

# Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

## MINUTES OF THE PARISH COUNCIL MEETING held at 8.00 pm on Tuesday 7 July 2015 in Wellow Village Hall

*Actions – marked **A** at right– are on the Clerk and on any Councillor whose initials also appear*

**Present:** Councillors B. Wright (Chair), H. Andrews, S. Betts, P. Caudle, S. Chauveau, S. Chivers, D. Clarkson, M. Hartigan

**In attendance:** District Councillor N. Butters, R. Campbell (Clerk), 14 members of the public

**PUBLIC PARTICIPATION** The Chair welcomed everyone and opened public participation.

- *Ron Humphreys said he was looking for encouragement from the Parish Council and members of the community for a revival of theatrical presentations in Wellow by a travelling company. He recalled past successes and said he and his wife would be prepared to underwrite the cost of hosting the Miracle Theatre Company in Summer 2016. Tickets would be £8 - £10 and the company would need to be booked in advance. He was looking for hosts to provide six actors with a meal and a room. For the play, 7.5sqm of space with power would be needed.*

His suggestion was greeted enthusiastically and he was thanked for offering to underwrite the event. He welcomed a suggestion that play be staged on the Playing Field, possibly with the audience sitting in the run-up to the cricket nets.

- *Hugh Prentice said that the setting-up of a CIO, an umbrella organisation to run the whole Playing Field, had been mooted at the Parish Council in January 2014 and that the go-ahead had been given in October 2014. He had circulated a draft constitution and was now touching base with the major stakeholders: the Village Hall Committee, Wellow Sports and the Parish Council. Subsequently there would be a public meeting. He outlined the rationale for the CIO, noting that it fulfilled the PC's second precondition for proceeding with the new sports facilities, that it was financially sustainable, minimised risk to the Parish Council and removed the personal liability of members of the Village Hall Committee (Trustees of the Charity) if and when the Village Hall charity wished to join the CIO.*

Cllrs Clarkson and Hartigan warmly welcomed the proposed arrangement.

- *Joe Karthaus said that the new gym equipment on the Playing Field was open to the public but the area had not been surfaced.*

An answer would be given at a later date.

*He said there were many potholes the other side of the ford. He also spoke of*

*the need for preventative measures regarding safety in the children's play area. There was rotten wood round the swings.*

To be a September agenda item

*Mr Karthaus has acquired the asset wellow.org for £100. Did the Parish Council want it at cost?*

To be a September agenda item.

The Chair thanked the speakers and closed public participation.

15.89 **Apologies**

Apologies were received and accepted from Cllr J. Handel.

15.90 **Declarations**

Cllr Betts declared a pecuniary interest in agenda item 15.94 (i) Bubblers Dytych, which is adjacent to her property

Cllr Chauveau declared a pecuniary interest in agenda item 15.94 (i) The Old Works, Railway Lane, as applicant's husband

Cllr Hartigan declared an interest in agenda item 15.94 (ii) as he understood that logging activity at Little Horse Croft Farm would be raised under reports and his property overlooks the site.

15.91 **Minutes**

The minutes of the PC meeting of 2 June 2015 were agreed to be a true record. They were signed by the Chair.

15.92 **Clerk's Report**

The following report on items from the preceding meeting had been circulated to Councillors.

15.78 (ii)	Following the accident to Mrs Newlove's daughter when playing alone on the gym equipment, Cllr Chivers and Chris Wordsworth had met Mrs Newlove. Her report is minuted under 15.95. Legal advice and advice on best practice for siting and signing gym equipment had been obtained and accorded with the Parish Council's actions.	
15.80	B & NES had again been asked for white lining (virtual pavement) at the West End of Wellow	
15.82 (ii)	The Wellow phone box is available for purchase at a cost of £1. The process can take three months.	

15.93 **Charitable Incorporated Organisation (CIO)**

**RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Andrew, unanimous) to confirm that the trustees had correctly interpreted the rationale behind setting up the CIO.

**RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Andrew, unanimous) to support the creation of Wellow Recreation CIO under the constitution circulated.

It was noted that while the Village Hall Committee had voted not to join the CIO for the time being. It could do so in the future.

The Chairman invited Hugh Prentice to explain the timing of the next steps.

