

# Wellow Parish Council

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BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET  
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**MINUTES OF THE MEETING of Wellow Parish Council**  
**held at 8.00pm on Tuesday 19 July 2016 in Wellow Village Hall**

**Present:** Councillors D. Wright (Chair), D. Clarkson (Vice-chair), H. Andrews, S. Betts, P. Caudle, J. Handel

**In attendance:** Ward Councillor N. Butters, R. Campbell (Clerk), 18 members of the public.

## **PUBLIC PARTICIPATION**

- Ron Humphreys thanked everyone who had helped make the Miracle Theatre Company's production of *Life is a Dream* such a success. In return the Chair, Cllr Wright, thanked Ron and Shelagh Humphreys for promoting the performance and asked what was planned for next year? Ron Humphreys thought it might be someone else's turn...
- Joe Karthaus gave an update on TrueSpeed's rollout of ultra-fast broadband in the local rural area. He said Priston now has a reliable high speed service. Compton Dando (where BT were also operate) would be completed the following month. Next would be Bishop Sutton, across the Chew Valley. They were at the tail-end of raising money for 10K homes in the B & NES area. The offer to Wellow would be 100Mbps for fibre to the home for £45 pcm. Truespeed would have a stand at the Wellow Flower show and Mr Karthaus urged people to come and find out more then.

The Chair thanked the speakers, closed Public Participation and opened the Parish Council Meeting.

### 16.098 **Apologies**

Apologies for absence were received and accepted from Cllr M. Hartigan (on holiday).

### 16.099 **Interests**

There were no declarations of interests.

### 16.100 **Vacancy**

There were no candidates for the vacancy for a Councillor.

### 16.101 **Minutes**

The minutes of the Parish Council meeting of 7 June 2016 were agreed to be a true record and were signed by the Chair

The minutes of the Annual Parish Meeting of 3 May 2016 were received and noted.

### 16.102 **Clerk's report**

A report on actions outstanding from previous meetings was distributed to members. Details appear in the relevant minute below.

### 16.103 **Planning**

(a) Applications

Applications were considered and recommendations made as follows:

**16.03037/TCA** Oak End, 1 Station Road, Wellow BA2 8QB

Proposal: 1 x Oak (T1) – reduce height by 9 feet and remove inner epicormic growth. **No objection**

**16.03197/LBA** Manor Court Cottage High Street Wellow BA2 8QS.

Proposal: Internal and external alterations on the south elevation to install slim double glazing in place of metal windows, refurbish other windows and install new doors. **Leave to the planning officer**

(b) Enforcement Nothing to report.

(c) Updates The following decisions by B & NES were noted:

**16.01934.VAR** The Byre Upper Twinhoe. Variation of condition 6 of application 15/03827/FUL (Change of use of agricultural land to horse gallop.) Decision: **permit**

**16.02564.TCA** Box Bush Cottage High Street BA2 8QA. 1x Conifer (T1) - fell to ground level. Decision: **no objection**

(d) Planning Development Board

**16/02151/FUL** - Parcel 3573, The Hayes was to be considered by the Planning Development Board on 24 August. It was agreed that Cllr Clarkson would speak in favour of the proposal (ref minute 16.087i). The Clerk will book a speaking slot.

16.104 **Play Park and Playing Field**

The Chair invited Hugh Prentice of Wellow Recreation to report.

(a) Lease Mr Prentice said that the lease to Wellow Recreation had to be approved by the LTA. He asked for it to be minuted that once the lease is signed, Play Park funding should not be the sole responsibility of Wellow Recreation. This applied equally to drainage.

Cllr Caudle noted that the following corrections will be made to the lease: the term to be 31/08/2098 (not 2097). Paragraph 20 (right to mortgage) will be removed. The date of the Village Hall lease is 10/04/2001.

(b) Drainage Mr Prentice said it was intended to pursue the Sport England option for drainage on the football field.

- The costings for other areas in the July report from IMA Transport Planning were incomplete and IMA would be asked to join up the figures.
- The ballpark figure for play park drainage was £5K. There would need to be further discussion with the Horler family about the flow of water from the top field onto the play park, etc.
- IMA's report outlined two options to transport this water across or under the playing field, at a cost of about £15K, and into the drainage system.
- A proposal, with timings, would be made to the Parish Council

The Chair said the tennis courts were irrelevant to the flow of water, which had always been there, but the running track meant it needed to be treated differently.

Lyn Doman, invited to speak, referred to drain clearance round the Village Hall. She said that the area beneath the basketball hoop had not been included in the lease from the Parish Council

Cllr Betts said the tarmacked parking area prevents water which previously soaked away from doing so.

Cllr Chivers asked how the matter was to be addressed if there were no funds.

