

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET www.wellowparish.info

MINUTES OF THE MEETING of the Parish Council (WPC) held on Monday 17 June 2019 at 19.30 at Wellow Village Hall BA2 8PU

Present: Councillors P. Caudle (Chair) D. Workman (Vice-chair) S. Betts, S. Kotchie, J. Handel, S. Chivers, J. Trafford, N. Chapman (arriving at 19.42pm) Cllr Neil Butters (attending later on in the meeting)

In attendance: K. Griffiths (clerk,) 4 members of the public

PUBLIC PARTICIPATION

The parish sweeper reported that the verge near to the church needs cutting, particularly in preparation for events taking place in the near future. The clerk will contact BANES and request this is done by June 29th. The track way by Henley View also needs strimming. This belongs to BANES. Cllr Caudle will ask Chris to cut and trim.

Packhorse bridge (near railings) the slope is overgrown. Cllr Trafford has offered to trim this. In July the drains will need clearing.

Richard Holland requested that Springfield and Bublars Dytych be put on future agendas again. Cllr Caudle will follow up on any enforcement action taken.

Concerns were raised by a member of the public in relation to the level of traffic passing through the village and the speed at which some motorists drive. It was suggested that the council adopt a scheme which runs in Portugal however the council explained more detail was needed and consideration be given to legality and costs of such a scheme.

Cllr Workman discussed the recent speed survey but stressed that Wellow residents were not aware it was taking place, nor was the methodology of the data known. The average data has not yet been provided and further scrutiny is required. Cllr Workman will get the data and then revisit the suggestion of the scheme mentioned above. It was mentioned at previous parish meetings that a 'smiley face' method of slowing traffic be used, Cllr Workman to discuss with District Councilor Neil Butters.

END OF PUBLIC PARTICIPATION

18.168 - **Apologies** were considered and accepted from Cllr Clarkson who was on holiday

18.169 – **Interests** NONE declared

18.170 – **see above**

18.171 - **Minutes** The minutes of the meeting 20 May were approved and signed as a true record

18.172 - **Clerk's report** The clerk reported on the matter of the Wellow internal audit and explained that Wellow PC has until 31 July to submit it's final documents to PKF Littlejohn. Bridget Bowen was suggested as being able to undertake the internal audit, to be discussed later under finance.

18.173 - **Planning**

(a) To CONSIDER the following applications:

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| 19/02256/ADCOU, Double Hill Farm, Double Hill, Shoscombe BA2 8PT | Description: Agricultural use to dwelling, prior approval site location | The council supports this application (Prop. Cllr Chapman, 2 nd . Cllr Chivers) |
| 19/00772/FUL PARCEL 0048, Bath Hill Wellow | Description: Erection of two-storey, 3 bedroomed detached dwelling | The council opposes this application on the basis the plot is excessive and is too large for the selected development. Prop. Cllr Chivers, 2 nd . Cllr Caudle |
| 19/02128/FUL, Springhill House White Ox Mead Lane Peasedown St. John Bath BA2 8PL | Description: Erection of new bay window | The council supports this application for a bay window on the basis that it is not overlooking any adjoining/other properties. Prop. S Kotchie, 2nd N. Chapman |
| 19/02167, Parcel 2200 Norton Lane Wellow Bath | Description: Erection of an agricultural barn for storage of machinery, hay and housing livestock (goats) (Retrospective) | The council opposes this application-this concerns a retrospective application and it was felt that the owners did not follow the appropriate rules. Cllr Neil Butters is aware and the application will be rejected in the strongest terms. |
| 19/01127/FUL Norton Lane, | See above | See above |
| 19/02435/TCA, Manor Barn Farm Lane Wellow BA2 8QU | Description: T1 Ash - fell. Exhibiting early signs of dieback through Hymenosyphus fraxinius and becoming a roadside hazard | The council supports this application. Cllr Chivers will draft a leaflet on ash trees in Wellow and give to Richard Holland, symptoms of die back and treatment to avoid the major tree stems becoming damaged/dying. |

(b) The following BANES decisions and updates were noted:

