

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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MINUTES OF THE MEETING

of the Parish Council (WPC) held on Monday 18 December 2017 at 20:00

at Wellow Village Hall BA2 8PU

Present: Councillors H. Andrews, S. Betts, P. Caudle, S. Chivers, D. Clarkson (Meeting Chair), M. Hartigan,

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

PUBLIC PARTICIPATION

- Stewart Cole drew attention to a number of ongoing Wellow maintenance problems

17.143 Apologies

Apologies for absence were received and ACCEPTED from Cllrs D. W. Wright (working), J. Handel (family reasons) and S. Kotchie (in London).

17.144 Council

(a) There were no declarations of interests.

(b) New B & NES Warding arrangements were noted. Wellow would remain in Bathavon South Ward, which would be expanded.

17.145 **Minutes** The minutes of the Parish Council Meeting of 20 November 2017 were APPROVED as a true record and signed by the Chair.

17.146 Clerk's Report

Actions from previous meetings are noted under the relevant minute.

17.147 Planning

(a) Councillors considered the following applications:

17/05618/FUL RESOLVED to support (proposed Cllr Chivers, 2 nd Cllr Andrews, unanimous).	Rainbow Brake 2 Station Road Wellow BA2 8QB	Erection of single storey extensions and remodelling to ground floor layout
17/05885/ADCOU RESOLVED to support (proposed Cllr Caudle, 2 nd Cllr Clarkson, unanimous). Councillors considered this an interesting project which would	Parcel 7845 Wellow Road Wellow _____	Agriculture to Dwelling Pror Approval
17/05956/FUL It was agreed to postpone consideration to 15 Jan and to listen to all parties. Planning	Church Farm House High Street Wellow BA2 8QS _____	Erection of single storey side extension following demolition of existing extension.
17/05957/LBA To be considered on 15 January.	Church Farm House High Street Wellow BA2 8QS	Internal and external work to facilitate the erection of single storey side extension following demolition of existing extension
17/06075/TCA 17/06076/TCA RESOLVED to support (proposed Cllr Chivers, 2 nd Cllr Betts, unanimous).	Church Farm House High Street Wellow BA2 8QS	T1.Birch-Fell
17/06076/TCA RESOLVED to support (proposed Cllr Chivers, 2 nd Cllr Andrews, unanimous).	The Manor House High Street Wellow t BA2 8QQ	Conifer Group -Fell 11 Trees.

(b) The following decisions by B & NES were noted:

17/05042/TCA Knightsfield High Street Wellow BA2 8QE	1x Cypress T1 – fell Jane Brewer	WPC: Permit 16/11/17
17/05042/TCA Wellow Hurst High Street Wellow BA2 8PU	Upwards extension to change a lean-to roof to a pitched roof.	Permit 24.11.17

(c) There were no enforcement updates.

17.148 Highways and rights of way

(a) Village 'gates' – Cllr Caudle had circulated information on designs and prices. This would not be a cheap project. B & NES wanted signs 170mm wide, about which there was concern. It was agreed to thank B & NES Traffic Management Technical Officer Sadie Cox-Alcuaz for her support but to leave the project on the back burner for the time being. The emphasis would be on cleaning, tidying and planting the chicanes.

(b) Community Empowerment Fund See minute 17.150d, below.

(c) Highways maintenance updates

- A large pothole at the start of Norton Lane had been filled. Other pothole and surfacing issues south of Wellow Brook would be dealt with under planned maintenance
- Ward Cllr Butters will ask if there is any way of speeding up the project to mend broken pipes under Mill Hill

17.149 Sports Pavilion

A package of information about the project, including

- table of overall costs and sources of income
- comparative building quotations
- proposed programme of works, responsibilities and authorities

had been circulated to Councillors. The Chair asked for questions. Andy Smith and Chris Wordsworth were invited to reply

- Cllr Betts: had the information been generally circulated?
Andy Smith: people had responded to the planning application.
Cllr Clarkson: there seemed no reason to hold back if the Council approved
- Cllr Betts: why could B & NES afford to grant £10K to the project but not fill potholes?
It was noted that the money came from a different fund.
- Cllr Betts: what would the running costs be?
Andy Smith: £3-5K per year, shared equally between Wellow Valley Tennis (WVT) and Wellow Recreation (WR)
- Cllr Betts: had Magic Box (MB) and the Village Hall been consulted before the project timing was agreed?
Chris Wordsworth: the tennis courts had provided a bigger impact and risk. The pavilion would be a much smaller project and the area of work, except for delivery, would all be on the pavilion base and could be segregated from the car park area.

For deliveries, the car spaces at side would be used outside MB hours. The building would be craned off in one day. The tennis court health and safety plan would be tweaked for re-use.

