

# Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

[www.wellowparish.info](http://www.wellowparish.info)

**Minutes of the Parish Council Meeting held  
on Monday 8th January 2023 at 7.30pm  
in Wellow Village Hall.**

Present: Dave Workman (Chairman), Nick Chapman; Mike Clarkson; Chris Cook, Jonathan Luck

In attendance: Matt McCabe (District Councillor); twelve residents; and Clerk (Olga Shepherd)

## PUBLIC PARTICIPATION

- It was mentioned by the Parish Sweeper that there is a leaning memorial stone at the cemetery. The Parish Council agreed to investigate and to help with this.

Action: DW

- Recent flooding at the western side of the village was brought to the attention of the Council. Unusually large volumes of water coming down from Double Hill overwhelms road drains and flood nearby houses. A question was asked if there is anything can be done to divert the large volumes of water. The Parish Council informed residents that a landowner of the adjacent fields was approached recently to see whether any change in farming activities have taken place which could have caused a change in the watercourse. The landowner confirmed that there were no changes to his activities. It was decided that BANES flooding officer will be contacted for advice on preventing the flooding in the future.

Action: DW

- A house was also flooded on Link Hill, Farm Lane between the village and the Twinhoe crossroads where water runs off from the fields.
- A resident reported that passing lorries had hit their house on Link Hill, Farm Lane twice last year and asked if a 'Quiet Lane' can be designated. It was unclear whether designation of a Quiet Lane would prevent HGV's using the lane. The resident was informed that this issue has recently been discussed with a BANES Highways officer but Highways do not allow installation of a '7.5 tonne max' sign approx. half way up Farm Lane without provision of a turning point on the highway. The Parish Council will consult with property owners at the bottom of Farm Lane, at its junction with the High Street about installation of appropriate

signage and approach BANES Highways for advice.

Action: DW

#### **1.1.24 Apologies**

No apologies were received.

#### **2.1.24 Declaration of Interests**

Cllr. Clarkson declared in interest in a grant application as Chairman of the Community Bus Group

#### **3.1.24 Minutes**

The Minutes of the Parish Council Meeting on 8<sup>th</sup> November 2023 were APPROVED and signed by the Chairman.

#### **4.1.24 Planning Applications**

- a. Sulis Down development: At the recent Planning Committee meeting the decision was deferred due to the requirement for additional traffic surveys - NOTED.
- b. Mill Hill enforcement case: the Parish Council informed the meeting that an enforcement notice has been issued on 29 November, that no appeal has been received within the permitted 30 days and that therefore the landowner must reinstate the site by 29 March 2024
- c. The following planning applications were considered:

<b>Planning Application number and address</b>	<b>Description of proposal</b>	<b>Parish council comments</b>
23/04206/AR Knoll Farm, White Ox Mead	Display of non-illuminated hung sign on a 6m high wooden post.	SUPPORT
23/04612/TCA; White Baines Bull's Hill	T1-Beech Canopy Reduce height by no more than 2m. Lateral reduction of no more than 1.5m.	NO OBJECTION
23/04591/FUL 23/04592/LBA Wellow Farm, The Square	Erection of one storey garden room following demolition of existing conservatory.	SUPPORT
23/04740/LBA 23/04739/FUL Moss Cottage Railway Lane	Amendments to previously consented scheme (22/02736/LBA - Internal and external alterations to include renovations, installation of dormer and erection of a lean-to extension.)	SUPPORT

b. The following planning decisions by BANES Council were NOTED:

<b>Planning Application number and address</b>	<b>Description of proposal</b>	<b>Decision by BANES</b>
23/03903/TCA Footpath, Railway Lane	2 x Willow pollard	PERMIT
23/04347/TCA 4 Henley View Wellow	T1-Apple, crown reduce 2 metres. Formative horticultural prune for fruit and flower	No objection

#### **5.1.24 Public Survey/feedback**

Following the recent Parish Survey, the Parish Council confirmed that the following issues concern residents the most and designated Councillor responsibilities accordingly:

- Traffic - Chris Cook (traffic survey to be published shortly)
- Climate and Environment – Jonathan Luck
- Planning – Mike Clarkson
- Parking - Dave Workman (exact issues still to be identified)

#### **6.1.24 Wellow Valley Tennis**

The tennis court lights are to be upgraded to LED's. The new lights will be more cost efficient and will also reduce the light spill onto neighbouring houses. The tennis courts are 9 years old this year and need to be repainted, including a special primer to avoid iron staining. The painting work will start in late Spring.

