



**DECISION OF SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE**

DECISION NO: CSD63

SUBJECT: LAND AT FRYTH WAY NAILSEA – LICENCE OF LAND TO WALES AND WEST UTILITIES

BACKGROUND:

Wales and West Utilities (WWU) are undertaking gas mains replacement works in the Nailsea area and wish to licence a small area of council land to use as a works compound for a period of around 6 months. The compound will have an area of around 72m² (12m x 6m) and is shown for illustration purposes in red outline on the report plan.

The land on which the compound is to be sited is owned by the council and leased out to Nailsea Town Football Club, as shown in blue outline on the plan. Due to the fact that the compound will directly impact on the football club's occupation of the site, it has been agreed between the parties that the licence fee will be paid directly to the club. The following provisional terms of licence have been agreed between the parties:

1. The licence will run for a period of around 6 months from and a fee equating to £100 a week will be paid by WWU to the football club.
2. The compound will be used for temporary welfare and storage purposes and only in connection with the laying of new gas mains in the area.
3. WWU will fence the compound, keep it in a clean and tidy condition during the occupation period and reinstate the land to its former use (car park) on vacation of the site.
4. WWU will meet any reasonable disturbance claim submitted by the football club and comply with all statutes and legislation relating to the occupation of the land.
5. WWU will indemnify the council and football club against any costs, claims or liabilities arising from the occupation of the land.
6. WWU will pay the council's surveying and administration costs incurred in granting the licence, equating to £360.

DECISION:

Approval is given to grant a licence of land on the Nailsea Town Football Club site to wales and west Utilities in accordance with the terms and conditions set out in this report.

Reasons:

To support the WWU project to replace gas mains in the area and the football club through the receipt of the income from the land.

Other Alternatives Considered:


The location of the compound has been agreed between WWU and the football club.

Financial Implications:

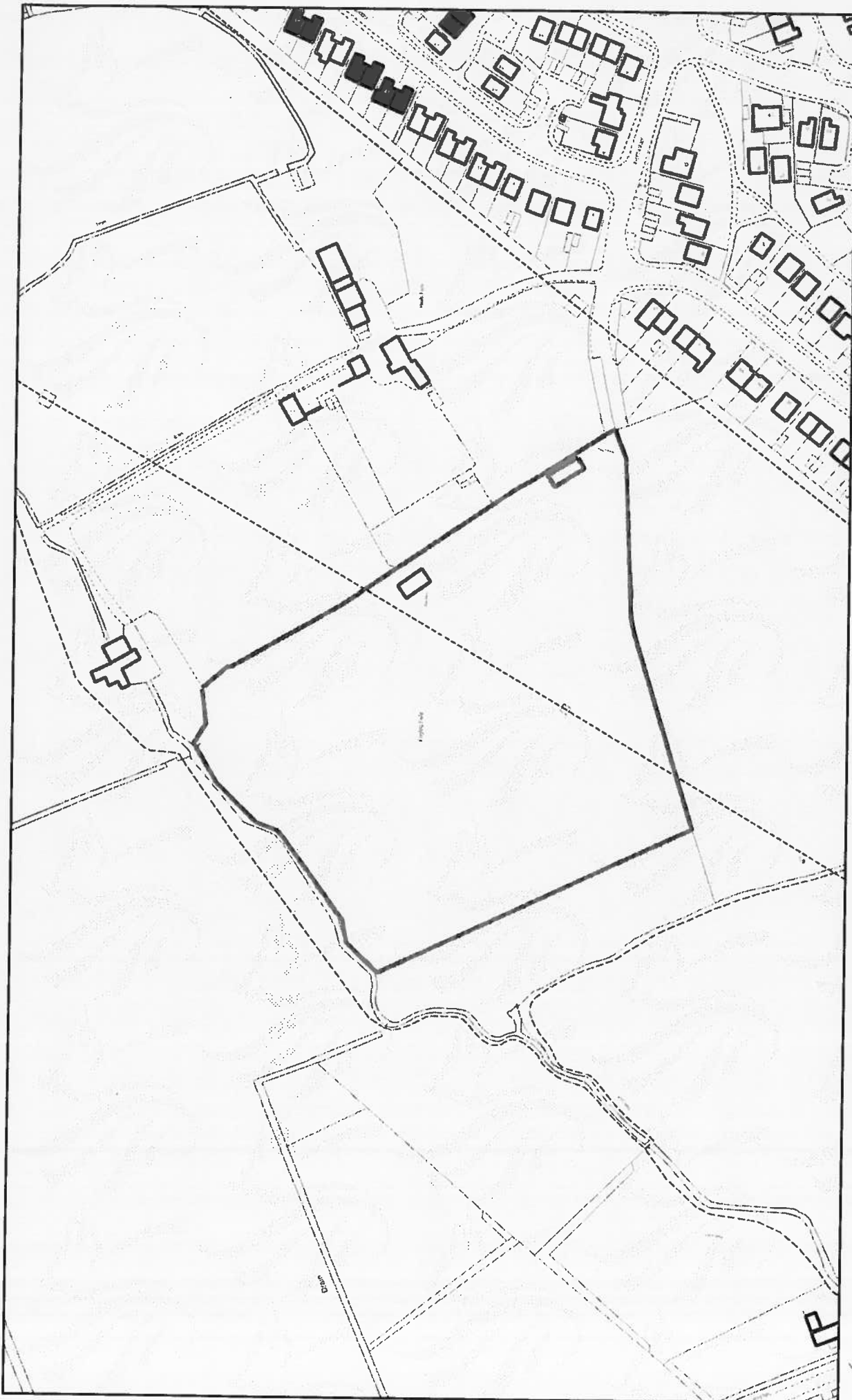
None – the council's internal costs incurred in granting the licence are to be reimbursed.

Implications for Future Years:

None.

Signed: 
Section 151 Officer, North Somerset Council

Dated: 8/11/16



**Land at Fryth Way Nailsea
WWJ Compound**

**Property and Asset
Management**
Castlewood, Tickenham
Road, Clevedon, BS21
6FW

Scale: 1:2000
Drawn by: Stuart Bates
Date: 07 November 2016
Time: 15:07:46



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