Hugh Prentice said that after the public meeting, the intention was to send the constitution to the Charity Commission for approval, which was likely to take about six weeks. By the end of September the organization should be incorporated. Mr Prentice detailed the proposals for initial and, after an AGM, future trustees.

Cllr Chivers urged the trustees to get their message across. She had talked to Wellow residents who had not heard of the CIO.

Mr Prentice said that in addition to the public meeting there would be a newsletter, an entry on Parish Post and a double page in the Parish Newsletter.

15.94 **Planning**

(i) Applications

Councillors considered the following applications:

Cllr Betts left the room.

**15/02818/FUL** Bubblers Dytch High Street, Wellow.

Proposal: the erection of 2 detached two storey houses with attached garages following demolition.

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Caudle, unanimous) to **object**. Should the Case Officer be minded to permit, the application should be considered by the Development Management Committee.

Accompanying comments to include: roof height and steepness would cause significant harm to the character and appearance of the area; loss of amenity to neighbouring property; SW glass expanse creates negative visual impact; zinc roof of garages unsympathetic to neighbouring Conservation Area; vehicle provision seems unrealistic; over-development of the site.

Cllr Betts rejoined the meeting.

**15/02202/FUL** The Old Works, Railway Lane, Wellow BA2 8QG

Proposal: conversion of The Old Works building to form 1 no. dwelling with Detached garage and associated works including the demolition and rebuild of the north elevation.

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Clarkson, unanimous) to **support**.

An open work iron gate would be more appropriate than that proposed, but given an understandable need for privacy a wooden gate no more than 5ft in height would be acceptable.

Cllr Chauveau rejoined the meeting

**15/02632/FUL 3**, Tower View, High Street, Wellow

Proposal: erection of a first storey side extension and provision of a rear dormer window.

**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Clarkson, unanimous) to **support**

**15/01590/LBA** Canteen Cottage, Wellow BA2 8PY

Proposal: external alterations to include the replacement of all windows and the erection of a porch following the demolition of the existing porch.

**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Betts, unanimous) to **support**.

**15/02798/FUL** Vera House, Railway Lane, Wellow.

Proposal: erection of of two storey side extension, front porch and internal alterations.

It was agreed to **comment**, including:

- There was no design and access statement
- If the whole extension were to be set back from the existing house (the ground floor protrudes in front) the balance could be preserved.
- The large proposed increase includes much fenestration which will have a visual impact on the Green Belt.
- The proposed balcony is not in keeping with other properties in the area.
- The proposed 'front' porch appears to at the rear and seems acceptable

**15/02389/FUL** 4a West End Cottages, Wellow, BA2 8QD

Proposal: erection of 1m high metal railing (Retrospective). Renewal of wall coping and removal of projecting railing.

**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Andrews, unanimous) to **support** and advise that the correct name of the property is West End House.

**15/02912/TCA** Church House, Hight Street, Wellow, Bath

Proposal: fell 1 x Eucalyptus to ground level

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Andrews, unanimous) to **support**

**15/02911/FUL** Church Farm House High Street Wellow Bath BA2 8QS.

Proposal: Erection of a free standing aluminium greenhouse.

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Caudle, unanimous) to **support**

(ii) Planning and enforcement decisions and updates None

## 15.95 **New Sports Facilities**

(i) Cllr Chivers reported on her and Chris Wordsworth's meeting with Mrs Clare Newlove about the new gym equipment. Mrs Newlove had expressed concern that there was no sign saying the equipment was for adults only. Mr Wordsworth had explained to her that the rules and regulations had been fulfilled to the letter. The equipment supplier had advised against a notice, as, perversely, it intended to encourage children to use the equipment. But Cllr Chivers thought a small notice was 'commonsensical'.

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Betts) to put a small notice by the gym equipment saying that it was for adults only.

