

# Wellow Parish Council

BATHAVON SOUTH, BATH & NORTH-EAST SOMERSET

## MINUTES OF THE MEETING

held at 8.05 pm on Wednesday 3 March 2015 in Wellow Village Hall

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

**Present:** Councillors H. Andrews, L. Bailey, S. Betts, P. Caudle, D. Clarkson, P. Doman, J. Karthaus, H. Prentice (Chair), T. Wheeler

**In attendance:** R. Campbell (Clerk), six members of the public

15.30 **Apologies** District Councillor N. Butters sent his apologies

15.31 **Declarations** Cllr Betts declared a pecuniary interest in relation to item 1534(i) Bubblers Dytch, which is adjacent to her property.

**PUBLIC PARTICIPATION** The Chair suspended the Parish Council (PC) meeting and opened participation to the public. Comments included the following, noted in *italic*. They do not form part of the minutes.

- *Stewart Cole said that it was difficult and dangerous for him to sweep Mill Hill while building work was in progress. He was concerned about the safety of a tree at the back of his house; he was advised to contact B & NES Tree Officer Jane Brewer. He said that the balance of the Millennium Jubilee Fund should have been kept 'in the Parish' and not donated to the Sports Facilities project. He thought that the tennis club should pay the money back to the Parish Council when the project was up and running, as the money was needed for other things, including repair of dangerous walls, and fencing. He was one of the few who had worked hard to raise the money at the Millennium.*

The Chair said that it was a good idea that the sports project should generate something good for the village, one way or another.

- *Mike Clarkson read out the text for a postcard-sized notice he proposed should be put on the windscreens of vehicles parking illegally in Wellow Square.*
- *A resident living opposite the Fox and Badger said he was regularly unable to get in or out of his drive because of cars parked across the entrance. Road markings had been rubbed away. White lines would be a help.*

The Chair thanked the speakers and reconvened the PC meeting

15.32 **Minutes**

The minutes of the PC meeting of 3 February 2015 were agreed to be a true record, with the following amendments to minute 15.26 (iii):

'Cllr Betts noted' to read 'Cllr Caudle noted'

'£13,935,' to read '£13,908,' '£14,085,' to read '£14,135.'

The minutes were signed by the Chair.

15.33 **Clerk's Report**

None. Cllr Prentice noted that the election for the new PC would be on 7 May. The Clerk would shortly receive a supply of nomination papers. Cllr Prentice agreed to make these available to those requiring them.

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15.34 **New Sports Facilities**

(i) Grant from LTA

In response to a proposal that the PC formally accept a grant of £40,00 from the Lawn Tennis Association, Cllr Caudle expressed concern that conditions attached to the grant had not been seen by the PC.

From the floor Chris Wordsworth said that the offer had been tabled nine months before.

The conditions were not to hand but would be sent to Councillors.

**RESOLVED** (proposed Cllr Prentice, 2<sup>nd</sup> Cllr Andrews, unanimous) that the Parish Council accept a grant of £40,000 from the Lawn Tennis Association for the construction of two macadam tennis courts subject to the Clerk certifying that the conditions match the offer document.

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(ii) Updates

Chris Wordsworth of the Parish Council Sports Project Management Group updated the meeting on the progress of the project, covering the following topics: legal, health & safety, insurance, archaeology, landscaping, tennis contractor, electrical, water and additional path. A copy of his report is attached to these minutes.

Andy Smith of the Parish Council Sports Project Management Group (who sent his apologies) had produced a March income and expenditure report for distribution to Councillors.

(iii) Water and electricity supply to tennis courts

Mr Wordsworth said that the separate supply for tennis court lighting necessitated a larger connection box than had been envisaged. The only suitable site for it was by the west wall of the Hall.

A sub-metered water supply could be taken from the main in the drive through the trench for the electrical cabling to the area of the future pavilion.

Cllr Wheeler said that he did not think a separate water supply to the tennis courts was needed. It was pointed out that facilities in the Hall would be unavailable when the hall was in use.

In reply to a question from Cllr Betts, Mr Wordsworth said that the key to the connection box would be held by the tennis committee, who would pay a separate standing charge. Wellow Valley Tennis will reimburse the sub-metered element of the bill to be received by the Village Hall Committee

Councillors were content that an additional hoggin path be built below the tennis courts.

The Chair thanked Mr Wordsworth.

15.35 **Planning**

(i) Applications

Councillors considered the following applications:

**15/00543/FUL**

Location: Gooseberry Cottage Baggridge Hill Wellow Bath BA2 8QN

Proposal: Erection of two storey rear extension.

Cllr Clarkson read the report she had prepared. There were no questions.

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

**15/00762/FUL & 00763/LBA**

Location: The Dairy Baggridge Hill Wellow Bath BA2 8QP

Proposal: Erection of 1.4m high boundary wall, constructed from natural stone to south and west of property, proposed wall to match adjoining property detail.

