace the gate at the entrance to the field by The Basins to allow pedestrian access in particular for school pupils visiting the site. The current gate is unsafe and blocked off. The gateway will also provide access to the allotment boundary to allow for maintenance work to be carried out.

2.5 Wellington Community Food has obtained four quotes for the work seen by the Town Clerk with the lowest cost coming in at £4,400. Wellington Community Food is seeking a contribution of £3,000 from the Town Council towards these costs.

3 Consideration

3.1 The Committee is asked to consider whether it would be prepared to agree to provide £3,000 towards the total cost of £4,400 for providing fencing between the Nature Reserve and the field, to replace the gate accessing the field from The Basins area and install rabbit proof fencing around the pilot area. Funding to be drawn from The Green Corridor Budget.

Dave Farrow
Town Clerk
March 2023

Environment and Open Spaces Committee

21 March 2023

Tree Safety Survey

1. Introduction

1.1 The purpose of this paper is to outline the need for a survey of trees along footpaths in the Green Corridor to ensure that the Town Council is fulfilling its obligations in relation to ensuring as far as possible the health and safety of the community using the footpaths.

2. Background

2.1 Now that the Town Council has taken on responsibility for the management of the Green Corridor land it now also has obligations to ensure that as far as possible it is a safe environment for people accessing the footpaths that run through it.

2.2 Councillors will be aware that there are a considerable number of trees throughout the Green Corridor and it the Councils responsibility to ensure that they are in a good condition and safe. The Town Council can demonstrate that it is fulfilling its responsibilities by ensuring that regular checks are undertaken and where necessary remedial work is carried out.

2.3 This work would take some time to complete if all done at once so the proposal is that initially the focus of the checks is on those trees that are next to public footpaths that run through the Green Corridor and that this work needs to be completed as quickly as possible.

3. Consideration

3.1 Officers have received a quote of £1,182 inc VAT for carrying out the survey work. Whilst normally we would seek three quotes for work such as this given the need to quickly establish the condition of the trees it is proposed that the committee accept this quote under its delegated powers.

