

WELLOW PARISH COUNCIL

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

**Minutes of the Parish Council Meeting held
on Monday 24th July 2023 at 19.30pm
in Manor Close Community Room, Wellow.**

PUBLIC PARTICIPATION

Nineteen residents attended this meeting to address the matters on the agenda. Some comments were emailed to the Clerk prior to the meeting and distributed to all Councillors. In order to avoid a duplication, the Chairman asked the residents to address the Council when items are discussed at the meeting.

- A report was received from a resident about speeding on Bath Hill.
- It was also reported that joy riders entered private land in the Hayes causing a damage.
- A resident has reported to the Council that he has attended the public consultation drop-in session on the proposed Somer Valley Links project. It appears that there was a proposal to create a route via the derelict railway line in Wellow as well as other unsuitable locations without any proper investigation of the area. Later, a correspondence was received from WECA to confirm that this proposal has been removed from the project plan.
- The Parish Sweeper reported that a stone by the Church path has not been removed. The potholes on the Double Hill have been repaired. He also mentioned that some residents park inconsiderately by the shop, which obscures the road view for pedestrians with small children. The Parish Council will investigate and address the problem if necessary.

1.7.23 Apologies for absence: No apologies for absence were received.

2.7.23 Interests: No Interests were declared.

3.7.23 Minutes of the Parish Council Meeting on 25th May 2023: The Minutes of the Parish Council meeting were APPROVED and signed by the Chairman.

4.7.23 Planning Applications

a. The following planning applications were considered:

Planning Application number and address	Description of proposal	Parish Council Comments
23/02114/FUL Weavers Farm, High Street	Change of use of land from agricultural to residential.	The Parish Council SUPPORT this planning application subject to the amendments to the plans, which are incorrect in the original planning submission.
23/02115/LBA Weavers Farm, High Street	Change of use of land from agricultural to residential. Part of the residential land will then be within the curtilage of the Listed barns.	This application is withdrawn by the applicant

23/02000/FUL Norton Lane Barn, Norton Lane	Partial change of use of agricultural barn offices to create a live-work residential unit (Use Class C3) within the building. Provision of gates and fence (Retrospective).	OBJECT
23/01951/FUL Knoll Farm, White Ox Mead Lane, Peasedown St John	Change of use of a redundant farm building for use as a butchery.	SUPPORT. Highway issues have been addressed by the applicant.
23/02050/TCA St Julians Primary School, High Street	T1 and T2 (Beech)- install 8 tonne cobra brace and thin crown by 25%. T3 (Field maple)- Fell. T4 (Hazel)- Coppice. T5 (Beech)- Crown thin by 25%.	PC decided to leave the decision to BANES tree officer.
23/01841/CLEU Manor Farm Livery Stables, Manor Farm	Use of building as Class E(d) relating to horse livery yard for 11no. loose boxes, hay and straw stores and associated parking (Certificate of Lawfulness of Existing Use).	SUPPORT
23/02594/TCA Watersmeet, Mill Hill	T1-Red Chestnut, crown lift to 2.5 metres; T2-Hawthorn, crown lift to 2 metres; T3-Sycamore, crown lift to 2 metres; T4-Hawthorn, fell, poor specimen; T5-Ash, fell ash dieback; T6-Ash, fell ash dieback; T7-Sycamore, crown lift to 2 metres; T8-Goat willow, fell, tree dying	PC leave the decision to BANES tree officer.

b. Unauthorised landscaping works on the flood plain adjacent to Wellow Brook have been reported to the PC. Several nearby residents expressed their concerns. The case has already been registered with B&NES Planning Enforcement as case number 23/00307/UNDEV. The Parish Council will also report this unauthorised works to Avon and Tributaries Angling Association, Wessex Water and to the Environment Agency as it is their statutory responsibility to prevent flooding.

c. The following applications decisions made by BANES Council was NOTED.

Planning Application number and address	Description of proposal	Decision by BANES
22/04871/FUL Middle Twinhoe Cottage, Middle Twinhoe	Renovation of existing barn and carport	Permit

5.7.23 Highways & Transport:

The following issues were discussed:

- The Council discussed the reported speeding on Bath Hill and noted for inclusion in the speeding solutions to be implemented in the future by the PC.

- The Parish Council have discussed the importance to determining a long term traffic management plan for the village in order to tackle speeding. A working group will be created to determine a plan of action and the approach.

