

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET
www.wellowparish.info

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Clerk: Kirsten Griffiths, 2 Lodge Close, Yatton, Bristol BS49 4DX clerk@wellowparish.info

MINUTES OF THE MEETING of the Parish Council (WPC) held on Monday 17 December 2018 at 20:00 at Wellow Village Hall BA2 8PU

Present: Councillors P. Caudle (Vice-chair) D. Clarkson, J. Handel, S. Kotchie, M. Hartigan, S. Chivers

In attendance: K. Griffiths (clerk,) 6 members of the public including conservative candidate Paul Mallon

PUBLIC PARTICIPATION

A number of issues were raised by the public including the white line on Hungerford Terrace, and its practicality as a traffic calming measure. Councillors confirmed that they had asked for the white line to be placed there as a safety (visibility) measure. It is likely therefore that the line will stay.

The public also raised the issue of the large number of cars parked along the road by the parlour shop. The council was of the view that not much could be done, particularly as building works are ongoing in the vicinity.

Conservative candidate Paul Mallon attended and expressed the view that Wellow is in much need of traffic calming measures to prevent a rat run. With people at risk, Mr Mallon asked that the council support his petition for more calming measures to be introduced. The councillors were able to support the petition as individuals after the meeting if they so wished

18.103 Apologies - apologies were accepted from Cllr Wright, Cllr Andrews and Cllr Betts, meeting quorate

18.104 Interests – none were declared

18.105 Minutes - The minutes of the Parish Council Meeting of 19.11.18 were approved subject to an amendment relating to an action agreed by Cllr Chivers (and not Cllr Handel as reported.) Cllr Chivers wished the council to note that she had followed up an action from the previous meeting relating to the overhanging of branches occurring at a property at the top of Bull's Hill. Cllr Chivers recommends a tree surgeon looks at the tree and makes an assessment. Ownership of the land to be verified by the Clerk.

18.106 Clerk's report - The clerk reported that BANES had reached the conclusion that Little Horsecroft Farm had not met the criteria for a change of use of the land to have occurred. The clerk will forward the email received from BANES to all after the meeting.

The precept must be agreed in January for the following financial year and the clerk remains keen to keep this at the forefront of the Council's attention. In addition, BANES require a response by 31 December as to parish sweeper transitional funding options.

Correspondence has been drafted to the scout group following vandalism and is awaiting approval. It was agreed the clerk would resend the letter to Cllr Caudle for approval prior to sending.

The matter of internal excavations to the Stone Works was raised. The clerk is to ask building control to undertake an internal inspection to ensure that the structure is safe and not at risk of collapse.

18.107 Planning - The councillors considered the following applications:

18/04997 Upper Twinhoe Farm, BA2 8QX	Provision of new horsewalker (resubmission)	Supported, Cllr Clarkson to submit response
18/04996/FUL Upper Twinhoe Farm, BA2 8QX	Change of use of land from agriculture to equestrian use and retention of existing horse walker	Supported, Cllr Clarkson to submit response

Application Ref 18/04526/VAR 'Vera House, Railway Lane, Wellow BA2 8QG - The councillors considered at length planning application reference 18/04526/VAR 'Vera House, Railway Lane, Wellow BA2 8QG.' Cllr Hartigan opined that a balanced view should be taken.. The councillors voted to support the variations of conditions 2 and 4.

Cllr Clarkson summarised the position, namely that the current plans now before the council were to be considered. The councillors took the view that the current plans did not reflect the actual building work that had taken place and this placed them in some difficulty. Whilst the plans show certain changes they did not take into account the increased depth which may affect the appearance of the extension. The total volume of the existing extension had not yet been calculated and it was noted that the roof pitches on the original plans had not been changed on the current (revised) plans. The council was therefore unable to support this part of the application. It was agreed unanimously that the council wishes to stress that it does not condone the deviations. Cllr Clarkson is to file the report with BANES.

(b) The following decisions were noted

18/04227/FUL Church Farm High Street Wellow Bath	Erection of a retaining garden wall	Permitted by BANES
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(c) **Enforcement** - None at present

18.108 Highways & Transport – Cllr Caudle explained that there is now a new highways inspector who has visited and is aware of the issues surrounding:

- (i) Stoney Littleton Lane
- (ii) Norton Lane
- (iii) the dislodged stone near church
- (iv) the lines outside the local school

18.109 Rights of way – An update will be given in January

18.110 Wellow Playing Field & Play Park – Cllr Kotchie expressed thanks to Peter Gaines for securing the £10,000 received from the Big Lottery Fund for the maintenance of the play park. Other grant opportunities are being sought. The clerk signed the letter of support and returned the same to Cllr Kotchie.

18.111 Sports Pavilion – no update available

18.112 Village Hall - No update available in Cllr Betts' absence however the issue with the storage container is now resolved. Cllr Caudle to liaise with the Wellow Village Hall Chair regarding the ongoing insurance claim.

18.113 Finance -

- (a) a current financial statement was received and approved
- (b) A grant request was received from Dial-a-Ride. Cllr Kotchie expressed the view that this service was important and a number of people benefitted from it. It was agreed the clerk would write to them and explain their grant request would be considered in the usual manner
- (c) The councillors confirmed they were all in receipt of Cllr Wright's email dated 15 December and noted the contents. It was proposed and approved that the precept would be raised by 9.75% in 2019/2020 to support the parish sweeper scheme and as a necessity to meet next years' financial requirements. (Prop. Cllr Caudle, Sec. Cllr Kotchie and agreed unanimously.)
- (d) Richard Holland confirmed Friends of St Julian's were meeting the cost of the clock repairs. The clerk confirmed that WPC could instruct the works to be done on its behalf and an order for works was to be prepared (Richard Holland to inform the clerk of the details.)
- (e) The following payments were approved:

	S. Cole – Dec 2018 (salary)	328.86
	K. Griffiths – Dec 18 (salary plus expenses)	269.44
	Michael J Clarkson (expenses-festivities)	£89.98

(f) Andy Smith was in attendance at the meeting and expressed concern regarding an outstanding Ecosolve invoice which reflected work done to the drainage project. The clerk confirmed that contact had been made with the previous clerk and the matter was to be discussed imminently. It was agreed the clerk would liaise with Cllrs Hartigan and Kotchie after the meeting to be given some history into the project prior to a discussion with Mr Campbell. Questions which needed to be asked regarding WPC's financial claim to Sports England were discussed and noted.

18.114 Information

Cllr Handel wished the council and public to note that she can be contacted over Christmas if there is anyone requiring a Christmas lunch/dinner to be delivered. The clerk will email Richard Holland and request this is included in the Wellow Parish Post.

Cllr Butters stated that elections are held in May for new councillors, but stressed that 'things start moving' from March onwards. The clerk will contact Aurora Loi - Wright of BANES for full details.

Thanks were expressed by the council to Richard Holland for making arrangements for the Christmas Tree to be put up early. Cllr Clarkson reminded everyone that Carols on the Batch was taking place on Wednesday.

18.115 - The date of the next WPC meeting: 21 January, Wellow Village Hall at 20:00pm

The Vice Chair thanked all for attending, wished all a Merry Christmas, and closed the meeting at 9.25pm.