MINUTES OF ENVIRONMENT AND PLANNING COMMITTEE MEETING
HELD ON TUESDAY 20 MARCH 2012 FROM 7.30PM – 9.25PM AT POOLE COURT, YATE

PRESENT

Councillor John Ford – Chair

Councillors Tony Davis, Alan Monaghan, Martin Monk, Wully Perks, Mike Robbins and Chris Willmore.
Town Clerk, Estates Officer and Senior Administrative Officer.

Dan Bramwell - Bramwell Associates was present (part–meeting).

1 APOLOGIES FOR ABSENCE

RESOLVED Apologies for absence be received and accepted from Councillors David Evan-Jones, Sue Evan-Jones and Cleo Trotter. Councillor Sue Walker was absent.

2 MEMBERS’ DECLARATIONS OF INTEREST

Declarations of Interest under the Local Government Act 1972, s94 and the Local Government Finance Act 1992, s106:

Martin Monk School Governor (Brimsham Green School and Tyndale Primary School)
Mike Robbins South Gloucestershire Council, Development Control East

3 PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA

3/1 Yate Town Centre Toilets

Details of the proposed toilets in West Walk at Yate Shopping Centre were discussed. Information was received advising that complaints had been made by members of the public in relation to the relocation of the Yate Shopping Centre toilets due to the distance the newly proposed conveniences would be from Yate Bus Station.

A response to the above complaints was received from Yate Shopping Centre.

It was NOTED that the response contained a commitment from Tesco, Yate to allow any members of the public to use their store toilets. The response also outlined that in addition to new public conveniences, toilets would be available for use in Boswells, McDonalds and the future JD Wetherspoon.

A discussion took place about whether there was any possibility of locating the new toilets to a location closer to Yate Bus Station. Dan Bramwell responded that the West Walk location was ideal because the plumbing connections remain from when toilets were located there previously. He also reported that the only possible location allowing for the erection of the new toilet building closer to Yate Bus Station would be at the expense of a significant number of Tesco car parking spaces.
It was **RESOLVED** that:

- Thanks be extended to Yate Town Shopping Centre Manager for what they have done so far but asking that they take on board the comment that toilets are wanted nearer the bus station;
- Dan Bramwell be asked to find out the location of the proposed temporary toilets and advise Yate Town Council;
- Dan Bramwell also be asked to advise of planned timescales for the closure of the current toilet block, the erection of the temporary provision and also for the completion of the newly proposed toilet block.

*(Dan Bramwell left the meeting).*

**4 HIGHWAYS AND TRANSPORTATION**

**4/1 Station Road, Yate**

(a) **Weight Restriction**

A response from South Gloucestershire Council regarding the concerns expressed by the Town Council in relation to the unsatisfactory comments received previously was received.

In addition, further information was received that the Town Council has been contacted by a member of the public with a list of lorries seen using Station Road and that this information has been sent onto South Gloucestershire Council.

It was **RESOLVED** that the response from South Gloucestershire Council be reported to a future meeting of the Environment and Planning Committee.

**4/2 Friends of Yate Station**

A response from First Great Western in relation to a request that 2 fully operational, accessible carriages be used on the morning peak-time service from Yate to Bristol was received.

In addition, the Town Council were further advised that subsequent contact has been made with First Great Western citing an example that 2 fully accessible second class carriages were not in operation during the morning train from Yate to Bristol on Saturday 25 February, again resulting in overcrowding.

It was reported that a member had experienced similar issues when his train to Taunton experienced issues with the doors at Gloucester resulting in chaos and overcrowding.

It was **RESOLVED** to chase a response from First Great Western.

**4/3 Yate Shuttle Bus/Public Transport Review**

It was **NOTED** that no new updates were received in relation to the Yate Shuttle Bus/Public Transport Review.
4/4 Yate Bus Station

The notes from the onsite meeting held at Yate Bus Station on 28 February 2012 were received. (Appendix 1).

In addition, correspondence from South Gloucestershire Council responding to points raised in the above meeting was received. (Appendix 2).

