

Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

MINUTES OF THE PARISH COUNCIL MEETING
held at 8.05pm on Tuesday 1 March 2016 in Wellow Village Hall

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

Present: Councillors D. Wright (Chair), S. Betts, S. Chauveau, S. Chivers
 D. Clarkson, J. Handel

In attendance: Ward Councillor N. Butters, R. Campbell (Clerk), 10 members of the public.

**PUBLIC
 PARTICI
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The Chair welcomed all present and opened public participation.

- *Stewart Cole reported loose pavement stones at three locations in Wellow High Street*

The Clerk will photograph and ask B & NES to repair them.

The Chair thanked Mr Cole and closed public participation.

- 16.030 **Apologies** Apologies were received and accepted from Cllrs H. Andrews, P. Caudle and M. Hartigan.
- 16.031 **Declarations** There were no declarations of interests. No requests for exemptions had been received.
- 16.032 **Minutes** The minutes of the PC meeting of 2 February 2016 were agreed to be a true record. They were signed by the Chair.
- 16.033 **Clerk's Report** Items are covered in the agenda
- 16.034 **Planning**
- (i) Applications None
- (iii) Decisions The following decisions by B & NES were noted
- 15.0382.FUL The Byre Upper Twinhoe Wellow
 Proposal: Change of use of agricultural land to horse gallop: permit
- 15.05523.LBA The Old Rectory Bull's Hill Wellow Bath
 Proposal: Internal alterations to include the removal of modern ceiling above kitchen: consent
- The Clerk had spoken to Mrs J. Horler about Weavers Barn, whose condition continued to cause concern. Mrs Horler had given an outline of the family's plans, which included repairing the barn in summer 2016 and then living in it. The condition of the barn to be kept under review.
- 15/05671/FUL, erection of car showroom at Plot A, Roman Way, Peasedown St John (neighbouring parish application).
 Cllr Clarkson said this was supported by Peasedown St John Parish Council and would not go to the Development Management Committee.

To be an April agenda item to consider, if the application is approved by B & NES, how Wellow Parish Council could apply for Community Infrastructure Levy funds towards mitigating traffic calming measures.

15/05562/FUL Little Horse Croft Farm, Ford Road, Wellow, BA2 8QF

Cllr Clarkson was pleased to note that the retrospective application now included the barn, hard standing and biomass boiler. The Planning Officer's recommendation was not yet known.

16.035 **Wellow Recreation**

ALCA was not able to offer an opinion on the proposed lease to Wellow Recreation. NALC might be, but it would take 2 weeks to know if they could.

RESOLVED (proposed Cllr Chivers, 2nd Cllr Clarkson, one abstention) to obtain independent legal advice from Withy King if this could be had for a maximum of £500. Otherwise three quotations to be obtained for consideration at the April meeting.

16.036 **Pavilion and Drainage Working Group**

(i) The two Councillors appointed to the Pavilion and Drainage Working Group were confirmed as Heather Andrews and Stefan Chauveau (Minute 16.021iii)

(ii) Pavilion plans Hugh Prentice of Wellow Recreation was asked to present plans which had been drawn up for a pavilion next to the tennis courts.

He said that a pavilion had always been part two of the sports project. What was now proposed was in line with the original concept. It was likely to need planning permission

Cllr Betts said the pavilion had become extremely large.

The Chair said he would permit questions and comments from members of the public.

- *Duncan Hammerton said that the proposed structure goes into the children's playground. Mothers of children using the playground had not been consulted. There was an attempt to push through the proposal without consultation.*

Cllr Clarkson said it was intended to hire the Village Hall on the weekend of 12 March for a public consultation, notifying village organisations including Magic Box beforehand.

The Chair asked if there was a scaled-down version of the plans, for comparison purposes.

Cllr Handel asked if the pavilion would it be available for sports use only or whether other groups would have the right to use it.

Mr Prentice said this would be up for discussion. The pavilion would be owned by the Parish Council, as was the Village Hall. As in the case of the Village Hall it would host a private function but at other times would be open to all.

Cllr Betts asked who would be responsible for the pavilion.

Hugh Prentice said it would be built by the Parish Council, then managed like the Village Hall, probably by Wellow Recreation.

- *Duncan Hammerton asked if any Parish Council funds would be involved.*

A £10,000 grant applied for by Wellow Valley Tennis had been paid to the Parish Council.

Cllr Betts considered that B & NES funds would be better spent on things like traffic calming.

Ward Cllr Butters pointed out that £47K had been spent on traffic calming.

- *Andy Smith said fundraising was being led in the same way as it had for the sports project. He was pretty confident the money would be raised. There were grant applications in the pipeline for £160K. There was concern to ensure sufficient funding for maintenance in the future.*

The chairman said the plans were there 'as a starter for ten'. No one wanted to raise old ghosts.

It was agreed to hold a public consultation on the pavilion plans on Saturday 12 March from 2-6pm and on Sunday 13 March from 10am – 12noon.

The Chair said the plans looked good but were for a bigger pavilion than had been anticipated. It was important to listen to feedback.

Cllr Chivers said it was important that the project should carry the village with it. She suggested a public meeting as well as the consultation.