Mr Prentice said it was hoped to find grants to enable the work to be done at the same time as the Sport England-funded playing field drainage work. Sport England were content for this to be in 2017.

A list of available grants recently circulated to members to be more widely distributed.

Asked by the Chair to comment, Duncan Hammerton (onto whose land the water partly drains) said he was generally happy with the proposals.

(c) Playground repairs The completion of repairs per Resolution 16.088 was noted and Rachel Kotchie thanked for leading the volunteer element.

**RESOLVED** (proposed Cllr Handel, 2<sup>nd</sup> Cllr Andrews, unanimous) to arrange an inspection of the play area from B & NES at a cost of £100, before the lease to Wellow Recreation comes into force.

Cllrs Andrews and Handel will produce a rota of weekly parish council inspections in the meantime.

#### 16.105 **Village Hall and Drive**

A report from Cllr Betts had been circulated, stating that the Halogen lights down the drive had been in place for 20 year and no longer served their intended purpose. The Village Hall Committee proposed three brand new LEDs at ground level along the length of the drive, at a total installed cost of c. £600.

A cheque for £60 from Vito's Pizzas, which could be put towards this cost, was passed to the Hall Committee.

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Caudle, unanimous) to pay £100 towards the cost of the new lights.

#### 16.106 **Defibrillator kiosk**

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Chivers, unanimous) to purchase 3 x 'Defibrillator' signs at a cost of £54; the lettering to be green

#### 16.107 **Maintenance**

(a) Bench near St Julian's Church Geoff White had offered to provide a replacement bench, dedicated to his parents. However it was noted that contributions had already been received for a new bench at this location to commemorate the Queen's 90th birthday. Cllr Clarkson will thank Mr White on behalf of the council, but suggest that he considers an alternative location, with parish council support.

It was agreed to ask via the Parish Newsletter for further donations for the commemorative bench and that the Clerk should order one if sufficient funds were received.

Cllr Andrews offered to organize a fundraising ball-roll down Mill Hill in early September.

(b) Churchyard grass Andy Elvin hoped to resume churchyard grass cutting from mid-August. Richard Holland kindly offered to cut the grass before a wedding on 30 July. He was thanked.

#### 16.108 Finance and audit

(a) A Month 3 financial statement was circulated to members.

(b) (i) The requirement for additional information, an intermediate audit and the increased cost of audit for 2015/16, given increased turnover with the Sports Project, were noted.

(b) (ii) The additional 7.5 hours work by the Clerk in compiling information requested by the external auditor was approved

(c) Proposed amendments to Financial Regulations, largely involving contracts, will be circulated to members for approval at the September meeting

(d) To receive information on electronic banking.

**RESOLVED** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Caudle, unanimous) to adopt NatWest's Bankline Lite, which will allow the Clerk to consult but not operate the council's accounts electronically.

(e) **RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Betts, unanimous) to approve the following payments

1857	S. Cole – Street Sweeper's wages	288.00
1858	R. Campbell – Clerk's salary June	296.44
1859	HMRC	81.00
1860	Truespeed - wellowparish.info domain renewal, inc. VAT	18.00

(f) To note payment of the following previously approved invoices

1855	Mendip Toilet Hire – 5 weeks to 30/5/16, inc. VAT	120.00
1855	Mendip Toilet Hire – 4 weeks to 27/6/16, inc. VAT	96.00
1856	MC Renovations –repairs to Children's Playground	509.30

#### 16.109 Highways and Rights of Way

(a) Speed limit boundary

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Andrews, unanimous) to support the extension of the 20mph limit to east of Wellow Trekking Centre, which would require a Traffic Regulation Order (TRO).

Cllr Butters explained that the cost of a TRO meant that B & NES aggregated several schemes in one application. The Clerk to write to Cllr Butters asking for the Wellow proposal to be included.

(b) B&NES Highways updates Areas marked for patching had now been patched, including Bath Hill. Pressure to be kept on B & NES to extend the repair of Wellow Lane eastwards towards Wellow.

#### 16.110 Correspondence and Reports

(a) Information and correspondence received since the last Parish Council meeting was noted; a rural broadband update was read out by the Chair.

(b) Miscellaneous reports and information

- Ward Cllr Butters reported on a recent public meeting held by B & NES on devolved budget proposals for the West of England
- In response to a question from Cllr Betts, the Clerk advised that tree felling off Combe Hay Lane was tree management unrelated to the Sulis Down development proposals.

16.111 **Meetings**

The date of the next Parish Council meeting was confirmed as Monday 19 September 2016 in Wellow Village Hall, starting at 8:00pm.

The Chair thanked all for attending and closed the meeting at 10.10pm