

WELLOW PARISH COUNCIL

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

Minutes of the Parish Council Meeting held
on Monday 7 February 2022 at 19.30pm in the Village Hall.

Councillors present: Pat Caudle, Dave Workman, Sue Chivers, Nick Chapman, Marchelle Farrell,

In Attendance: District Cllr Neil Butters, Clerk and 4 residents.

PUBLIC PARTICIPATION

- The Parish Sweeper reported that the drains in the village have been cleaned out well recently by BANES.
- Inconsiderate parking in the village, especially in the vicinity of the school continues to be a problem for farming and large vehicles to pass by.
- Wellow groups website wellow.org domain is to be moved to a commercial server. The cost associated with this is not known at this stage. The parish council asked to provide the figures for consideration at next meeting.
- Village car park – joy riding late at night has been reported. Possible installation of obstructions at the entry was discussed.
- Canteen lane- a car accident, which caused a serious damage to a house on the High Street was reported. Police were involved, but BANES need to respond to it too. A letter to BANES Highways Authorities will be sent by the parish council.
- Canteen lane - parking, breaking a highway code and obstructing a clear sightline was reported.

MINUTES OF THE PARISH COUNCIL MEETING

1.02.22 APOLOGIES FOR ABSENCE:

Apology received from David Phillips, Nigel Thomas and Debbie Clarkson

2.02.22 INTERESTS:

No Interests were declared

3.02.22 CONFIRMATION OF MINUTES:

The Minutes of the Parish Council Meeting on 10th January 2022 were approved as a true record and signed by the Chairman.

4.02.22 PARISH COUNCIL VACANCY:

The Parish Council currently has one vacancy which now can be filled by co-option.
Expressions of Interest were invited.

5.02.22 PLANNING APPLICATION: The following application were considered:

Planning application number and address	Description of proposal	Comments by Wellow Parish Council
21/05700/FUL Bubblers Dytych High Street	Change of use of an area of agricultural land within the ownership of the applicant to residential use.	The Parish Council will contact BANES officers for clarification regarding previous enforcement action
22/00323/FUL	Erection of a single-storey extension and minor	Deferred to next meeting

Willow Barn High Street	alterations of a semi-detached dwelling, including the demolition of an existing rear porch.	
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The following planning decisions by B&NES Council were NOTED:

Planning application number and address	Description of proposal	Comments by Wellow Parish Council
21/03507/FUL Parcel 2200 Norton Lane	Erection of agricultural barn for storage of hay, straw and equipment, and area for male goats	PERMIT
21/04865/ADCOU Barn At Upper Hayes Bath Hill	Prior approval request for conversion of agricultural building to dwelling house (Use Class C3).	REFUSE
21/04973/FUL Parcel 6100 Dunkerton Hill	Extension to existing agricultural barn	PERMIT
21/04569/FUL Crewcroft Barn Hinton Hill Hinton Charterhouse	Barn conversion and alterations to the original building using a traditional construction method, including a raised roof height 6no skylights to facilitate 2no additional bedrooms at the second floor (Revised proposal).	PERMIT

Dissatisfaction was expressed at some of these, and other past, decisions. A lengthy discussion ensued when it was resolved that the parish council would write to the Head of Planning to invite him to the March meeting to explain B&NES justification for these.

6.02.22 ASSETS OF COMMUNITY VALUE

a survey to gather resident's view with regards to the Fox and Badger Pub being registered as a community asset will be published in the weekly Parish Post. The results will be reviewed at the next meeting.

7.02.22 HIGHWAYS AND TRANSPORT

- The traffic survey is to commence at the end of February 2022.
- Community Speed Survey – no update at this time

8.02.22 PUBLIC RIGHT OF WAY

- BA25/1 - rear of Ford Farm – BANES have informed that this Byway Open to All Traffic could not be changed to restricted access.
- Byway Girts Lane – continuing problem of fence wire being cut and walkers using the field instead of the path was discussed. Ways to discourage people were discussed.
- Canteen Lane – registration as a public footpath is to be updated at the next meeting.

9.02.22 COTSWOLDS LANDSCAPE REVIEW

- The document is to be reviewed by the council members and comments formalised at a later date.

10.02.22 CLIMATE CHANGE

- Wellow Environment Policy is APPROVED. The Policy is to be published on the parish council website and the village Noticeboard.

11.02.22 BATHAVON FORUM MEETING

- Bathavon Forum is to be attended by the Clerk and parish council Members. Ongoing Wellow PC issues such as communication with BANES Planning officers, measures to reduce speeding and Climate Change will be raised at this meeting.

12.02.22 PLATINUM JUBILEE 2022

- to receive an update on organisation of the village celebrations on 5 June 2022.

13.02.22 VILLAGE CAR PARK

- Antisocial behaviour late evenings NOTED. Possible measures to mitigate were discussed.

14.02.22 FINANCE AND ADMINISTRATION

- a) Potential options of the PC's communication systems and village websites were discussed. Pricing information is to be received and considered at the next meeting.
- b) A receipt of £250.00 from Ward Councillor empowerment fund for the traffic survey is NOTED
- c) A receipt of £237.72 from Horton Starkie Grave Fund for 2021 is NOTED
- d) A receipt of £10.00 from the Village Hall for 10 years rent is NOTED
- e) Specialist cleaning of the trough in the square is APPROVED at the cost of £175 and possibly additional £100 if repainting if needed
- f) The following payments schedule is APPROVED:

	Net	VAT	Total amount
Greensward Sports Consultancy: Q2 Invoice SI-12135 Q3 recreation grounds maintenance	£810.00	£162.00	£972.00
Land Registry title papers for the pub			£18.00

The payments made since the last meeting NOTED:

	Net	VAT	Total amount
January staff salaries			Available to Council Members
Clerks home office allowance January 2022			£24.00

15.02.22 OPEN FORUM

It was NOTED that Sulis Down housing is to be developed in 4 stages: 1st stage is ongoing, further 3 stages is still being considered by the developers.

16.02.22 Date of next Parish Council meeting - Monday 7th March 2022.