Dave Farrow
Town Clerk

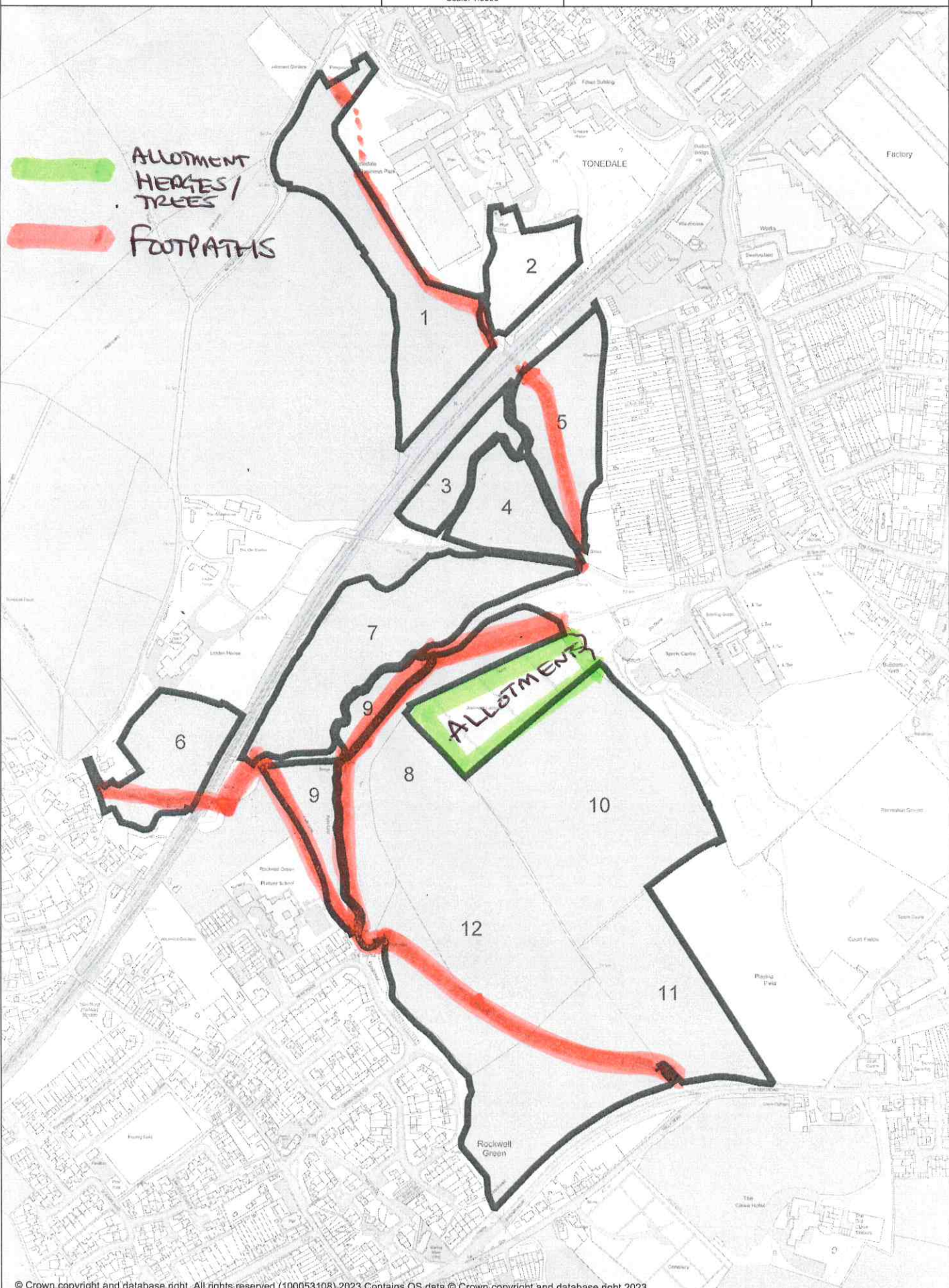
Wellington

Author: R. Hunt



Date: 25/01/2023

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Scale: 1:5500



Atworth Arboriculture Ltd

189 Purpitt, Atworth
Melksham
WT
SN128HJ
vincentcainey@yahoo.co.uk
www.atwortharboriculture.co.uk
VAT Registration No.: 346883263



Estimate

ADDRESS
Chris Groves Associates

ESTIMATE 1118
DATE 10/03/2023

DATE	DESCRIPTION	VAT	QTY	RATE	AMOUNT
	Visual Tree Assessment	20.0% S	1	925.00	925.00
	Digital Map of site	20.0% S	1	60.00	60.00

SUBTOTAL 985.00

VAT TOTAL 197.00

TOTAL **£1,182.00**

VAT SUMMARY

RATE	VAT	NET
VAT @ 20%	197.00	985.00

Accepted By

Accepted Date

Environment and Heritage Committee

21 March 2023

Request for Funding for a Feasibility Study in to the Provision of Junior Sports Pitches on the Green Corridor Land

1. Introduction

- 1.1 The purpose of this paper is to set out a proposal to provide funding from the Town Councils Playing Pitch Strategy budget line to the Wellington and District Sports Federation to enable a feasibility study to be carried out in relation to the provision of junior sports pitches on a part of the Green Corridor Land.