Drainage would be the most intrusive aspect – a trench would be dug one non-MB day from the pavilion to the play park and connected to the manhole. He would talk to MB and other users.

The timing circulated works for the manufacturer. The start was currently proposed for 19 March.

- Cllr Betts: there were concerns about the new waste going into the existing manhole Mr Wordsworth said the effluent had to go there. The system had to conform to Wessex Water standards.
- Cllr Betts invited Mr Wordsworth to a meeting of the Village Hall Committee to be held on 16 January and suggested delay until after the meeting.
Mr Wordsworth hoped matters would have been discussed by then. The budget includes £600 to re-do three existing areas of bad tarmac.
Andy Smith said the final result would be better than at present.

A discussion on utilities followed.

- Cllr Betts returned to the point about circulating information more widely
The Chair said a notice in Parish Post could invite residents who wanted more information to contact WPC. Now was the time to vote

(b) **RESOLVED** to proceed with the Pavilion Project (proposed Cllr Clarkson, 2nd Cllr Chivers, one abstention).

(c) **RESOLVED** to appoint Booths Garden Studios Ltd to supply and erect the Sports Pavilion per quotation (proposed Cllr Andrews, 2nd Cllr Chivers, one abstention).

(d) **RESOLVED** to appoint Chris Wordsworth and Andy Smith to deliver the Parish Council Sports Pavilion per the programme of works and timetable supplied (proposed Cllr Chivers, 2nd Cllr Caudle, one abstention).

(e) **RESOLVED** to approve the agreement between Wellow Recreation (WR) and Wellow Valley Tennis (WVT) to operate the Sports Pavilion under the WVT lease within the umbrella of a Sports Pavilion committee appointed equally between WR and WVT. Running costs and operational responsibilities shall be shared equally by WR and WVT. (proposed Cllr Clarkson, 2nd Cllr Andrews, one abstention).

(f) **RESOLVED** to approve the arrangement whereby the Sports Pavilion committee establishes an access policy taking into consideration the desire to make the facilities open to the community but within the resources available and while maintaining the necessary security (proposed Cllr Andrews, 2nd Cllr Chivers, unanimous).

17.150 **Wellow Playing Field and Playpark**

(a) The resilience of the new drainage in recent heavy rain was noted. Andy Smith gave details of its operation. Cllr Chivers offered her congratulations on the project

(b) Wellow Recreation A report would be made in January

(c) Fencing: January.

(d) It was agreed to make an application, if possible, to the B & NES Community Empowerment Fund for a match-funded contribution towards the playpark (instead of for village gates). Cllr Clarkson to contact Cllr Kotchie and Peter Gaines, who are fundraising.

17.151 **Finance**

(a) The Month 8 financial statement was noted.

(b) Budget 2018/19 for January consideration.

(c) Precept 2018/19 for January consideration.

(d) **RESOLVED** (proposed Cllr Chivers, 2nd Cllr Andrews, unanimous) to pay

1968	Mendip Toilet Hire 30/10/17 – 27/11/17, inc. VAT	96.00
1969	S. J. Cole – December 2017	315.00
1970	R.G. Campbell – December 2017	321.96
1975	Booths Garden Studios Ltd – Pavilion deposit, refundable	100.00
1971	Parlour Shop – budgeted grant 2017/18, second half	500.00
1972	Village Hall – budgeted grant 2017/18, second half	425.00
1973	Wellow Community Bus – budgeted grant 2017/18, second half	250.00
1974	Wellow and Shoscombe Joint Burial Board – budgeted grant 2017/18, second half	523.00

17.152 **Data protection** WPC's registration as a data handler to be reviewed in January.

17.153 **Information**

(a) A note of correspondence received had been circulated, including an email from Ian Harris about Bristol Airport expansion. Mr Harris to be invited to attend January's meeting Cllr Butters had spoken to the airport planning manager at an awards ceremony. It was hoped to have heavy and light rail to the airport by 2030.

Cllr Butters referred to the proposed ward changes. It was inevitable that Wards would get bigger as it was hoped to reduce the number of councillors. Bathavon South would include Combe Hay and Claverton.

(b) Miscellaneous reports and information

- Cllr Caudle had circulated a report on the Parish Online system meeting. Sahe extolled the system's virtues, which included a river level monitoring function and a 3D map of Bath which would show the impact of planning applications on neighbours.
- The Clerk to send 2018 WPC meeting dates to Vicky Hammerton.

17.154 **Meetings** Next meeting date: 15 January 2018, 20:00, Wellow Village Hall

The Chair thanked all for attending and closed the meeting at 21:30.