- It was decided to apply to Avon and Somerset Community Trust for funding for a Speed Indicator Device (subject to BANES approval).
- Speed watch: more volunteers are needed. Invitation to residents will be sent via the Parish Post and the newsletter. It was noted that a simple roadside training is required for new volunteers.
- Communication was received from Sustrans – a charity promoting cycling routes in the country, offering help in reducing traffic in the village. Their representative will be invited to the next Parish Council meeting in September order to discuss possible solutions.

6.7.23 Wellow Recreation

- The Chairman of Wellow Recreation has announced the newly appointed team. He has been reported that WellowRec is working closely with St. Julian's primary school. The football and cricket courses are being offered to children. Boules for older residents is going well too. However, the income has fallen since the pandemic. The new ideas to raise funds were introduced such as open air cinema on the playing field. It was mentioned that the Pavilion is currently underoccupied. The space is being advertised to local businesses and social clubs. WellowRec has some challenges, but currently have good cash position.

7.7.23 Wellow Brook:

- It was noted that a meeting has been arranged for Wellow residents with Wessex Water and Wellow fishing syndicate on the 4th September at 6pm in the Village Hall. Wessex Water will talk about water quality in the brook and will be able to answer any questions.

8.7.23 Community Infrastructure Levy:

- Following resident's complaint about the location for the bench, the PC will not be installing a new bench.
- The CIL funds are still available. The estimated budgets for the following ideas will be collated and presented at the next PC meeting:
 1. To renovate the path from Henley View to the car park
 2. To purchase a compost bin
 3. To repair the gates on the railway crossing.

9.7.23 Wellow and Shoscombe Cemetery

- The damaged stone gates pillars have been repaired. A quote for the repairs of the metal gates is expected shortly. Once the total cost of the repairs is known, the insurance claim will be finalised.

10.7.23 Communication and engagement with external bodies

- a) Parish Council's website – the Council will explore options to create a separate website and present at the next meeting.
- b) A questionnaire will be sent to residents to identify local issues, which concerns them most and how the parish council can help. The questionnaire will be posted via the Parish Post and the newsletter.
- c) Discussions took place with a resident about possible implementation of Carbon offset Scheme. The PC offered to use the PC account for collection of the funds, but a separate resident's subcommittee will need to be arranged for the management of the scheme.

- d) Bathavon Forum meeting has been attended by the council's representatives. It was decided that the council members will take turns to attend future Bathavon Forum and Parish Liaison Meetings.

11.7.23 Somer Valley Links Consultation (A367 corridor)- run until 6th August 2023

The consultation has been advertised in the village Parish Post. A residents' comment at the Public Participation section was taken into consideration. The Parish Council will write to BANES in response.

12.7.23 Finance and Administration:

- a) The following documents were reviewed and ADOPTED by the Council:
1. Standing Orders
 2. Financial Regulations
 3. Asset Register
 4. Risk Management
 5. Councillor's Code of Conduct
- b) It was NOTED that no requests to exercise the Public Rights were received under Freedom of Information for the financial year 2022-23.
- c) It was NOTED that the payment of £245.00 was received from Horton Starkie fund for the financial year 2022-23.
- d) It was NOTED that £1,000 donation is received from Wellow Valley Tennis. This fund is to be reserved for investment in the Sports Field and Equipment. The parish council thanked WVT for the donation.
- e) The Noticeboard is currently still being renovated.
- f) Q1 bank reconciliation was reviewed (emailed to all Members along with bank statements) and APPROVED by the Council.
- g) The following schedule of payments was reviewed and APPROVED:

	Net	VAT	Total amount
Greensward invoice to re-turf the goalmouth at the tennis courts (to be paid from the maintenance reserves)	£195.00	£39.00	£234.00
MC Renovation invoice for replacement of the rotted wood base to which the climbing net is anchored. (To be paid from Play Park reserves)			£235.00
Q1 Greensward invoice for the maintenance of the playing fields	£810.00	£162.00	£972.00
Internal Audit for 2022-23 accounts and governance			£45.00

The following payments made since the last meeting, were NOTED:

	Net	VAT	Total amount
Staff salaries			Available to Council Members
IONOS June, July 2023	£5.50	£1.10	£6.60

OPUS Electricity – paid by standing order			£11.17
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13.7.23 Any Other Business

There was no further business, the Chairman closed the meeting.

14.7.23 Dates of future meetings in the Village Hall:

Monday 4th September

Monday 6th November

Monday 8th January

Monday 4th March.