

WELLS CITY COUNCIL

MINUTES OF THE ANNUAL GENERAL MEETING OF THE WELLS RECREATION GROUND TRUST (WRGT) HELD ON WEDNESDAY 1st OCTOBER 2026 AT 6PM IN WELLS TOWN HALL

TRUSTEES: Cllrs: L Agabani, S Cursley, J Edmonds, G Folkard, T Kolizeras,
D Orrett, S Powell (Vice Chair), H Siggs, P Welch

IN ATTENDANCE: Town Clerk: H Wilkins
WCC Staff: C Hobbs
Somerset Cllr for Wells and MP for Wells and Mendip Hills: T Munt
17 members of the public

26/12/WRGT APOLOGIES FOR ABSENCE FROM TRUSTEES

Cllrs: T Butt Philip, D Denis (Mayor), S Eden

26/13/WRGT APPOINTMENT OF CHAIR

Cllr S Powell chaired the meeting in her capacity as Vice-Chair of WRGT

26/14/WRGT DECLARATIONS OF INTEREST

None received.

26/15/WRGT MINUTES FROM THE ANNUAL GENERAL MEETING HELD ON 3RD JUNE 2026

Minutes of the meeting held on 3rd June were signed as a true record by Cllr S Powell.

26/16/WRGT ACTIONS FROM THE ANNUAL GENERAL MEETING HELD ON 3RD JUNE 2026

- i. The Bishop's Barn to be added to each agenda for WRGT
- ii. The numbers required for committee quoracy to be publicised. Item deferred.
- iii. Trust related training for Trustees to be investigated. This remains ongoing. None has been found available to date.

26/17/WRGT MEETING OPEN TO THE PUBLIC

Four members of the public wished to speak.

L Byrne spoke of her disappointment of the removal of the item regarding legal compliance. L Byrne asked what structures will be put in place to consult with the public before changes on any projects are made at the recreation ground and for WCC to harness the creative energy of the public.

Cllr L Agabani stressed that consultation had already taken place but that it will continue.

Cllr S Powell echoed Cllr L Agabani's comment that public consultation will continue comprehensively and offered on such days as Market Days and will be offered to all demographics.

J Brown asked about the trusteeship and asked if WRGT members should be other than city councillors as she feels this is a conflict of interest. J Brown asked for assurance that a letter written by Mrs Truman has been circulated.

Cllr S Powell reassured that it is not unusual for elected members to be trustees and that the aforementioned letter has been circulated to all councillors by Cllr D Orrett.

M Field spoke of his concerns from a resident's point of view with the potential increase in traffic on South Street should car parking be increased at the recreation ground.

C Simons referred to a previous meeting and that all are acting in the best interest of the recreation ground. He believes that there should be a structure for a long term plan and somebody employed to manage the project. C Simons would like members of the public co-opted onto the WRGT committee. Cllr S Powell responded that WRGT will consider the suggestions made.

26/18/WRGT LEGAL COMPLIANCE

Item deferred to next meeting and replaced by discussion regarding the Bishop's Barn

The item replaced with an item to discuss the Bishop's Barn at each WRGT meeting

Cllr S Powell confirmed that the letter received by Mrs Truman had been circulated to all Cllrs.

Cllr S Powell then summarised a letter received from V Leith who would like the parking at the recreation ground to remain unchanged, she would like to retain the green space and the wall as it is. Work should be done to resurface established paths. The letter continued and pertained to the Bishop's Barn.

BISHOP'S BARN

V Leith suggested that practical conservation measures should be undertaken, such as improved drains, improved heating by ground source heat pumps, better natural light, so that the Bishop's Barn might become an asset as a rentable venue.

An email from the Mayor will be forwarded to the WRGT

26/19/WRGT VERBAL REPORT FROM WELLS CITY COUNCIL WORKING GROUP

Cllr H Siggs reported that there have been many suggestions and criticisms put forward over years for usage of the recreation ground. The football and pitches were unused and the playground was expanded. The site has increased use by dog walkers which conflicts with children's play areas. The open spaces are put to good use. Suggestions have been made to improve play facilities for a variety of disabilities and wider age groups. This working group is simply investigating options and nothing to date has been set in motion. There will be public consultation at every step of the way.

The barn is underused and is challenging. Attempted revamps have not led to greater use. Damp, lack of light, heating and facilities are some of the reasons. Attempts are being made to consider how improvements can be made by adding an annexe to the barn to address the lack of facilities.

The rationale for opening up Moat Walk to the park is simply an idea as it was considered it would open up the park to offer easier access and increase the use of the space and the bandstand. The increased parking was being considered to give increased venue parking for the Bishop's Barn to ensure it remained a financially viable entity for the future. Better paths at Silver Street end to improve access for those with disabilities.

Offering wider play options is a challenge. There are a number of groups disadvantaged by the lack of appropriate play equipment.

Cllr H Siggs reiterated that the plans that have caused so much concern are simply suggestions which required exploring. The WRGT are happy to develop ideas further if instructed. We believe that external assistance will be required. Cllr H Siggs stressed that all comments will be taken into consideration.

Cllr P Welch thanked Cllr H Siggs for his report.

Cllr D Orrett acknowledged the concern shown by members of the public and again stressed that public consultation will take place before decisions are made.

Cllr S Powell (Chair) confirmed that ideas from the working group will be put to a wide public consultation after which, the trustees will then make final decisions.

Cllr T Kolizeras spoke of the difficulty of the position of city councillors who have to consider opinions and needs of a variety of demographics living in Wells.

Cllr L Agabani thanks Cllr H Siggs and asked what would be the next step and also commented that all work required financing.

Cllr H Siggs said that the working group would continue to consider ideas. The recreation ground needs to deliver to the wider community and that there is the requirement to accept change. Funding will be difficult but that will come during the next council term.

Cllr L Agabani spoke of a little research he had done regarding use of the park in the 1884s where the park was much more used with activities such as skating. Cllr L Agabani asked if it could be possible to have mini consultation.

Cllr H Siggs confirmed that there needs to be a decision on what is being consulted on.

Cllr T Kolizeras suggested that anyone visit Collett park in Shepton Mallet for a good example of a play area making good use of the space.

Cllr S Powell asked that the WRGT come up with a draft consultation plan for the trustees to vote on at the WRGT meeting scheduled for March 2027

Cllr S Powell reported that a wedding had taken place in the Bishop's Barn where trees had been brought in to decorate the space which had made the venue very beautiful.

26/20/WRGT DELEGATED RESPONSIBILITIES

To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting. .

26/21/WRGT ANY MATTERS OF URGENT REPORT.

None received.

26/22/WRGT DATE OF NEXT MEETING: To be confirmed

Minutes signed by The Chair: **Date:**