It was also NOTED that a meeting with Brian Allinson, South Gloucestershire Council Executive Members for Planning, Transportation and Strategic Environment to discuss the following was in the process of being arranged:

- South Gloucestershire Council’s response to the Town Council’s request that loading/unloading times at Yate Bus Station be factored into the bus timetable;
- South Gloucestershire Council’s response to Yate Town Council concerns about the lack of a safe dropping off/ pick up point at Link Road;
- Discuss the response received from South Gloucestershire Council following the onsite meeting held at Yate Bus Station on 28 February 2012.

It was RESOLVED that the meeting with Brian Allinson be arranged as above and then the matter should be deferred for discussion at the next Yate Town Council Full Council Meeting to be held on 15 May 2012.

4/5 Bus Service 581 Hanham to Chipping Sodbury

Information from South Gloucestershire Council was received stating that the current contract for the 581 service, operated by Wessex Connect, is due to expire on 31 August 2012. Comments were sought from the Town Council in relation to any improvement which members would like to see on this service which may be considered as part of a new contract.

A discussion took place about the passenger figures provided and it was queried whether the figures are representative across the whole service or whether part/parts of this service were accessed by more passengers than others.

It was RESOLVED that correspondence be sent to South Gloucestershire Council asking for a more detailed passenger number breakdown to be provided, showing passenger numbers for each part of the service. Once received, the Town Council will then be able to comment on any improvements they would like to be considered as part of a new contract.

4/6 Greater Bristol Bus Network, Corridor 5 Remedial Works

Further to the submission of public comments about South Gloucestershire Council proposals for remedial works to the Greater Bristol Bus Network corridor in Yate, the further information from South Gloucestershire Council was received and NOTED:

‘Following an initial consideration of the objections, it was decided to further consult with First on the proposals that were being objected. A meeting with First has now taken
place, and a report is being prepared for discussion with the Executive Member on Thursday 22nd March.’

A discussion followed and several members reported that they have received complaints from members of the public relating to specific bus shelters in Yate.

It was RESOLVED that South Gloucestershire Council be contacted and the following requests be made:

- Shelter on St Braviels Drive — the pavement around the shelter has been raised and the shelter itself has been erected against a fence, making access very difficult and resulting in the structure providing very little in the way of shelter;
- Shelter on Dorset Way is in a really inaccessible location — consideration should be given to moving it.

4/7 Temporary Road Closure – Nibley Lane

Information was received and NOTED from South Gloucestershire Council advising of the temporary closure of Nibley Lane (from its junction with Badminton Road to its junction with Westerleigh Road) for deep cleansing works from 21 March for 5 days.

4/8 Park and Ride Service, Badminton Road

The following response from South Gloucestershire Council in relation to a request from the Town Council asking for an update about the Badminton Road Park and Ride Service was received:

‘The Park and Ride site on Badminton Road is also known as the Nibley Park and Ride site. This site is included in the Council’s Core Strategy under policy CS7 and as such, if the Core Strategy is found sound through the up coming Examination in Public, it will be protected in policy terms as an aspiration for delivery. However the issue remains that a technical study concluded that a Park and Ride in this location would require significant on-going subsidy from the Council which if implemented would result in the diversion of funding away from the existing supported bus network. This scheme could only be progressed at such a time additional funds could be identified.’

A discussion took place amongst members and it was RESOLVED that correspondence be sent in response to the above, highlighting the following points and asking South Gloucestershire Council to reconsider a Park and Ride for Nibley as priority:

- Money was diverted for the running of the Parkway Park and Ride Service which is not being utilised;
- A Nibley Park and Ride service would be used extensively — traffic congestion into Bristol from Yate is well documented, and due to the 4 hour parking restriction at Yate Shopping Centre, people are less likely to take a conventional bus into Bristol from Yate;
- A Park and Ride at Nibley would go some way to helping to ease the traffic congestion which the proposed 3,000 new homes in Yate would produce;
• The location is ideal as it is well documented that people resist using Park and Ride services in remote locations, preferring instead to use services which are located reasonably close to the community.

4/9 South Avenue, Yate

Further to Minute No. 3/10 of the Environment and Planning Committee meeting of 24 January 2012, comments were received from South Gloucestershire Council.

