

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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MINUTES OF THE MEETING held at 20:00 on Monday 20 February 2017 in Wellow Village Hall BA2 8PU

Present: Councillors D. Wright (Chair), D. Clarkson, H. Andrews, S. Betts, S. Chivers, J. Handel, S. Kotchie

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

PUBLIC PARTICI PATION

- Stewart Cole said the potholes in Station Road had become worse, the filling having been dislodged.
Due to scaffolding, it was dangerous for him to sweep up by the Parlour Shop for the time being.
There was a lot of water on the packhorse bridge.
The Clerk would check that his request to Highways to clear the pipes underneath the bridge had been carried out.
- Lyn Doman reported on FWD vehicles using the Twinhoe to Ford Road byway open to all traffic (BOAT)and rolling off the path. In one case Ford road had been closed and four fire engines had attended. She had rung emergency services but there is no protocol for emergencies on BOATs. Vehicles had come off the path level with her water tank and she feared a disaster. She asked for Parish Council support for action by B & NES.
- Ward Cllr Butters said B & NES boundaries were being reviewed for the first time, which might lead to a reduction in the number of councillors.

17.15 **Apologies**

Apologies were received and accepted from Cllr D. Clarkson, on holiday

17.16 **Interests**

The chairman declared in interest in tree application 17/00602/TCA Wellow Farm, as owner.

17.17 **Vacancy**

Pat Caudle, who had resigned from the council in 2016 for family reasons, had expressed interest in being co-opted. There were no other candidates.

RESOLVED (proposed Cllr Wright, 2nd Cllr Chivers, unanimous with enthusiasm) to co-opt Mrs Caudle.

17.18 **Minutes**

The minutes of the Parish Council meeting of 16 January 2017 were agreed to be a true record with the following amendment: 17.09, second bullet point, delete 'Chivers', insert 'Betts'. They were signed by the Chairman.

17.19 **Clerk's report**

The Clerk presented a report on actions from previous meetings.

17.20 **Planning**

The following applications were considered.

Cllr Wright left the room for consideration of application 17/00602/TCA.

Cllr Chivers took the Chair. She said the density of trees resulting from planting by a previous owner meant that work was required.

<p>17/00602/TCA 8/2/2017</p> <p>Agreed unanimously to support the application</p>	<p>Wellow Farm, The Square, Wellow BA2 8QE</p>	<p>T1- Gleditsian- reduce by 30% T2- Hornbeam- Fell; T3- Willow- Remove two lower branches; T4- Eucalyptus- Remove two lower branches; T5- Apple- Formative prune; T6- Ash- Crown thin by 20%; T7- Acer- Crown thin by 20%; T8- Sorbus- Fell; T9- Sorbus- Fell; T10- Sycamore- Reduce by 10' and crown thin by 20%.</p>
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Cllr Wright returned to the meeting and resumed the Chair.

<p>17/00494/FUL and 0495/LBA</p> <p>Agreed to postpone consideration until 20 March</p>	<p>Middle Twinhoe Farm Upper Twinhoe BA2 8QX</p>	<p>Internal and external alterations, two storey extension.</p>
<p>17/00417/FUL & 17/00413/LBA 30/01/2017</p> <p>RESOLVED to oppose (proposed Cllr Chivers, 2nd Cllr Hartigan, 6 in favour 1 abstention)</p>	<p>1 - 7 High Street, Wellow, Bath BA2 8QH</p>	<p>Omission of existing proposed rooflights and addition of 2 No. different format rooflights to Mill Hill elevation, alterations to the proposal for the Glass link to barn from a flat to a pitched roof and revisions to the rear garden dwarf wall, railings and gates to Mill Hill boundary wall.</p>

The majority decision on 1-7 High Street was reached after discussion of a written report from Cllr Chivers. The following observations to be appended to the recommendation:

- *Rooflights*: were larger than anything elsewhere in Wellow and were materially different from conservation rooflights in other parts of the development and from those originally specified. Their large surface area would cause considerable light spillage, which could have deleterious effects on those nocturnal animals and birds that rely on darkness to hunt. The rooflights would be in a prominent position facing east and visible from listed buildings. Their installation would create a precedent.
- *Gates*: In the original design, no vehicular access to the property from Mill Hill was permitted. The proposed gates appeared wider than needed for pedestrian access alone. The original specification should be adhered
- *Railings*: The application includes a span of railings along the Mill Hill boundary wall running from the Forge to the new access on Mill Hill. If

railings were thought necessary, estate-type railings would be preferable to those proposed, which might tend to urbanise this part of the development.

(b) The following decision by B & NES was noted

<p>16/06236/TCA 23/12/2016 No objection</p>	<p>St Julian's Primary School, High Street, Wellow, Bath, BA2 8QS</p>	<p>T1 - Yew - Fell T2 - Beech - Crown lift to 15ft T3 - Beech - Crown lift to 15ft T4 - Beech - Crown lift to 15ft.</p>
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(c) There were no enforcement updates.

(d) The Call for Sites relating to B & NES new Local Plan 2016-36 was noted.

17.21 Highways and Rights of Way

(a) Parking

- Wellow Square/Bath Hill: Councillors discussed means other than bollards, for which there was not room, to control parking at Wellow Square/Bath Hill, including a pavement build-out. A note to be put in Parish Post asking people to park responsibly.
- Cllr Wright will consult the school about improved parking arrangements at St Julian's School. Councillors did not support double yellow lines on the N. side of the road, opposite the school, which would prevent residents parking.

(b) **RESOLVED** (proposed Cllr Kotchie, 2nd Cllr Chivers) to support diversion of access to the landfill site through Wellow when Wellow Lane is resurfaced from Double Hill to the Cemetery (including the Cemetery area).

Requested white lining to be chased.

(c) BOAT from Twinhoe to Ford Road: it was agreed to ask B & NES if they will reclassify it as a restricted byway and, failing that, to take action on health and safety grounds.

17.22 Wellow Recreation

It was agreed to review management of the Playing Field at the March meeting, after the Wellow Recreation AGM of 2 March.

17.23 Play Park, Playing Field and Village Hall

(a) The operational play equipment inspection report had been distributed. A number of items could be dealt with by a working party; others would need professional attention.

(b) A meeting on site to be arranged to review inspection arrangements in light of a demonstration by B & NES attended by Cllrs Betts and Handel and the Clerk.

(c) Playing Field drainage to be considered in March

(d) Cllr Betts advised that sensors could not be added to the Village Hall drive lighting due to the apex of the drive.

17.24 Meeting the needs of the elderly

No update

17.25 **Website**

Cllr Wright will enquire if the Clerk can have posting rights for agenda if Mr Holland is away.

17.26 **Finance**

(a) The Month 10 financial statement was noted.

(b) **RESOLVED** (proposed Cllr Kotchie, 2nd Cllr Chivers, unanimous) to pay the following:

1901	S. Cole – Street Sweeper’s wages February	230.40
1902	R. Campbell – Clerk’s salary February	296.24
1903	Mendip Toilet Hire, January	96.00
1904	R. Campbell – ‘no do fouling’ signs, inc. VAT	128.28

17.27 **Correspondence and Reports**

(a) Correspondence received since the last Parish Council meeting was noted. No actions were identified.

(b) There were no miscellaneous reports.

17.28 **Meetings**

(a) Bathavon Forum It was agreed to recommend that the Forum should remain as one Forum as at present, meeting in a central location in Bath.

(b) It was agreed that the date of the April Parish Council meeting should be changed to Monday 24th, to avoid Easter Monday.

The Chairman thanked all for attending and closed the meeting at 10.07pm