Cllr Caudle had prepared a report which had been circulated. She said it was in general a repeat application, except that the wall was now a consistent height of 4 feet. The south end of the proposed wall still covered a manhole

**Agreed** to support the application.

Cllr Betts left the room.

**15/00549/FUL**

Location: Bubblers Dytch, Wellow

Proposal: Erection of detached dwelling

Cllr Caudle said that the latest application was not to do with the bungalow but was for a smaller dwelling than before, looking more traditional in appearance and of a single storey at the front, on adjacent land.

There was a shared driveway and the visibility splay was not that good. It was still on a rubbish tip, the site still filled with water when it rained.

Cllr Clarkson said the proposal represented overdevelopment of the site.

Cllr Andrews thought it singularly unattractive.

**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Clarkson, 7 for, 1 abstention) to oppose the application.

Councillors recommended that the landowner be asked to contact the PC and/or local architects in order to find something more sympathetic.

Cllr Betts rejoined the meeting.

(ii) Planning and enforcement updates

The application for internal and external alterations at Courthouse Farm (14/05483/LBA) had been given consent.

Cllr Clarkson reported that B & NES had issued a planning contravention notice in relation to the former Dunkerton Community Farm site. The response will determine B & NES's next course of action.

(iii) Placemaking Plan

Cllr Prentice asked if the Council was minded to propose that some areas be adopted as Green Spaces, which would have the effect of preventing development in the future.

There was discussion about putting forward fields at St Julian's Church for inclusion, with an enquiry from the floor by the Chairman of the Friends of St Julian as to which ones were proposed.

**Agreed** that all existing listed green spaces should be recommended for inclusion in the B & NES Placemaking Plan, with the addition of the car park and playing field recreational space. Cllr Clarkson will prepare the applications for transmission by the Clerk by 13 March.

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15.36 **Highways and Rights of Way**

(i) Parking in Wellow Square A number of complaints had been received about

illegal and thoughtless parking. Cllr Prentice said that this was a longstanding problem. Yellow lines had in the past been proposed and rejected. Councillors then suggested bollards or reflective tape. Cllr Karthausser said a softly softly approach should be tried first. He favoured the notices proposed by Mike Clarkson.

**RESOLVED** (JK/HP unanimous) to produce postcard-size leaflets asking people not to park so as to cause an obstruction, and distribute them to residents who could make use of them and to the pub, as well as posting on the noticeboard in and Parish News.

(ii) There was nothing to report on the warning sign at Farm Lane.

15.37 **Auditor**

The urgent requirement for a new internal auditor to be advertised in the Parish Post. Cllr Andrews and Mike Clarkson supplied possible leads.

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15.38 **Risk assessment**

The risk assessment schedule was noted for review at the April meeting.

15.39 **Finance**

(i) Financial statement Councillors noted the financial statement to date. A £6 discrepancy in reconciliation to be found.

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Cllr Karthausser asked that all meeting documents be deposited in Dropbox.

(ii) Financial regulations New financial regulations had been drafted by the Finance Group. It was **agreed** to consider these at the April meeting.

Cllr Karthausser suggested that paragraph 6.3 be considered at once so that, if agreed, arrangements could be made to adopt online banking. Cllr Prentice said this might involve a change of bank.

**RESOLVED** (proposed Cllr Karthausser, 2<sup>nd</sup> Cllr Prentice, 8 for, 1 against) that

“All payments require the authority of two members. Subject to systems to enforce this control, payments may be made by cheque, standing order, direct debit, BACS, CHAPS or internet banking.”

(iii) Payments

**RESOLVED** (proposed Cllr Prentice, 2<sup>nd</sup> Cllr Bailey, unanimous) to pay the following:

B & NES Council: grounds maintenance 2014 – £594.25

Midsomer Norton & Radstock Dial a Ride – £25.00

Stewart Cole: Street Sweeper’s wages March 2015 – £222.36

Clerk’s salary January and February 2015 – £394.14

HMRC – £98.54

15.40 **Reports**

Cllr Betts enquired about B & NES’s proposal to move the polling station from Manor Close to the Village Hall. The Clerk said that there had been such a wide range of responses from Councillors that he had taken no action. Councillors then agreed that they preferred the polling station to stay at Manor Close. N & NES to be advised.

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Cllr Clarkson referred to a request from Jane Rees for a grant towards mounting an exhibition at Radstock Museum about Wellow, one of a series on local villages. Councillors expressed general approval but will make a decision at the April Parish Council meeting.

Cllr Andrews said the approach to the village car park was in a terrible state. From the floor, Richard Holland said that B & NES had made a poor job of putting down scalpings he had requested. He and the Clerk will work together to persuade B &

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NES to remedy this.

CLlr Wheeler supported the need for white lines in the centre of the village.

He said there had been no action on his request for a litter bin on Mill Hill. The Clerk will chase B & NES.

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15.41 **Meetings**

The Chair thanked everyone for attending and closed the meeting at 10.17pm