It was RESOLVED that a response be sent requesting that South Gloucestershire Council employ a method of ensuring one parking space would always be kept available for the catering van to park on Culvert Avenue as it provides a valuable service.

5 TOWN CENTRE

5/1 Yate Town Centre – Environ of Yate Leisure Centre and Armadillo

Information was received and NOTED that a meeting is being arranged with South Gloucestershire Council to discuss the plans for the architects to present proposals to stakeholders for external improvements to the Station Road elevation of Yate Leisure Centre opposite Morrisons.

5/2 Yate Town Centre Strategy Group

It was NOTED that the date of the next meeting of the Yate Town Centre Strategy Group will take place on Wednesday 13 June 2012 from 6.30pm at Poole Court.

Notes from the meeting held on Monday 19 March 2012 at Yate Shopping Centre Management Office to discuss a joined-up approach to activities to mark the 2012 Olympic Games and the Queen’s Diamond Jubilee were received. (Appendix 3)

It was RESOLVED that Andy Lowrey, Yate Town Shopping Centre Manager, be asked to contact Tony Jeffries of Yate and District Athletics Club to take part in the community relay.

5/3 Frome Valley/Link Road

A verbal update was received from the Estates Officer following the meeting held on 14 March 2012.

The following points were NOTED:

• An expression of interest submission has been made to DEFRA and the Environment Agency re possible future support and funding for a Frome Valley Link Road renovation project;
• Avon Frome Project might be a useful umbrella organisation for the Frome Valley/ Link Road group to sit within providing their focus is not too Bristol centric and encompasses Yate;
• The refurbished pond at the Scott Way end of Link Road has now reopened;
• Partnership top up funding (in addition to the Tesco repair package) has been
agreed to allow specialist grass to be planted along the Frome Valley Link Road. Up to £250 contribution each has been agreed by Yate Town Council and Yate Shopping Centre, with South Gloucestershire Council requesting that a grant application be submitted to them to access a further £250 contribution. The Estates Officer has submitted this application.

It was **RESOLVED** that a meeting should be requested with the Avon Frome Project to discuss any possible future engagement.

### 5/4 Subway from Kennedy House Corner to Yate Shopping Centre

Further to a comment at the Link Road meeting of 31 January 2012, members discussed the subway from Kennedy House corner to Yate Shopping Centre.

### 6 TOWN COUNCIL PLAY AREAS, PARKS, OPEN SPACES AND SPORTS FACILITIES

#### 6/1 Estates Officer’s Report

The Estates Officer’s report was received (Appendix 4) and the following points were **NOTED**:

- St Mary’s Green Ï Yate and Dodington in Bloom intend to enhance the rose bed on the green. The existing Peace roses will be retained, with some supplementary planting;
- Sunnyside Sports Pavilion Ï the interior of the bowls pavilion was repainted during February, including walls, ceilings and woodwork. No significant structural or maintenance issues were noted during this work;
- Play Areas Ï RoSPA had recommended that changes be made to the small rings on basketball hoops, used to support the nets. Checks have been undertaken and it appears the rings have previously been removed, or not fitted, with the exception of Kingsgate Park;
- Play Areas Ï dog grids at play area entrances have been lifted and leaves and debris has been cleaned out;
- Kingsgate Park Play Area Ï information was received about an incident which took place on 2 March 2012. The equipment was made safe immediately following the incident and was reported to RoSPA. RoSPA has confirmed the equipment did meet relevant standards when the incident took place (and are subsequently considering feeding the issue into the standards review process). The manufacturer and the HSE have also been notified;
- Witches Hat Play Area Ï replacement steps to the junior multi-use item have been ordered. Other replacement parts have also been ordered for the Kompan items on the site. In addition, a member of the public has offered to repaint the graffiti wall in the play area. It was commented that this was previously painted in conjunction with young people as part of an anti-racism project;
- Kingsgate Park Ï there has previously been a restriction on planting additional trees within the park but a member of the public has recently requested they be allowed to plant an ornamental maple (Acer) shrub into the winter garden area. This request would enhance the park and officers recommend that it be allowed;
• Kingsgate Park’s toilets have been closed during the coldest weather. Some re-plumbing has been required in the ladies toilets due to burst pipes. Drain points have been installed together with lagging to reduce the likelihood of a repeat in future;

