

# Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

**MINUTES OF THE PARISH COUNCIL MEETING**  
held at 8.00 pm on Tuesday 1 December 2015 in Wellow Village Hall

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

**Present:** Councillors D. Wright (Chair), S. Betts, P. Caudle, S. Chauveau, S. Chivers, D. Clarkson, J. Handel

**In attendance:** R. Campbell (Clerk), Ward Councillor N. Butters, 10 members of the public.

**PUBLIC PARTICIPATION:** The Chair welcomed everyone and opened public participation. Comments, which do not form part of the minutes and are shown in *italic*, included the following:

- *Stewart Cole asked when the poor road surface at Wellow Lane would be attended to.*

The Chairman quoted from an email from Ward Cllr N. Butters (who joined the meeting later), who had made enquiries at B & NES and been told that there were budgetary and contractor problems and that no firm date could be given at present.

- *A resident said it would be a great pity if the Village Hall Committee did not continue to receive Parish Council grant support. The Village Hall should be supported as an independent part of Wellow's institutions. If cuts had to be made, she hoped that all grant recipients would have proportionate cuts rather than one body being singled out because it was profitable and well run.*

The Chairman said the matter would be considered in the meeting. No decision had been taken.

Cllr Betts, Chair of the village Hall Committee, said she had put in a strong case for the grant to be kept.

The Chairman thanked the speakers, closed public participation and convened the Parish Council meeting.

- 15.145 **Apologies** Apologies were received and accepted from Cllr M. Hartigan, away on business and Cllr H. Andrews, unwell.
- 15.146 **Declarations** Cllr Handel declared a pecuniary interest in relation to planning application 15/05041/TCA, as owner
- 15.147 **Minutes** The minutes of the Parish Council meeting of 3 November 2015 were agreed to be a true record. They were signed by the Chair.
- 15.148 **Clerk's Report** All items are covered elsewhere in the agenda

15.149 **Playing Field and Play Park**

(i) Employment of a consultant Cllr Clarkson said the Playing Field was now a complex matter. It felt right to employ an expert such as Chris McDermott of Sightline Landscapes to produce the maintenance spec, whether on behalf of Wellow Parish Council or of Wellow Recreation. The consultant's work would include tendering, analysis and production of the contract.

Cllr Caudle expressed surprise that this was not considered part and parcel of the Parish Council's work, to be carried out in the normal way until Wellow Recreation CIO took over.

The Chairman asked whether the £500 cost was for this year or next year's budget and suggested that the matter be looked at in the CIO discussion (15.151 below).

(ii) Miracle Theatre Company Councillors confirmed the exclusive use of the Playing Field from 2.00pm to 11.30pm on Wednesday 13th July 2016 for a performance by the Miracle Theatre Company.

(iii) New sports facilities No report. To be removed as a standing agenda item.

(iv) Insurance

- The outdoor gym equipment and cricket nets had been added to the Parish Council's insurance policy. The additional cost for a full year would be £40
- Cattle had got onto the Playing Field. Insurance cover for such incidents to be checked. **A**
- A car driver had broken the lock and gate and driven across the Playing Field. The lock on a neighbouring barn had been broken but no damage done. The matter had been reported to the police.  
It was agreed the council will pay for materials to repair the perimeter fence. The insurance policy to be checked on this item also. **A**

(v) Dog warden The Clerk had met the B& NES dog warden at the Playing Field. The warden had said that

- B & NRS no longer supplied metal 'no fouling' notices (she had provided plastic ones, to be put up).
- She considered the best remedy would be for the Parish Council to provide a general/dog waste bin at its own expense on the Playing Field; B & NRS would charge for emptying it.

15.150 **Planning**

(i) Applications Councillors considered the following applications:

**15/05042/TCA** Hayes Lodge, High Street, Wellow BA2 8PU

Proposal: 1no Walnut on drive - reduce by 20%; 2no Chestnuts - crown lift over lawn; 1no Walnut - weight reduction over field. Case officer: Alister Rankine

**RESOLVED** (proposed Cllr 'Chivers, 2<sup>nd</sup> Cllr Betts, unanimous) to **support**

Cllr Handel left the meeting

- 15.150 **15/05041/TCA** White Baines, Bull's Hill, Wellow BA2 8QS  
cont. Proposal: Beech Group - reduce by 30% 12-15'; Beech Single - Crown reduce 30% 12-15'. Case officer: Alister Rankine.  
This was in fact an old beech hedge and planning permission was not required.  
**RESOLVED** nevertheless (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Clarkson, unanimous) to **support**

Cllr Handel re-joined the meeting.

(ii) Planning notices, decisions and updates

15/04035/FUL, Brook Lodge Bull's Hill, Wellow, Bath BA2 8QS: erection of detached double garage and greenhouse. Decision: permit

(iii) Enforcement Little Horse Croft Farm:

Cllr Clarkson the latest date for receipt of a retrospective application for barn construction and logging activity at Little Horse Croft Farm was 4 December. WPC would have the opportunity to make a recommendation on any application received and should the officer recommend approval, WPC should ask for the application to go the Development Management Committee.

Cllr Clarkson said that she and Cllr Caudle would be visiting Mr Shellard in relation to a separate, cycling-related planning application on the opposite side of the road, received since the agenda had been posted.

West of England Joint Spatial Plan To be a January agenda item.

