

Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

MINUTES OF THE PARISH COUNCIL MEETING
held at 8.00pm on Tuesday 2 February 2016 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, J. Handel, M. Hartigan

In attendance: Ward Councillor N. Butters, R. Campbell (Clerk), 13 members of the public.

**PUBLIC
PARTICI
PATION**

The Chair welcomed all present and opened public participation.

Duncan Hammerton said the flow of water from the Playing Field had altered since the sports project works. Water found its way to the lowest point, the retaining wall at the top of his garden. It then then ran down his path and into his drains.

Stewart Cole said (to general agreement) that Parish Council meetings went on too late; also, he considered that it was dangerous to allow children to ride across Wellow Ford; and he offered to clean mud off the bridge at the side of the Ford.

A note about the Ford to be put in the Parish Newsletter. Mr Cole's offer to clean the mud off was accepted with thanks.

Alex Martin asked about repairs to Wellow Lane

Richard Holland said the Double Hill section of Wellow Lane was 'like the Somme'. B & NES needed to find a permanent solution.

An answer is given under 16.024 Highways.

Chris Wordsworth referred to a note he had sent Councillors recommending that consultants be asked to advise on surface water drainage round the Village Hall, and this should include the back of Hungerford Terrace.

The Chair thanked the speakers and closed public participation.

16.014 Apologies

Apologies were received and accepted from Cllr M. Hartigan, working, and Cllrs D. Clarkson and S. Chivers, on holiday

16.015 Declarations

Cllr Wright declared a pecuniary interest in planning application 15/05510/FUL Knights Barn, as neighbour.

16.016 Minutes

The minutes of the PC meeting of 5 January 2016 were agreed to be a true record with the following amendment to the Public Participation notes: last item, after 'attend a meeting with' delete 'Highways' and insert 'Cabinet

Member for Transport, Cllr Tony Clarke'. The minutes were signed by the Chair.

16.017 **Clerk's Report**

Items are covered in the agenda. The Clerk requested agenda items eight days before a meeting.

16.018 **Planning**

(i) Applications

Councillors considered the following applications:

15/05701/FUL Ford Farm, Ford Road, Wellow BA2 8QT

Proposal: Demolition of existing stables, sheds and static caravan and erection of garden building and stables.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Andrews, unanimous) to **support**.

Cllr Wright took no part in the next planning item.

15/05510/FUL Knights Barn, High Street, Wellow BA2 8QE

Proposal: Erection of single storey rear extension with mezzanine level

RESOLVED (proposed Cllr Caudle, 2nd Cllr Betts, unanimous) to **support**.

15/05513/FUL & 05549/LBA Willow Farm House High Street Wellow BA2 8PU

Proposal: Erection of two storey rear extension following demolition of existing two storey extension. Raised new roof to outbuilding rebuilding front of garage, new roof to garage and new rooflight to main house.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Betts, unanimous) to **support**.

Comments: the workshop should remain a workshop; the property should remain a single dwelling

15/05562/FUL Little Horse Croft Farm Ford Road BA2 8QF

Proposal: Erection of agricultural barn for the storage of machinery, hay, straw and animal feed (Regularisation)

Cllr Caudle read the conclusions of the detailed report Cllr Clarkson had prepared.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Andrews, unanimous) to **oppose**

Comments:

- B&NES should await the results of the ongoing Enforcement case relating to all activity on this site before making a decision
- B&NES should confirm that it is communicating with Natural England.
- B&NES should be asked to consider the inclusion of the Hard-standing and Change of Use in this application.
- If the case officer is minded to permit the proposal, the case should be heard at the Development Management meeting

13/03129/LBA The Dairy Baggridge Hill BA2 8QP

Proposal: Installation of log burner (Retrospective)

RESOLVED (proposed Cllr Caudle, 2nd Cllr Handel, unanimous) to **leave the matter to the case officer.**

(ii) Neighbouring Parish Wellow Parish Council's response to planning application 15/05671/FUL, erection of car showroom at Plot A, Roman Way, Peasedown St John was noted. WPC opposed the development because it would bring more traffic along Wellow Lane, which was not equipped to cope with it. In

the event that permission was granted, WPC would apply for Section 106 money for traffic calming measures.

(iii) Decisions Approval for tree works at White Baines, Bulls Hill and Church Farm, High Street was noted.

(iv) West of England Core Strategy Cllr Caudle had circulated a distillation of the lengthy Core Strategy consultation document and had drawn conclusions with which the council unanimously agreed, namely

1. Concern about any increase in housing in the immediate vicinity of Wellow, e.g. Peasedown St John, because of

- increase in traffic locally, creating a strain on narrow local roads which geographically provide little possibility for widening.
- need for increased school places, medical facilities, shops and employment opportunities

2. Building a completely new town would be preferable to trying to integrate into existing communities the 29,000 non-city new homes cited in the Core Strategy.

Councillors thanked Cllr Caudle for her considerable work.

16.019 **Wellow Recreation**

(i) Lease A draft lease of the Playing Field to Wellow Recreation had been prepared (by Wellow Recreation) and circulated. Cllr Caudle, noting that it was based on the lease of the tennis courts to Wellow Valley Tennis, said that the lease appeared fine, but suggested that the termination date should be the same as for the tennis lease.