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| 19/01617/FUL, Under Hayes White Ox Mead Wellow Bath, erection of apex building for rearing young cattle with connecting collection yard. | PERMIT |
| 19/01925/TCA, Tree Works Notification in Con Area Site Location: The Manor House High Street Wellow | NO OBJECTION |
| 19/01429/Full Application Site Location: The Manor House High Street Wellow Bath Description of Proposal: Erection of a single pitch roofed oak framed car port in location of previous outbuilding. (Retrospective) | WITHDRAWN-applicant has been instructed to take down the car port in 4 weeks as permission was not sought |
| 19/01843/FUL Water Meadows Mill Hill Wellow Bath Description of Proposal: Erection of single and two storey extensions following demolition of existing conservatory and extensions. | PERMIT |

(c) - **Enforcement** - Parcel 4667 Dunkerton Hill, was considered, this matter is currently with the BANES legal department. Cllr Butters encouraged the parish council to contact Cllr McCabe, Head of Planning at BANES.

18.174 - Highways & Transport

(a) **Speed Survey Update** -An update was provided by Cllr Workman (see Public Participation)

18.175 - **Rights of way** The signed dedication agreement concerning Public Bridleway (BR) BA25/16 at Upper Hayes in the parish of Wellow was noted.

18.176- **Ash Trees** Correspondence from a member of the public concerning ash trees was considered, see planning application 19/02435/TCA during which Cllr Chivers provided details regarding ash trees and will provide a leaflet/details to locals concerning symptoms.

18.177 - **Village Hall** -Cllr Kotchie explained he had been called by the broker for the village hall insurance the previous day and full correspondence had been sent across enabling matters to proceed. Cllr Betts, village hall Chair, expressed the view that the VH may never pay the council back because it may not be liable. Confirmation was sought by the parish council that if the VH was in fact liable, then the sums paid out would be reimbursed. Cllr Betts confirmed the VH did have the funds to pay after paying out for heating systems to be repaired.

It was decided that the approval for the heating works to be carried out would be held back pending confirmation the VH would indeed meet the costs of the claim (Prop. Cllr Workman, 2nd Cllr Kotchie.) The clerk will draft a letter to the village hall setting this decision out.

18.178 – Finance

Cllr Kotchie confirmed that the insurance arrangements for 2019/20 have been renewed, the policy is for 3 years and the council has saved £210.00.

- (a) The parish council's bank balances as at June 2019 and bank reconciliation were accepted
- (b) The council agreed to engage Nina Flint, parish council bookkeeper, to assist with Scribe inputting, in order to ensure the end of the last financial year is complete ready for audit
- (c) The council considered the appointment of an internal auditor in relation to 2018/19. Cllr Kotchie expressed the view that someone local in Wellow may be able to do the audit, although it is rather short notice. It was agreed that if this could not be done then Bridget Bowen would be appointed to undertake the audit at a fee of £300
- (d) The following payments were approved by the council:

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| S. Cole Salary – June 2019 | £328.40 |
| K. Griffiths Salary – June 2019 | £251.60 |
| K. Griffiths – Expenses June 2019 | £44.25 |
| Wellow & Shoscombe Joint Burial Board Fee | £262.00 |

e) The following payment(s) were noted:

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| Payment | BHIB Council Insurance for PC insurance 2019/20 | £329.46 |
| Payment | Michael Cleverley Play Park Repairs | £212.00 |
| Receipt | BANES Parish Sweeper Funding 2019/20 | £1493.17 |

18.179 Information

(a) The NALC Annual Conference in October 28th and 29th 2019 (£200 + VAT) was noted

18.180 **Miscellaneous** – Cllr Workman discussed dog fouling in Wellow, explaining that there is no magic solution to the problem but rather it is a human behavior problem. The strategy is to try and communicate with dog owners and focus on the 75-80% of people who may respond.

Cllr Handel will contact the school to understand how big a problem it is for the children and the playing field. Cllr Chivers' husband, a vet, is prepared to move the dog mess. Cllr Workman clarified that the way forward is to put costings together for a new dog waste bin.

Cllr Kotchie discussed the play park project (renovation of) and stated there are enthusiastic people wanting to assist-Cllr Kotchie will discuss with Mike Clarkson the procurement process. Cllr Butters suggested that Paul Crossley may have some money for the play park and it may be worth making an approach.

18.181 **Meetings** The date of the next WPC meeting, Monday 15th July 2019, Wellow Village Hall at 19.30pm - all welcome