• Big Spring Clean – the Link Road spring clean took place on Saturday 17 March, was reasonably well attended and covered the area between the Link Road on Scott Way and the pedestrian crossing lights on Goose Green Way. A second Big Spring Clean is planned at Brinsham Fields before the end of March 2012;

• Ground Maintenance – grass cutting commenced in mid-March. This is earlier than normal and is needed due to the milder winter. A water bowser is being used by the estates team for transporting water at various times to remote locations. The costing for spare wheels and tyres for the Ransomes HR6010 Batwing mower were outlined as one front wheel and tyre, and one back wheel and tyre are required;

• Peg Hill – a meeting has been set up with young people to discuss Peg Hill skateboard and BMX park on Tuesday 27 March 2012 at the Armadillo Youth Café and Venue from 6.45pm.

• Several items were presented relating to Brinsham Fields:
  o Signage requesting birds be fed on the lake, rather than the bank are being prepared;
  o A deep clean of the site took place during February to remove old litter;
  o A management plan, outlining the long term vision and strategy for the park should be devised;
  o A range of other proposed improvements which are being considered include: uncut grass ‘meadow margins’ designated areas for feeding waterfowl, a no fishing area be designated to allow a refuge for fish, seat relocation, repairs to the jetty, provision of picnic table/s and benches and an ice cream van (an expression of interest to provide this service has been received).

Following the Estate Officer’s report, it was RESOLVED that:

• In relation to Kingsgate Park, the commemorative tree outlined above to be allowed on this occasion – on the proviso that apart from the tree, no other commemorative items are displayed – for example, no commemorative flowers or stuffed toys at the foot of the tree;

• Estates Officer to draw up draft rules outlining the Town Council’s approach to the future provision of commemorative trees at Yate Town Council sites. To present these to a future meeting of the Environment and Planning Committee;

• Re RoSPA recommended changes to the small rings on basketball hoops at Kingsgate Park, information was received from the facility users requesting that the existing chains remain and are not removed. Estates Officer to amend the way the chains are fixed to the hoops thus satisfying the recommendation from RoSPA;

• Estate Officer to pursue the development of a management plan for Brinsham Fields and to investigate making any required picnic benches in house. To report findings to future meeting of the Environment & Planning Committee;

• Correspondence be sent to the new residents of Goose Green to advise that parking is not permitted on The Common;

• Councillor Mike Robbins requested to be invited to attend the meeting with young
people to discuss Peg Hill skateboard and BMX park on Tuesday 27 March 2012.

6/2 Brinsham Fields Bylaws

Draft amended bylaws for Brinsham Fields were received and discussed.

RESOLVED subject to a few minor wording alternations, the bylaws should be accepted and an application to central government to implement byelaws at Brinsham Fields be made (Appendix 5).

6/3 St Mary’s Green

(a) Central Networks

RESOLVED That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public be temporarily excluded and they are instructed to withdraw.

Confidential information was received outlining the lease of rights to Central Networks.

RESOLVED The meeting return to open session.

It was RESOLVED that Yate Town Council to enter into the wayleave agreement, as attached (Confidential Appendix 6) with Central Networks with reference to land at St Mary’s Green.

7 SOUTH GLOUCESTERSHIRE COUNCIL OPEN SPACE

7/1 The Common

(a) It was NOTED that further to Minute No. 4 (7/1a) of the Finance and General Purposes Committee meeting of 29 November 2011, an approach has been made to South Gloucestershire Council about the possibility of Yate Town Council taking over The Common. South Gloucestershire Council would welcome a meeting with a couple of representatives to discuss the proposal in more details.

It was RESOLVED that a meeting be set up and Councillors Martin Monk and Tony Davis would attend as representative of Yate Town Council.

(b) It was further NOTED that a sign has been erected on Yate Common from Crest Nicholson giving notice that they have applied for consent under s.38 to carry out restricted works on Yate Common.

A discussion took place and it was commented that the several of the steps needed to correctly give such notice were absent or had not been correctly processed.