2. Background

- 2.1 There is a recognised shortage of junior playing pitches in the town. The Wellington and District Sports Federation estimate that there are over 20 youth teams in the town, but the lack of provision mean that some have to travel to Taunton to train and can only play away matches.
- 2.2 A parcel of land was identified as a possible location for additional junior playing pitches to include six junior football/rugby pitches and a cricket oval in the Green Corridor alongside the Community farm (see map at Appendix 1)
- 2.3 To enable the project to move forward a feasibility study is required to look at the topography, hydrology and environmental considerations of the site and offer advice on what work is needed to develop the provision or even if it viable to develop the provision on that site.
- 2.4 Given the interlinks between the potential sports pitches and the community farm and the need to establish what access routes might be required it is preferable for the study to be carried out as soon as possible to enable plans to begin to be developed for the delivery of the pitches.
- 2.5 The Sports Federation is a non-profit non income organisation and so has no funds available to fund the study. It will only be able to access grants to carry out work once the feasibility study has established what work is required.
- 2.6 In April 2022 The Council agreed as part of its commitments to how it would use the Green Corridor Land to '*work with the Wellington Sports Federation to explore the possibilities of developing additional playing pitch capacity on the land.*'
- 2.7 The Sport Federation estimate that the cost of the study will be in the region of £5,000. When the Playing Pitch Strategy was being developed, which identified a shortage of junior playing pitch capacity, the Town Council established a budget line of £9,000 to undertake work required to support the delivery of the strategy.

3. Consideration

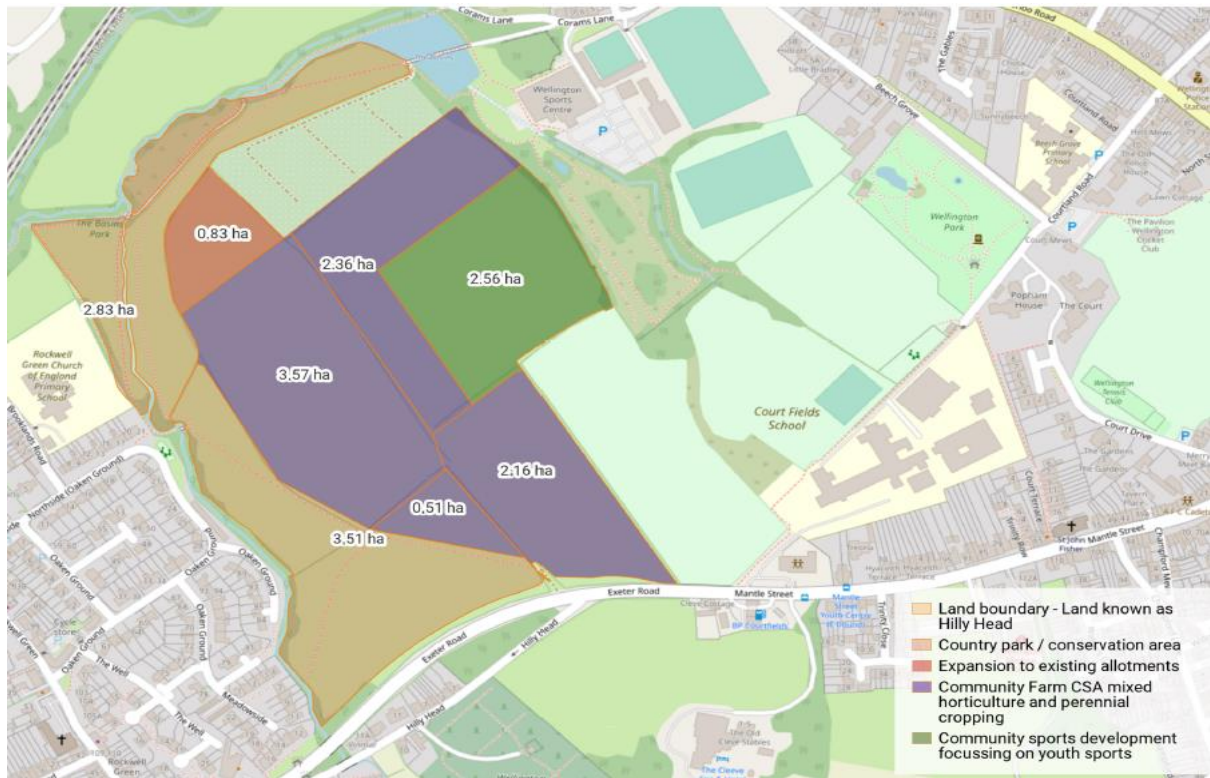
3.1.1.1 The Committee is asked to consider **RECOMMENDING** to the Town Council that:

- (i) it provides funding of £5,000 for the commissioning of a Feasibility Study as outlined in this report, with the funding to be drawn from the Playing Pitch Strategy budget line, subject to the Sports Federation providing three quotes and
- (ii) the Town Clerk be authorised to approve spending up to that amount once the quotes are received.

