

Wellow Parish Council

BATHAVON SOUTH, BATH & NORTH-EAST SOMERSET

MINUTES OF THE MEETING

held at 8.00 pm on Wednesday 21 January 2015 in Wellow Village Hall

*Actions – marked **A** at right– are on the Clerk and on any Councillor whose initials also appear*

Present: Councillors H. Andrews, L. Bailey, S. Betts, P. Caudle, D. Clarkson, P. Doman, J. Karthaus, H. Prentice (Chair), T. Wheeler

In attendance: R. Campbell 12 members of the public

15.13 **Apologies** were received and accepted from Cllr P. Doman

15.14 **Declarations** There were no declarations of interests.

PUBLIC PARTICIPATION No member of the public wished to speak

15.15 **Minutes**

RESOLVED to accept the minutes of the PC meeting of 3 January 2015 as a true record, with the following amendment: minute 15.10, paragraph beginning 'Chris Wordsworth', after 'not to do' to read 'only with Wellow Sports, but Wellow Parish Council need this Rectification in order to grant a lease to Wellow Valley Tennis, and asked that the Deed is signed as soon as possible.

The minutes were signed by the Chair.

15.16 **Planning**

(i) Application

14/05483/LBA Court Farm House, High Street, Wellow, Bath BA2 8PU. Internal and external alterations including new casement windows, infill of opening to former garage, formation of new opening at first floor level and the creation of a new bathroom on second floor landing.

Cllr Caudle reported that she and Cllr Clarkson had visited the Grade II Listed Building which lies within the Wellow Conservation Area and Cotswold AONB. The external works seemed a sympathetic improvement to the property, which does not overlook any neighbouring property. The case officer's judgement is relied on for the internal alterations.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Clarkson, unanimous) to support the application

(ii) Planning and enforcement updates

None

15.17 **Wellow Sports Facilities**

(i) Deed of Rectification The latest version had been produced that evening in its latest form. This, whilst allowing access and connection of services, inserted a 3

metre exclusion strip adjacent to the Village Hall. The Deed had not yet been signed by the Holding Trustees.

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RESOLVED (HP/TW unanimous) that the Deed be signed first by the Parish Council and arrangements made for its registration at the Land Registry.

Both Deed and Map were then signed, witnessed and handed to Cllr Betts for the Village Hall Committee to arrange signature by the Trustees.

(ii) Updates

Chris Wordsworth updated the Parish Council on the physical project as follows:

- Four of the eight planning conditions had been discharged; the others will follow as the project proceeds
- The lease between the Parish Council and Wellow Valley Tennis is ready for signature once the Deed of Rectification has been signed by all parties
- Lee West, as part of his work for the Parish Council, will work through the contracts and the health and safety documents included in the Construction (Design and Management) Regulations (CDM)
- As landscaping will take fewer than 30 days, health and safety is under simpler regulation, undertaken by the contractor as part of their contract
- The landscaping contractor was originally due to start at the same time as the main contractor, but to complete the tennis courts by the end of June, grass seed needs to be sown by the end of March, so landscaping will start early in March. Weedkilling will take place three weeks before that (9th February). Products approved for playing fields will be used and pets and children will be able to go back on the playing field until the landscaping starts. The Playing Field (but not the hall or playpark) will then be closed until the end of June, except for the public footpath.
- He asked that the Parish Council considers publicising the weedkilling early in February
- The balance of the landscaping (completion of banks round tennis courts and outdoor gym) will be done when the main contractor leaves at the end of June
- The tennis contractor will start the last week of March for 8 weeks. Lines will be put on the courts in weeks 11 and 12.
- As long as no new Roman villa is discovered the courts will be available for use in July!
- Preparation of a newsletter for release mid-February is under way.

