

Wellow Parish Council

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

**MINUTES OF THE MEETING held at 20:00
on Monday 20 March 2017 in Wellow Village Hall BA2 8PU**

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

In attendance: Ward Councillor N. Butters , R. Campbell (Clerk), 12 members of
the public

**PUBLIC
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PATION**

- Ron Humphries referred to his email to the Clerk about the Miracle Theatre 2017, regretting that the item was not on the agenda.
He said that following the success of *Life's a Dream* in summer 2016, the Miracle Theatre Company would return on Thursday 6th July, this time with a family-friendly comedy *The Third Policeman*, again promoted by Mr and Mrs Humphries.
He hoped that the event would be under the auspices of and covered by the insurance of the Parish Council. He asked that Playing Field access would not be restricted by bollards and that the event would not clash with drainage work.
While not designed as a money-making event, he hoped that, given grants received, the project might contribute up to £3K to sports projects on Wellow Playing Field. There had been a surplus of £400 in 2016.
The Chairman thanked Mr Humphries warmly.
- Sue Rodford, for St Julian's School, said there was no question of wanting yellow lines on the high pavement side of the road opposite the school, where residents parked. The zig-zag lines at the school were due to be repainted in April. The necessary signs should be installed, so that the lines could be enforced.
She said there was a wish to extend the railings outside the school.
A flashing sign had been promised.
Parents were again being written to about parking during drop off and collection. Neighbours had been invited to park in the school car park at weekends
- Jo McKerr said the main parking culprits were associated with local building work
- Mike Clarkson, thanking Ron Humphries and Dave Workman, said a contract had been signed by the Village Shop Association on behalf of residents to install a new fibre-enabled cabinet with a capacity of 120. Within the next twelve months the 90 subscribers to the old Combe Down cabinet would receive broadband speeds of 50-80 Mbps, those living further out 24- 50 Mbps.
Half the £7,578 cost had been provided by Openreach as a grant to the school. Within five days the balance had been raised through the generosity of villagers.

B & NES would try to re-validate the Connecting Devon and Somerset vouchers, which could not be used towards the new cabinet because BT Openreach was not an approved supplier

- Stewart Cole said he had been sweeping for nearly 27 years, the longest in any village. He was aiming for 30.
He expressed concern about the bank at Wendale, High Street, where a retaining wall had been dug very deep and about a new fence at the back of his house in Henley View. (Cllr Clarkson agreed to look into this).
Damage to the edge of the pavement opposite the Fox and Badger and also outside Footman’s Cottage had not been repaired.
- Jessica Rennison said the application next to Bubblers Dytch was to enable her family to join the village. It was a redesign of an existing permission, with the same footprint and ridge height but with more contemporary aspects, while respecting village tradition.

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

17.29 **Apologies**

Apologies for absence were received and accepted from Cllrs H. Andrews (holiday) and M. Hartigan (working).

17.30 **Interests**

There were no declarations of interests.

17.31 **Councillors**

- (a) Cllr Caudle signed the Declaration of Acceptance of Office
- (b) Councillors’ areas of responsibility were reviewed. Cllr Kotchie will contact Cllr Andrews about the Play Park. Cllr Hartigan to be asked if he would like assistance with Rights of Way. Responsibilities to be confirmed in April.

17.32 **Minutes**

The minutes of the Parish Council meeting of 20 February 2017 were agreed to be a true record. They were signed by the Chair.

17.33 **Clerk’s report**

The Clerk reported on actions from previous meetings.

17.34 **Planning**

(a) The following applications were considered:

<p>17/00494/FUL & 00495/LBA Resolved to support (proposed Cllr Clarkson, 2nd Cllr Caudle, unanimous)</p>	<p>Middle Twinhoe Farm Upper Twinhoe BA2 8QX</p>	<p>Internal/external alterations, two storey extension. PC observations: concern that window enlargement and porch addition would alter typical local period features</p>
<p>17/00975/FUL Resolved to oppose (proposed Cllr Clarkson, 2nd Cllr Caudle, unanimous)</p>	<p>Bubblers Dytch, High Street, Wellow, Bath</p>	<p>Single storey stepped dwelling and associated landscaping and services as an alternative design to the consented scheme. PC observations: support size,</p>

		reduction in fenestration and wood cladding but not zinc roof, pale linear bricks, overlooking balcony or new driveway
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(b) The following updates/decisions were noted:

16/02151/FUL Withdrawn	Parcel 3573, Bath Hill, Wellow	Two-storey farmhouse (with agricultural tie) and 6 no. attached units.
17/00602/TCA No objection	Wellow Farm, The Square, Wellow BA2 8QE	Tree works

(c) Enforcement updates Parcel 2200 Norton Lane, Wellow. Cllr Caudle said that Enforcement would inspect the site within 10 days. Work had gone ahead with a barn in spite of a 2016 decision that prior approval was required.

From the floor Jo Mc Kerr asked whether permission was needed to widen the access at Norton Lane.

Generally, Cllr Caudle mentioned criteria needed to allow conversion of a barn to a dwelling: the barn had to have been in use for agricultural purposes on 20/3/13, not be in an AONB and be structurally strong enough to permit conversion. Cllrs Caudle and Clarkson will consult a B & NES planning officer about barn applications.