Thanks were expressed to Councillor Chris Wilmore for her guidance in this matter.
It was **RESOLVED** that correspondence be sent to the Planning Inspectorate outlining the following objections from the Town Council:

- The notice claims copies of the application and maps are available to be viewed at Yate Library. However, nothing is available to view at Yate Library (as confirmed by the manager). Having information available at the inspection point is required by s.38;
- The notice itself was first put up on Yate Common last Friday (16 March 2012). The sign says the details will be available to be viewed until 23 March 2012 (or at least 20 days from appearance of the notice). Clearly, 23 March is not 20 days following the appearance of the notice meaning an inadequate notice period has been provided;
- No notice regarding the proposal has been served on the Town Council as required by s.38;
- No consultation has been undertaken with local people;
- The notice claims the area is ‘Westerleigh Common’ in the ‘Parish of Westerleigh’ which is incorrect as the area of land is called ‘Yate Common’ and is in the boundary of Yate Town Council;

Furthermore, the objection is also based on the following substantive matters:

- As no plans are available to be viewed, the Town Council objects to the content of the proposal until such time as information has been received and can be thoroughly reviewed.

### 8 SUB-COMMITTEES AND WORKING GROUPS RESPONSIBLE TO ENVIRONMENT AND PLANNING COMMITTEE

#### 8/1 Allotments Sub-Committee

It was **NOTED** that the next meeting of the Allotments Sub-Committee will be held on Monday 30 April 2012 from 6.00pm to 7.30pm at Poole Court.

#### 8/2 Planning Sub-Committee

(a) **Minutes of Planning Sub-Committee**

The Minutes from the Planning Sub-Committee meeting held on 19 March 2012 were received.

Discussion followed regarding the planning application submitted for the development of the former Coopers Works on Westerleigh Road about whether the plans encompassed the comments submitted by local residents during the consultation stage.

It was **RESOLVED** that:

- Local residents be contacted via South Gloucestershire Councillor Ruth Davis to establish whether local people are happy with the proposed plans for the development of the former Coopers Works on Westerleigh Road;
- If local residents are happy, all comments of the Planning Sub-Committee be submitted;
- If local residents are not happy, delegate powers be given to the Town Clerk to submit relevant objections on behalf of Yate Town Council to reflect the concerns of residents;

**RESOLVED** All comments contained in Appendix 7 be submitted to South Gloucestershire Council.

**8/3 Public Rights of Way, Commons and Greens Sub-Committee**

The minutes of the Public Rights of Way, Commons and Greens Sub-Committee held on 28 February 2012 were received.

It was **NOTED** that footpath LYA/51, as mentioned in the report, continues to be an issue.

**8/4 Outstanding Reports**

No outstanding reports were received.

**9 Joint Committees Responsible to Environment and Planning Committee**

**9/1 Joint Cycleway Group**

It was **NOTED** that the next meeting of the Joint Cycleway Group will take place at 6.00pm on Tuesday 17 April 2012 at Poole Court.

**9/2 Yate and Dodington in Bloom**

No information was received.

**9/3 YOSC**

Correspondence was received and **NOTED** stating that an order has now been placed by South Gloucestershire Council for the replacement throwing cage net at YOSC.

**9/4 Outstanding Reports**

No outstanding reports were received.

**10 Reports from Representatives on Outside Bodies**

**10/1 Friends of The Common**

The minutes from the Friends of the Common meeting held on 29 November 2011 and the minutes of the AGM held on 21 February 2012 were received and **NOTED**. (Appendix 8)

**10/2 Friends of Kingsgate Park**
The minutes of the Friends of Kingsgate Park meeting held on 6 February 2012 were received and NOTED. (Appendix 9)

10/3 Friends of Brinsham Fields and Lake

The minutes of the Friends of Brinsham Fields and Lake meeting held on 1 March 2012 were received and NOTED. (Appendix 10)

10/4 Friends of Ridge Wood

No information was received.

10/5 Hanson

(a) Chipping Sodbury Quarry Liaison Meeting

It was NOTED that the next meeting of the Chipping Sodbury Quarry Liaison Meeting will take place at 11.30am on Thursday 14 June 2012 at The Ridge, Chipping Sodbury.