- *Chris Wordsworth said Wellow Valley Tennis could get on and build a pavilion in its own area, but he thought it would be good to have a pavilion for all. He would not go through another referendum. The public meeting about the original sports facilities had not got anywhere.*
- *Duncan Hammerton thought the pavilion looked higher than the playground and wished to see an elevation from below.*

The Chair said the Parish Council was not passing an opinion at this stage. The first thing was to have the consultation.

16.038 (iii) Playing Field drainage consultant This item was taken next.

RESOLVED (proposed Cllr Chauveau, 2nd Cllr Chivers, unanimous) to appoint IMA Planning Consultants to prepare a drainage survey of the entire Playing Field area, including the Play Park and the Village Hall surrounds, at a cost not to exceed £750.

16.037 **Wellow Car Park**

(i) Ownership B & NES had confirmed that they own the car park. It was not Highways' land, but held by their Property Services arm.

Ward Cllr Butters suggested the Parish Council should think how it would respond if asked to take ownership of the car park.

Invited to speak, Alex Martin said the council had considered the matter when he was Chair and had decided against taking ownership. The minutes would supply the reasons.

(ii) Potholes The Clerk had written to B & NES asking for the potholes to be filled and if B & NES would fit a gate.

(iii) Security Cllr Chauveau had arranged for the police to visit that week in connection with reported incidents of vandalism.

16.038 **Playing Field, Play Park & Churchyard**

(i) & (ii) A quotation for playground repair had been received from Michael Cleverley in the sum of £2,940, £2,365 of which was for repairs to the gazebo. This last item was thought to be expensive; the work could be done for less.

Cllr Chauveau said that the last safety inspection by B & NES had failed to pick up all defects. Bad repairs had been made in the past.

The Chair said that alternative quotations and a way of delivering the project other than via the Parish Council budget should be sought. Comments from the floor were again invited.

It was noted that the equipment (approximate cost £30,000) installed in 2008 had been paid for by local fundraising.

- *Hugh Prentice thought that a new floorboard would largely sort the gazebo. In the long term an expert should be appointed to manage the playground.*

This led to a discussion about possible charging. The facilities were used by the general public and by Magic Box.

- *Magic Box Chair Duncan Hammerton said that the matter had not yet been considered by the Committee, but the unofficial view was that after 30 years of free use, Magic box would not pay.*
- *Rachel Kotchie said there was a willing body of people in the village who want to work together to resolve problems with the playground*

Mrs Kotchie kindly agreed to come to the next Parish Council meeting with a view as to how funds for the playground could be raised.

It was agreed to

- Tape off the gazebo
- Carry out the work identified in the B & NES safety report as urgent
- Get a price for dealing with protruding nails, etc.

(iii) See above, before item 16.037

(iv) Flower Show It was agreed that the Flower Show Committee would arrange for overhanging branches behind the goal at the far end of the field to be cut back to facilitate car parking.

It was noted that the sleeves of the removable bollards are too high to allow cars to pass over. The original contractor to be asked to deal with this.

16.039 **Defibrillator and phone box**

Cllr Handel said that the defibrillator was sited temporarily at the Chapmans in the centre of the village.

Keith Sharman intended to fit the defibrillator in the phone box in March. The kiosk would be cleaned first.

16.40 **Finance**

(i) The current financial statement had been distributed to Councillors.

(ii) RESOLVED (proposed Cllr Chivers , 2nd Cllr Clarkson, unanimous) to pay the following:

1627	S. Cole, Parish Sweeper's wages,	250.84
1628	R. Campbell, Clerk's salary February +extra hours Jan	369.60
1629	R. Campbell, Clerk's expenses	70.04

16.041 **Highways**

(i) Grit bin A grit bin had been requested by residents of Farm Lane. To be an April agenda item.

(ii) Updates B & NES to be asked when they would repair the rest of Wellow Lane N.E. from the top of Double Hill to Wellow.

16.042 **Rights of Way** No report

16.043 **Church grass cutting**

Cllr Handel will ask the person who cuts her grass about cutting the Churchyard during Andy Elvin's time out due to injury. Colin Tremellen to be advised.

16.044 **The Queen's 90th birthday** The idea of lighting a beacon on 21st April was put on hold. The cost of closing the road for a street party in June to be established for the April meeting.

16.045 **Correspondence and reports**

(i) Correspondence This was on the table for Councillors to review. The following items were considered:

- Pitch for weekly pizza van visit: Cllr Betts will ask the Village Hall Committee if they would be allow this outside the Village Hall
- Renewal of Christmas lights electricity contract: the Clerk will agree a three-year contract to maintain the existing price (c£95 per annum at current usage)

(ii) Reports

- Cllr Clarkson had received complaints about light pollution and static caravans at Upper Baggridge Farm and light pollution at Lower Baggridge Farm. B & NES Enforcement will be asked to investigate.
- Cllr Betts reported that cars were being parked up against the locked Village Hall gate at night, blocking a neighbour from getting out. This will be monitored.

16.046 **Meetings**

(i) Forthcoming meetings None reported

(ii) Next Parish Council meeting

The date of the next meeting was confirmed as Tuesday 5 April 2016 at 8.00pm in Wellow Village Hall.

The Chair thanked everyone for attending and closed the meeting at 9.58pm.