It was agreed unanimously that the termination date be 31/08/2098.

It was noted that the intention was to roll the tennis lease into the new lease.

(ii) Legal advice

RESOLVED (proposed Cllr Caudle, 2nd Cllr Handel) to ask the opinion of ALCA, who are willing to look at the draft lease. If they cannot give an opinion, separate legal advice will be sought to a maximum cost of £500, obtaining three quotations unless not required by the Council's Financial Regulations.

16.020 **Pavilion**

(i) Parish Council Working Group The Chairman suggested that consideration of working groups in 16.020 and 16.021 be taken together. This was agreed. See 16.021 (iii) below.

(ii) Pavilion grant A grant of £10,000 had been received from B & NES.

16.021 (i) Play equipment Cllr Chauveau and the Clerk will attend to the medium risk items identified in the latest (December 2015) safety inspection report.

(ii) Drainage grant

RESOLVED (proposed Cllr Andrews, 2nd Cllr Chauveau, 5 in favour, 1 against) to accept the drainage grant of up to £28K offered by Sport England.

From the floor Andy Smith said that a legal charge over the field will be required. Sport England will design the drainage scheme.

(iii) Working Group Though the working group would prepare proposals for a pavilion, its first task would be to consider drainage. From the floor Chris

Wordsworth said that drainage works on the tennis plateau and future pavilion base had been carried out and approved by B & NES when the courts were built.

(iii) Working Group **RESOLVED** (proposed Cllr Andrews, 2nd Cllr Chauveau, 5 in favour, one abstention) to set up one Working Group to consider

- drainage requirements for those areas of the Playing Field not covered by the Sport England award, as well as the playground and surrounding area, with Cllr Andrews and Cllr Chauveau as initial parish council members (to be reviewed when all councilors are present)
- proposals for a sports pavilion.

From the floor Hugh Prentice said professional advice was needed for the whole field. The Chair said Funds allocation for this would be considered in March.

16.022 **Defibrillator and phone box**

(i) Location It was agreed that Cllr Handel will ask a doctor in the centre of Wellow if they are willing to host the defibrillator until the phone box is ready.

(ii) Expenditure

RESOLVED (proposed Cllr Caudle, 2nd Cllr Betts, unanimous) to make the following expenditure when required:

Paediatric defibrillator pads. £55.00

Electrical supply (per annum) £12.00

Adhesive defibrillator sign £4.90

Door maintenance £100.00

16.023 **Finance**

(i) Financial statement to 31 January This was noted.

(ii) Grant request

RESOLVED (proposed Cllr Handel, 2nd Cllr Betts, unanimous, to make a grant of £25 to Midsomer Norton and Radstock Dial a Ride.

(iv) **RESOLVED** (proposed Cllr Caudle, 2nd Cllr Andrews, unanimous) to pay the following:

1819	B & NES Council, weed killing and grass cutting, inc. VAT	£414.08
1820	Wellow Valley Tennis, grass cutting (cheque 693 cancelled)	350.00
1821	S. Cole, Parish Sweeper's wages	209.26
1822	R. Campbell, Clerk's salary January	320.32
1823	R. Campbell, Clerk's expenses re carol singing	25.00
1824	Zoll Medical UK Ltd, paediatric defibrillator pads	66.00

16.024 **Highways**

Highways updates

- Cllr Butters had circulated an update on Wellow Lane. Work would start in March from the Peasedown end, the worst affected. £170K worth of work would be carried out, on a length of approximately 720 metres, using 'in situ recycling' of the road surface rather than just surface

dressing as originally proposed. This work would go as far as the approach to the downward section of Double Hill. There was no date for completing the rest of Wellow Lane.

- Gooseberry Hill – Highways to be asked to dig out here, to prevent flooding
- Entrance to car park – in a worse state. A further complaint to be made to the B & NES Parking department. Cllr Butters will raise the matter.

16.025 **Rights of Way**

A horse gate is to be put on the bridleway at Baggridge (cf minute 16.011).

16.026 **The Queen's 90th birthday**

Councillors discussed the possibility of a) a beacon at Baggridge on the Queen's actual birthday, 21st April, and b) something similar to the Jubilee celebration at the time of her official birthday in June. To be a February agenda item.

Training Parish Online mapping system, a wonderful resource. The password to be circulated.

16.027

16.012 **Correspondence and reports**

(i) Correspondence

Councillors noted correspondence received since the meeting of 5 January.

Actions:

- Cllr Andrews kindly agreed to put on her wall an information board from the Somerset Coal Canal Society about canal remains in Wellow.
- Cllr Clarkson's name will go into the hat for the ALCA draw to attend the Queen's Garden Party.
- The consultation on supported bus services, including the 42 from Odd Down Park & Ride to the RUH, to be circulated.

(ii) Reports

- Cllr Butters said the 7th March saw the 50th anniversary of the closure of the Somerset & Dorset Railway and invited suggestions for an information board or other commemoration in Wellow.

15. **Meetings**

(i) Forthcoming meetings None reported

(ii) Next Parish Council meeting

The date of the next meeting was confirmed as Tuesday 1st March 2016 at 8.00pm in Wellow Village Hall.

The Chair thanked everyone for attending and closed the meeting at 9.50pm.