(b) Environment Impact Assessment / Stockpiles

It was NOTED that further to Minute No. 9/5(B) of the Environment and Planning Committee meeting of 24 January 2012, a site visit to the quarry has been arranged for Friday 20 April at 6.00pm.

RESOLVED details be obtained from site outlining where members need to report to upon arrival for the site visit.

10/6 Outstanding Reports

No outstanding reports were received.

11 CONSULTATION DOCUMENTS

11/1 South Gloucestershire Council’s Review of Discretionary Home to School Transport Arrangements

Information was received and NOTED.

11/2 CPRE Avonside – Special Places

Information was received that CPRE is looking for special places in the area’s buildings, land or other places that have special meaning and connections for the local community.

A discussion took place about the scope of the request as it is unclear whether CPRE want one nomination with reasons to be submitted, or a list of all the local places which are felt to be special to local people.

It was RESOLVED that correspondence be sent to CPRE asking for clarification as to whether they would like one special place to be nominated, or an exhaustive list of lots of possible special places. If a list is required, the following were all felt to have special...
meaning to local people: Yate Common, Poole Court, Goose Green, Yate Rocks, Kingsgate Park and lake, Memorial Hospital, Yate Court, Brinsham Tanhouse Lane, St Mary's School Hall and the old pits.

11/3 Revisions to the South Gloucestershire List of Locally Listed Buildings

It was NOTED that information has been received confirming that the Memorial Hospital has been included on the South Gloucestershire Council List of Locally Listed Buildings.

11/4 Urgent Consultation Documents

Information was received and NOTED from Merlin Housing Society that a formal consultation meeting with the residents of Prinknash Court has been arranged for 22 March 2012 from 10.30am to 12.00pm.

12 DOG CONTROL ORDERS

Further to Minute No.11 of the Environment and Planning Committee meeting of 24 January 2012, the below information was received outlining which of the Town Council sites dog control orders should be sought:

<table>
<thead>
<tr>
<th>Site</th>
<th>Exclude Dogs</th>
<th>Dogs on Leads</th>
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<tbody>
<tr>
<td>Brinsham Fields Play Area</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Cyclepath from Stanshawes Drive to Sundridge Park</td>
<td></td>
<td>Yes</td>
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<tr>
<td>Eggshill Lane Play Area</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Howard Lewis Play Area and Park</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Kingsgate Park Children's Play Area, Kickabout Area and</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Water Feature</td>
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<tr>
<td>Longs Drive Playzone and Open Space</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Lye Field Kickabout Area</td>
<td></td>
<td>Yes</td>
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<tr>
<td>Millside Play Zone</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Peg Hill Skate Park</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Poole Court and Grounds</td>
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<td>Yes</td>
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<tr>
<td>St Mary's Green</td>
<td></td>
<td>Yes</td>
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<tr>
<td>St Mary's Play Area</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sunnyside Sports Field, Bowling Green and Tennis Courts</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Tyndale Park Play Area</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Tyndale Park</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Wellington Road Kickabout Area</td>
<td>Yes</td>
<td></td>
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<tr>
<td>West Yate Kickabout Area</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Witches Hat Play Area</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Yate Common Sports Field</td>
<td></td>
<td>Yes</td>
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</tbody>
</table>

It was NOTED that dog control orders are not proposed for the following sites:

- Brinsham Fields;
- Goose Green;
- Kingsgate Park Open Space area and Nature Reserve;
- Millside Open Space;
• Yate Rocks.

It was **RESOLVED** that the above suggestions be taken forward and an application be made to central government for the dog control orders at the above sites.

**13 PRIORITY NEIGHBOURHOODS**

It was **NOTED** that dates have been circulated for setting up a meeting of the Yate and Dodington Priority Neighbourhoods Community Lead Group.

**14 PART-NIGHT LIGHTING**

The following Information from South Gloucestershire Council was received and **NOTED**:

- The part night lighting initiative was being re-appraised;
- Consideration was being given to how the scheme is working in areas complete so far with "A-road" part night lighting.
- Contact will be made with the Town Council in spring 2012.

Signed é é é é é é é é é é é é é é é

Date é é é é é é é é é é é é é é é é é é é ...