Dave Farrow
Town Clerk

March 2023


Appendix 1




WCT - Climate policy review March 2023

Climate change strategy

- Scope - urban areas, open spaces, farms, surrounding parishes

Outcome focus	Major areas to address				
	Food	Heating	Electric Power	Transport	Trees and wildlife
Adaptation	Action plans	Action plans	Action plans	Action plans	Action plans 
Resilience					
International dimension					
Progress / actions taken 2022/23					
2022/23 ideas			Water in Green Corridor	Free bus to Taunton Car share Electric car hire (co-cars Exeter)	See below



Tree strategy / wildlife and action planning - high level structure

Locations (partial list)	Planning Criteria				
	Cost	Benefits (H/M/L)	Effort (H/M/L)	impact (H/M/L)	Priority (H/M/L)
Farms	Low	Shade Wildlife Air quality economic Psychological CO2 Hence - Net benefits	Admin Grants Sponsorship Permissions	Size	<ul style="list-style-type: none"> • Need to brainstorm more ideas. • Consult. • Get advice.
Residential streets	High		Maintenance	drought and heat resilience	
Commercial streets	High		Effort	Growth time	
Verges	Med		public support	Beauty	Ideas from discussion with Sarah: Free fruit trees for residents (sponsored by local grower)
Public land	?		/ consultation (before, during and after)	Fruit	
Public car parks	High		business support	Wildlife	Likewise: involve schools in planting orchards on their land or GC.
Private land	?		Net cost	Net impact	
Private car parks	?				
Gardens	Low				
Green Corridor	Low				link to dev world charity
Industrial estates	?				
new estates	?				
old estates	?				
Other areas / ideas					

This is the full "search space" for solutions. In practice, due to resource constraints, we will need to make an initial selection of the most promising "locations" and then develop specific plans for those.

**Somerset West
and Taunton**

QUOTE

PO Box 866
Taunton
TA1 9GS
www.somersetwestandtaunton.gov.uk

Date: 2nd March 2023

Ref: WTC/23-24

Customer

Wellington Town Council
28 Fore Street
Wellington
TA21 8AQ

We are pleased to submit the following quotation for your consideration.

DESCRIPTION	VAT	AMOUNT
Dog bins x10 @ £7.33 emptied twice a week. Locations; Swains Lane, Exeter rd, Weavers reach, Mill stream gardens, Bovett St, Jurston lane, Palmers Mead, Longforth Farm, Cades Farm, Torres Vedras Drive.	20%	£7623.20
Grass Cutting, Richards Close x10 occasions @ £128.41	20%	£1284.14

Subtotal	£	8907.34
Taxable	£	8907.34
VAT @20%	£	1781.47
Other	£	0.00

TOTAL Due	£	10,688.81
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The above quotation is subject to the attached terms and conditions of business. Please ensure that you read the terms and conditions fully and that you agree to them before you accept this quotation.

I trust that we have interpreted your requirements accurately. Should you wish to accept this quotation on the terms and conditions set out, please detach, complete fully and return the acceptance slip to the address at the bottom of this letter or via e-mail. Please contact me should you require any further review. This quotation will remain fixed for a period of 30 days following which costs detailed may be subject to review.

Yours sincerely

Kelly Perry-Jones
K.Perry-Jones@somersetwestandtaunton.gov.uk
Case Manager, Park & Open Spaces



ACCEPTANCE

Date: 2nd March 2023

Ref: WTC/23-24

I accept your quotation of the above works.