Andy Smith updated the Parish Council on financial aspects of the project as follows:

- Funds are in place to deliver the project. In answer to a question from Cllr Caudle he said that the cost now includes offsite disposal. 'Funds in place' means that 50% of funding should be received by the time the contract gets under way. The bodies making major grants to the Parish Council (Sport England and the LTA) will work back to back with the project as it progresses. Discussions had taken place with the Parish Clerk about smooth processing of invoices and payments, the meeting of

grant holders' conditions and the prompt recovery of VAT.

- Further funding may become available for items additional to the budget if grant applications are successful

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Cllr Karthausier asked about health and safety insurance. Mr Smith said this was covered. The Parish Council's insurer to be informed.

Cllr Karthausier asked if the non-tennis area of the Playing Field would be usable? What about cricket and pétanque? Chris Wordsworth said not from 1st March (possibly 20th March for cricket). Proper football would not be possible till next season. Cllr Karthausier said this should be made clear in the newsletter. He said that in relation to the lease to Wellow Valley Tennis, he would be unhappy if a subsequently pavilion could be built without reference to the Parish Council. The Chair said that he had seen a draft lease, but it had not yet come to the Parish Council.

RESOLVED (proposed Cllr Karthausier, 2nd Cllr Andrews, unanimous) to appoint Lee West of Sports Facility Planning and Design Ltd as the Employer's Agent for the Parish Council in advance of all other contracts in order to proceed to work up the contract documentation immediately.

The contract appointing Lee West was signed by the Proper Officer

RESOLVED (proposed Cllr Karthausier, 2nd Cllr Bailey, unanimous) to appoint Fosse Contracts Limited as the tennis court contractor in accordance with the attached tender summary report from Sports Facility Planning and Design Ltd, at a total contract sum of £105,953 (subject to final agreement on details).

RESOLVED (proposed Cllr Karthausier, 2nd Cllr Bailey, unanimous) to appoint Luminance Pro Ltd as the floodlighting contractor in accordance with the attached tender summary report from Sports Facility Planning and Design Ltd, at a total contract sum of £20,980 (subject to final agreement on details).

Cllr Karthausier proposed that after 'unforeseen costs' the words 'to the Village Hall committee' be added to the next Proposal on the table. This was agreed.

RESOLVED (proposed Cllr Karthausier, 2nd Cllr Wheeler, unanimous) to confirm to the Village Hall committee that any unforeseen costs to the Village Hall Committee resulting from the Wellow Sports project would be covered by Wellow Parish Council.

In relation to the ensuing Proposal (all three parts taken together) Cllr Betts said that the Village Hall Committee (VHC) does support the new sports facilities project and she would support the motion if it would help in moving the project forward. She would have wished to speak earlier about these matters, e.g. sorting things out with Western Power.

Cllr Karthausier said the motion was not intended to be heavy-handed. The assistance of the VHC was acknowledged.

RESOLVED (proposed Cllr Prentice, 2nd Cllr Caudle, unanimous) to request that the Village Hall committee do all that is within their power to assist the Wellow Parish Council Sports Project Management Group in the organisation and implementation of the sports project.

To request that the Village Hall committee in conjunction with the Parish Council correspond with Western Power to confirm their joint desire that Western Power make all appropriate connections and upgrades to the Village Hall electrical supply

and equipment as is necessary for the approved tennis court lighting scheme to proceed, and where necessary to authorise such works, which will be funded by the Parish Council.

To request that the Village Hall committee allow the temporary use of the car park area to the west of the village hall for contractors vehicles during the whole period of the construction of the sports facilities.

15.18 **Reports and information**

Wellow Ford Cllr Karthausser said Highways had still to dredge the ford and flush the pipes. The plinth on the south side required remedial work. The depth measuring stick was still broken and the temporary 'flood' sign was still in place. A report back from Highways was awaited

Highways and parking outside Wellow Primary School. A meeting had taken place and this was noted

15.19 **Meetings**

The date of the next meeting was confirmed as Tuesday 3 February 2015 at 8.00pm in Wellow Village Hall.

The Chair closed the meeting at 8.57pm