(ii) Update Andy Smith of the Parish Council Sports Project Management Group gave an update, which included the following:

- Good news: the English Cricket Board (ECB) had made an award of £5.5K for cricket facilities, with no strings attached.
- With regard to the potential Protecting Playing Fields award, an agronomist was coming to see if the drainage was up to scratch.
- As Members could see, the project was in its final stages.
- There had been a 'snagging' meeting with the main contractor Fosse and Lee West, the Parish Council's representative for the LTA., who said that the project was in the top 10 of similar projects.
- A new membership notice was going out. The online Clubsquad registration system had been improved after teething problems. It was intended to give Wellow first go, before offering registration more widely in the area.
- The artificial cricket surface would be the next item to arrive.
- About 50 key fobs, representing 170 members, had been sold and another 50 pledged.
- The big launch, involving all sports, would be on 5 September. Representatives of the major sponsors would be there, as would Jacob Rees-Mogg, MP
- He provided an update on finance. Nearly all grants were now in. Paying the last tranches of contractors' bills required the VAT refunds to come in.

## 15.96 **Highways and Rights of Way**

(i) Traffic calming

(ii) Updates

- Cllr Caudle said that she had on several occasions reported missing

reflective posts, potholes in Norton Lane, a missing gradient sign on Bull Hill. To be chased, copy to District Cllr Butters.

- White lining had not yet take place – to be chased
- Cllr Clarkson said a number of Speedwatch sessions had been held and many speeders recorded. It was now time to decide what action to take to solve the problem.
- From the floor, Mr Phillips it was said that double yellow lines were needed to prevent the current gridlock in the High Street at peak periods.
- Cllr Chauveau said that yellow lines would have to be enforced
- The shared space report commissioned from Ben Hamilton-Baillie to be located and circulated before the September meeting, when the whole subject of traffic calming would be reviewed.

15.97 **Defibrillator**

Cllr Handel's update had been circulated to members. The defibrillator had been received. She planned to ask local nurses and medics where they thought it should be placed.

The Chairman said that the matter had been discussed a number of times and a decision should now be made. Councillors considered the pros and cons of Wellow Square versus the Village Hall.

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Andrews, 5 for, 3 against) to site the defibrillator in the phone box in Wellow Square.

The Clerk to proceed with purchase of the phone box for £1. This could take up to three months.

Cllr Handle's request that the Parish Council meet the ongoing cost of the electrical supply and spare pads (as well as a secure cabinet) to be a September agenda item, once the costs had been quantified.

Mr Phillips was thanked for his offer to contribute to a second defibrillator,

15.98 **Cemetery**

Cllr Andrews, PC representative on the Joint Burial Board, said there had been a complaint about the state of the new field after a recent burial. She said the community was fortunate to have the services of the Clerk, Derek Withers, who made great efforts to keep the place in good condition. He now proposed two extra cuts and two extra bin emptyings per year.

Cllr Andrews referred to MP Jacob Rees-Mogg's assertion that it was the best-kept cemetery in his constituency. Cllr Betts agreed with him.

15.99 **Standing Orders**

**RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Clarkson, unanimous) that new standing orders, based on the NALC model, circulated to members, be adopted.

15.100 **Finance**

- (i) The current financial statement was noted.  
(ii) Provision of financial information by outside bodies receiving grants  
(iii) **RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Hartigan) to pay the following

1764	S. Cole – wages	215.82
1765	R. Campbell, salary June 2015	320.24
1766	HMRC	4.60
1767	R. Campbell –refund postage (Minute 15.69 (vii))	18.04

and to authorise payment of up to £53,424 for sports project items previously agreed in principle.

15.101 **Training**

Proposed dates for training on a Tuesday in October to be circulated

15.102 **Reports**

- Dog fouling continued to be a problem. More bins were needed. District Cllr Butters said the Parish Council would have to buy them; B& NES would empty them. To be a September agenda item.  
  
Geoff White had emailed pointing out the overgrowth along the fence at the entrance to the village car park. B & NES to be asked to cut back after the blackberry season.
- The PC was urged to support efforts to resolve the diversion and reopen footpath 25/14
- Logging at Little Horse Croft Farm. Complaints about smoke (some said steam) and noise continued to be received. Cllr Hartigan said 60 trees had been delivered that day. How had a green field become an industrial site? An earlier enforcement officer's report, finding no problem, was referred to. District Cllr Butters had spoken to the enforcement team manager and further investigation would be carried out. The PC to write a letter commending this and underlining the need for it. To be a September agenda item.

15.103 **Next Meeting**

The date of the next meeting was confirmed as Tuesday 1st September 2015 at 8.00pm in Wellow Village Hall.

The Chairman thanked everyone for attending and closed the meeting at 11.05pm