Total: £10,688.81

Signed: _____

Name: (print) _____

Date: _____

Address: _____

Please return acceptance slip to Kelly Perry-Jones, Open Spaces:

K.Perry-Jones@somersetwestandtaunton.gov.uk

e: K.Perry-Jones@somersetwestandtaunton.gov.uk

w: www.somersetwestandtaunton.gov.uk

CONDITIONS OF SALE

This agreement, made between **Somerset West & Taunton** ("the Company") and **the quotation acceptant** ("the Client") sets out the terms and conditions under which the Company agrees that the Client may utilise the services of the Company. These terms and conditions include the details of the agreement contained within the Private Works Quotation specification.

1 Financial

- 1.1 For the purposes of VAT legislation, all sales will be subject to VAT at prevailing rates.
- 1.2 Save through its own negligence, the Company accepts no liability in respect of any loss, damage, injury or death sustained howsoever caused.
- 1.3 Appointments should not be considered as confirmed until the Company has acknowledged receipt of the completed Quotation Acceptance Slip.
- 1.4 Full payment of the balance for the total invoice value is required within 14 days of receipt of the invoice.
- 1.5 Payment in instalments may be permitted by prior arrangement only with the Company and agreed in writing.
- 1.6 A deposit may be required by the Company in some circumstances. This may be when the cost of materials or plant and equipment hire are high or the work is otherwise of a high value. Deposits may also be required in certain other circumstances.
- 1.7 Charges for additional services or goods which may not be known in advance may be invoiced separately. Payment in additional sums is required within 14 days of receipt of the invoice.
- 1.8 Cancellation of any works accepted under the terms of this contract must be in writing to Somerset West & Taunton. Cancellation during the 7 days immediately prior to a prearranged appointment for works to be undertaken will be subject to the Client paying the value of costs incurred by the Somerset West & Taunton up to 100% of the quotation value. Cancellation during the period 8 to 21 days prior to the commencement of the work may be subject to the Client paying costs incurred up to 50% of the quotation value. Cancellation during the period 22 to 30 days prior to the commencement of the work may be subject to the Client paying costs incurred up to 25% of the quotation value. The Company reserves the right to cancel any booking on seven days notice and the liability of the Company will be limited to a full refund of any monies paid in advance of the agreed work. In respect of the above, costs incurred may include plant and equipment hire, materials ordered, restocking costs and any other costs incurred in preparing to undertake agreed works as detailed within his quotation.
- 1.9 Materials shall remain in the ownership of the Company until such time as all invoices relating to the quoted and associated works are paid in full.
- 1.10 The cost of non-stock materials bought specifically for the works detailed within his quotation may be recharged to the Client in the case of cancellation by the Client under clause 1.8 of these terms & conditions.
- 1.11 The Company will work with clients should it be necessary to postpone accepted quoted works for an agreed period of time due to unforeseen circumstances, provided additional cost have not been unreasonably incurred by the Company. Should this situation be encountered, the Client should advise the Company at the earliest opportunity so that alternative arrangements can be made.

2 General

- 2.1 It is the responsibility of the Client to facilitate compliance by the Company with all requirements of the Fire Precautions Act 1971, the Health and Safety at Work Act 1974 and all other relevant statutory requirements so far as they affect the Client's use and occupation of the premises and the undertaking of the agreed scope of work.
- 2.2 The Client shall not do or permit or suffer anything to be done which may cause a nuisance to the Company, its employees or authorised representatives during the course of agreed works to which this contract relates or the occupiers of any other part of the premises nor do or permit anything to be done whereby the Company's insurance policies would in any way be made void or invalid.
- 2.3 In accordance with the No Smoking policy operated by Somerset West & Taunton, our employees and representatives have the right to work within a smoke-free environment. The Client is requested to respect this policy. Somerset West & Taunton staff have the right to withdraw themselves from any work environment that prevents them working in accordance with this policy. Should agreed works be prevented from being

completed because of non-compliance with this condition, the Client will remain responsible for all accepted costs and may need to make alternative arrangements for completion of outstanding works.

PO Box 866, Taunton, TA1 9GS

t: 0300 304 8000

e: K.Perry-Jones@somersetwestandtaunton.gov.uk

w: www.somersetwestandtaunton.gov.uk