15.151 **Wellow Recreation**

(ii) (item taken next) Wellow Recreation (WR) trustee Hugh Prentice had circulated a paper to councillors, to which he referred. Mr Prentice said that WR had been registered as a charity on 11 November 2015. Approval of their application to open a bank account was expected imminently. They were keen to get going and needed funding for insurance and expenses already incurred. £500 needed to be spent in order to be able to tell WPC what needed to be done and agree the future way of working with the Parish Council (see 15.149(i) above). He suggested this could come from reserves.

In the interim he proposed a less formal arrangement, with WR acting as a sub-committee of the council. This would enable WR to deal with such matters as dog mess and fencing.

The Chairman said the funding, which should come out of WR's grant, should be actioned.

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Clarkson, one abstention) that Cllrs Andrews and Chauveau be ex-officio trustees of Wellow Recreation.

(i) & (iii) Lease Councillors discussed drafting a lease of the Playing Field to Wellow Recreation, based on option one of a paper distributed, namely that WPC would continue to grant WR the equivalent of the council's current expenditure on the field and Wellow Recreation would then manage it and pay all costs. It was hoped the drafting could be done by village professionals. The Chairman said that WPC should obtain independent legal advice. The cost would need to be budgeted. Wellow Valley Tennis would relinquish its lease on the Tennis Courts and become part of Wellow Recreation at the moment WR's lease came into force. The likely date was June 2016. Wellow Valley Tennis was

- 15.151 looking to the Parish Council to pay it the £693 budgeted for grass cutting at the Playing Field, since the work was being done, until June 2016, as part of Wellow Valley Tennis's grass cutting contract. To be a January Agenda item. **A**  
cont. **RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Chivers, unanimous) to authorise the drafting of a lease.  
**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Handel) to pay the remaining budgeted grant for 2015-16 of £850 to Wellow Recreation.
- 15.152 **Defibrillator and phone box**  
(i) Cllr Hartigan had reviewed and approved the contract; his observations had been circulated.  
**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Clarkson, unanimous) that the contract with BT be signed and that up to £150 be spent on installing and connecting the defibrillator. Cllr Handel had arranged for Jim Langley to supply the council with a quotation and the Clerk had asked the installer of the Rode defibrillator to quote. **A JH**  
**A**  
(ii) The listed building application had been halted as B & NES had advised that, depending on the nature of the work, proposed repairs to the phone box might need to be included in the application. It was agreed that the application be submitted as the repairs would not involve any alteration to the listed structure. **A**  
It was proposed to have a working party in January to clean the box. Repairs could follow. Free red gloss paint and undercoat were available.  
Cllr Handel said there would be training on the defibrillator at 7.15pm on Tuesday 5 January 2016 in Wellow Village Hall, before the Parish Council meeting. **A Cllrs**
- 15.153 **Finance**  
(i) Financial statement Reconciliation to follow as the bank statement had only been obtained that day. **A**  
(ii) Council Tax Support Grant It was noted that B & NES would progressively remove this. There would be a 20% reduction in 2016/17  
(iii) Christmas tree  
**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Chivers, unanimous) to spend up to £60 on a Christmas tree to go on The Batch. **A HA**  
(iv) Budget The Chairman said that B & NES required the precept to be submitted at the start of February, so it was proposed to review the budget at the present meeting but to set it and the precept in January.  
Councillors then reviewed the draft budget line by line and made a number of alterations. They proposed to grant £850 to the Village Hall and £850 to Wellow Recreation. From the floor, Richard Holland suggested that the total grant provision might exceed the permissible limit. To be checked for January. **A**  
(v) Precept for January consideration  
(vi) Payments  
**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Chivers, unanimous) to make the following payments

1807	Wellow Recreation	850.00
1808	S. Cole, Parish Sweeper's wages	228.90
1809	R. Campbell, Clerk's salary November	320.24
1810	A. Elvin, Church grass cutting 2015	164.22

15.154 **Highways**

Ward Cllr Butters referred to the about the delay in repairing Wellow Lane, due to contractual difficulties and current lack of funding.

15.155 **Rights of Way**

(i) Cllr Caudle wished to shed responsibility for rights of way and being the 'village eyes', due to family commitments. It was agreed that

- Cllr Chauveau will join Cllr Hartigan in having oversight responsibility for rights of way
- Village eyes: Cllr Betts said that Stewart Cole did a splendid job in reporting defects. Councilors' responsibility will be split into areas as follows:

West End chicane to Village Hall – Cllr Betts

Village Hall to The Square – Cllr Chivers

Bath Hill – Cllr Clarkson

Fox and Badger to White Baines – Cllr Handel.

Cllr Hartigan to be asked to cover Bull's Hill from White Baines onwards

Mill Hill – Cllr Wright

A

(ii) Footpath BA25/14 Cllr Caudle had circulated information received from B & NES

15.156 **Recycling** After due consideration the Parish Council agreed not to host a clothing bank for the Western Air Ambulance Charity.

15.157 **Correspondence and Reports**

(i) All correspondence had been dealt with in preceding agenda items

(ii) Cllr Clarkson flagged up that a proposal to build a modular pavilion of light and modular construction, with plenty of glass, on the Playing Field would be brought before the Parish Council for consideration.

Cllr Wright said that good sightlines to the play park would be important.

15.158 **Meetings**

(i) No events were noted

(ii) The date of the next Parish Council meeting was confirmed as Tuesday 5 January 2016 at 8.00pm in Wellow Village Hall.

The Chairman thanked everyone for attending and closed the meeting at 10.30pm