(d) A pre-application consultation for installation of telecommunications equipment at St Julian's Church had been received.

RESOLVED (proposed Cllr Kotchie, 2nd Cllr Chivers) to send a letter of support.

17.35 **Highways and rights of Way**

(e) Parking at St Julian's School This item was taken next.

RESOLVED (proposed Cllr Kotchie, 2nd Cllr Handel, unanimous) to ask B & NES to provide the necessary signs so that yellow line restrictions can be enforced.

(a) Bay parking in Wellow Square was not thought to be a good idea.

(b) Traffic calming Cllr Betts said that years of traffic calming discussions had not produced a result. She suggested asking B & NES the cost of a scheme and then self-funding.

Cllr Wright said that options were limited by the fact the Wellow was a dark village and most schemes required lighting.

The promised temporary speed sign to be chased and a strip monitoring traffic numbers to be requested.

Ward Cllr Butters said Hinton Charterhouse was looking at a £65K scheme for the High Street.

It was agreed to consult PC Adrian Humphries, speed enforcement officer, in the first instance, when he attended the 24 April PC meeting. Public Participation would start at 19:30.

Traffic calming was suggested as a subject for the Bathavon Forum

(c) Station Road and Wellow Car Park From the floor, by invitation, Richard Holland said that B& NES, with whom he had corresponded in 103 emails, had been hopeless over this matter. It was agreed to write to the Chief Executive.

(d) BOAT from Twinhoe to Ford Farm B & NES had decided to take action to

combat four wheel drives toppling over; a contractor was due on site.

17.36 **Wellow Playing Field**

(a) Lease to Wellow Recreation Cllr Clarkson, Chair of Wellow Valley Tennis (WVT), explained why at least one member of WVT was currently unwilling to relinquish the tennis club's lease in favour of Wellow Recreation (WR): they did not feel WR had shown sufficient success in promoting the field for sports and had concerns about finances and the possibility of WVT finances being jeopardized.

Cllr Wright said that WVT must surrender its lease. The PC would prefer this to happen immediately but understood the need for a further period of discussion.

From the floor, Mike Clarkson said that Wellow Recreation was willing to look after the Playing Field until the end of the summer.

RESOLVED (proposed Cllr Kotchie, 2nd Cllr Caudle, unanimous to allow Wellow Recreation a further six months to resolve its internal differences before signing the lease to Wellow Playing Field

(b) Drainage This project would be managed by Sport England, who were aware of the PC's desire to proceed at once. There should be no disruption to the Miracle Theatre's performance or the Flower show.

Cllr Betts said that the state of football pitch was not good. Mike Clarkson will ask B & NES to inspect.

(c) Construction of a toilet Cllr Clarkson said the Pavilion Working Group will come to the parish council in May for approval of a smaller pavilion design. There would be a separate toilet, disabled-inclusive, with its own access.

Cllr Kotchie said the Wellow Recreation lease should be agreed first. Cllr Clarkson said permission for the pavilion had already been given.

(d) Application to the Big Lottery for a grant for a toilet. Item deferred.

(e) Miracle Theatre 2017 It was agreed that this event would be under the auspices of the Parish Council. The Clerk to check that, as in 2016, this would be covered by the PC's insurance.

17.37 **Play Park**

Inspection and maintenance

Cllr Kotchie said there was a proposal by a group mums of children using the play park to do weekly inspections. This was welcomed. A meeting to be arranged with them, the Clerk and Cllrs Betts and Handel to pass on information received in a recent maintenance briefing.

RESOLVED (proposed Cllr Chivers, 2nd Cllr Caudle, unanimous) to spend up to £200 on short-term maintenance

17.38 **Risk assessment**

The risk schedule to be reviewed in May

17.39 **Meeting the needs of the older generation**

Cllr Handel received the backing of fellow councillors to produce a poster about available transport

17.40 **Finance and audit**

(a) The Month 11 financial statement was received and noted.

(b) **RESOLVED** (proposed Cllr Caudle, 2nd Cllr Betts, unanimous) to confirm the appointment of Nicholas Brown as internal auditor.

(c) **RESOLVED** (proposed Cllr Kotchie, 2nd Cllr Caudle, unanimous) to pay:

	Mendip Toilet Hire, February	96.00
	Payroll, March 2017	at meeting
	SLCC – contribution to subscription 2017/18	48.84
	B & NES – play equipment inspection	59.54
	Jeremy Hunter – repair of notice board	210.00

17.41 **Correspondence and Reports**

(a) Correspondence received since the last Parish Council meeting was noted. No actions were identified.

(b) Miscellaneous reports

- Iron poles in the Playing field top fence were dangerous. Jean Horler will be contacted again to see if she can arrange repair
- Cllr Caudle had attended a meeting about the West of England Spatial Plan

17.42 **Meetings .**

The next meeting of the Parish Council was agreed as follows:

24 April 19:30	Extended Public Forum followed by Parish Council	Wellow Village Hall
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The Chair thanked all for attending and closed the meeting at 22:42