#### **7.1.24 Wellow Community Bus**

The repairs to the bus have now been completed. A new driver has been hired, who is waiting for the DBS check to be completed. Wellow Community Bus Group is currently fundraising for a replacement bus, which is expected to be purchased by the middle of 2024

#### **8.1.24 Highways & Transport:**

The following updates were received:

- a. Application to install a Speed Indication Device (SID): the funding application will be submitted to the Avon & Somerset Police Community Trust in April 2024. The Council was advised that at least 4-6 volunteers will be needed to manage SID

i.e. change batteries and move locations. It is considered that a moveable SID device is more effective. A final decision on a type of SID to be acquired is to be made at the next meeting. Discussions took place about the maintenance cost associated with the SID management – the need to train volunteers every 4 year (about £1,500/4yr) + cost of replacement batteries. BANES agreement will need to be obtained for the installation. It was decided to conduct a resident's survey to gather people's views on traffic issues, on SID's and also to find volunteers who will be able to look after the moveable device.

Action: CC

b. Traffic survey is to be published

Action: CC

c. Speed Watch – in pre Christmas period 12 vehicles were reported with 34mph in 20mph limit zone at the west end of the village.

#### **9.1.24 Environment**

- The recent Village Survey showed that environmental issues were amongst the most concerning. Wellow Futures group is organising a carbon offset scheme - residents will be invited to donate money to offset their carbon footprint if they take flights. These funds will be used for village projects aimed at reducing our community's carbon footprint.

The PC is providing the banking facility for this purpose, but will not be involved in management or decision making.

– The PC's Environment Policy is to be updated.

Action: JL

– The PC received email about smoke pollution created by logging business in the village. BANES environmental department have requested to collect evidence of a smoke pollution - a log with dates and pictures will be collated and provided by a resident.

#### **10.1.24 Wellow Recreation**

– It was mentioned that a quote for £2,500 was received for replacing the cricket nets. A decision is to be made dependent on the usage of the cricket nets.

– The Wellow 10K will take place on Sunday 3 March

– It was confirmed that an Outdoor Theatre performance by Miracle Theatre is being organised for 11 July 2024.

#### **11.1.24 Community Infrastructure Levy:**

1. Village Clock repair (£820): update on completion of the repair works to be received.
2. Repair of the gates on Railway Lane (£1000): There appears to be an issue of ownership of the gates on Railway Lane. The Clerk will write to the owner to ask if the gates can be repaired.

Action: Clerk

3. The composting Committee have raised £1,500 for the new compost bin. The Parish Council will transfer the matching £1,500 as decided at the last meeting.
4. It was DECIDED that the remaining available funds will be used to buy a bench for the Play Park.

Action: NC

#### **12.1.24 Grant Applications**

The following grant applications was approved for the financial year 2024-25:

- a. Wellow Community Bus - £2,000
- b. Midsomer Norton Dial a Ride - £50
- c. Parish newsletter - £100

#### **13.1.24 Finance and Administration:**

- a) The Council agreed to adopt the following mission statement: *'Nurturing our socially vibrant community whilst protecting our beautiful natural environment'*.
- b) Public Participation procedures are to be reviewed along with the Standing Orders for approval at the next meeting.
- c) Q3 bank reconciliation of WPC accounts and the allocation of funds (emailed to all councilors before the meeting) was APPROVED.
- d) 2023-24 Budget outcome NOTED.
- e) 2024-25 Budget reviewed and APPROVED.

f) It was AGREED to set the Precept for 2024-25 at £16,040. It was NOTED that the precept amount remains unchanged for the last 5 years.

g) The VAT reclaim of £2,425.13 received was NOTED.

h) Parish Council website – the Clerk updated the Council that the website has been created, but more work needs to be done to update the content. External help might be required. The Council agreed to take a look.

Action: Clerk

i) The following payments were reviewed and ratified:

	<b>Net</b>	<b>VAT</b>	<b>Total amount</b>
Brixley Auto Repairs Inv MWI120876 Community Bus repairs	£2,495.93	£499.19	£2,995.12
2023-24 Church grass cutting invoice			£280.91
Osborne's Christmas Trees Inv 3507			£150.00
LumuninacePro Inv -4646IM Tennis court lights (donation of £5000 received from WVT)	£4,158	£831.60	£4,989.60
Wildwood Tree Inv for two willow trees	£150.00	£30.00	£180.00
Carols on the batch expense			£29.35
Noticeboard fixtures			£30.00
IONOS November invoice	£8.00	£1.60	£9.60
IONOS December invoice	£8.60	£1.70	£10.20
Wellow Community Composting –(CIL)			£1,500
Staff salaries - Available to Council Members			

#### **14.1.24 Any Other Business**

a. It was agreed to create a Councillor's action list.

Action: Clerk & MC

**b. To note the dates of future meetings:**

4th March 2024  
13th May 2024 – Annual Parish Council Meeting  
8th July 2024  
9th September 2024  
4th November 2024  
6th January 2025  
3rd March 2025.