

Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

MINUTES OF THE ANNUAL MEETING of Wellow Parish Council held at 8.15pm on Tuesday 3 May 2016 in Wellow Village Hall

Present: Councillors D. Wright (Chair), D. Clarkson (Vice-chair), H. Andrews, S. Betts, P. Caudle, J. Handel, M. Hartigan, S. Chivers

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

16.063 **Chair** Cllr Wright was proposed by Cllr Caudle and seconded by Cllr Andrews. There were no other nominations and he was unanimously elected Chair for the coming year. Cllr Wright signed the declaration of acceptance of office after the meeting.

16.064 **Vice-chair** Cllr Clarkson was proposed by Cllr Chivers and seconded by Cllr Wright. There were no other nominations and she was unanimously elected Vice-chair for the coming year.

PUBLIC PARTICIPATION The Chair welcomed all present and opened public participation.

- Mr and Mrs Mitchell said that the portable loo recently sited at the edge of the Playing Field was interfering with their enjoyment of their garden.

It was agreed that it was obtrusive and that a new site would be found as soon as possible.

- Rachel Kotchie (a Trustee of Wellow Recreation) reported on a meeting she had organised the previous week to discuss playground equipment repair. A mix of self-help (a working party was suggested for the second weekend in June) and professional work was needed. Mike Cleverley, who had dealt with the protruding nails, would re-quote for some of the work, including the gazebo.

In response to a statement that there should be a 'no dogs' sign on the play park gate, Cllr Clarkson said Wellow Recreation would be producing signage.

The Chair thanked the speakers and closed public participation.

16.065 **Apologies**

Ward Cllr Butters had sent his apologies.

The Chair announced that Stefan Chauveau had resigned from the Parish Council. The Clerk would post the standard vacancy notice. If no request for an election was received by B & NES, the Council would be in a position to co-opt at the June meeting. He asked Councillors to think who might be interested.

16.066 **Declarations**

Cllr Betts declared a pecuniary interest in planning item 16/01635 Bubblers Dytych, as immediate neighbour.

Cllr Hartigan said that if 15/05562/FUL Little Horse Croft Farm was approved by B & NES he would take independent legal advice on the matter, and so declared an interest.

16.067 **Calendar** The Clerk had circulated a meeting calendar for the coming year. However,

Councillors discussed whether a move to a Monday meeting day would be beneficial. Ward Cllr Butters to be asked if he could do the 2nd or 3rd Monday of the month. To be a June agenda item.

- 16.068 **Representation** The following change to Councillors' lead areas of responsibility was agreed: Cllr Hartigan will be sole rights of way councillor.
Cllrs Andrews is a PC rep on Wellow Recreation
Cllr Clarkson is on Wellow Recreation (playground and field)
Cllrs Clarkson and Andrews are no longer PC representatives on Wellow Sport
- 16.069 **Minutes** It was agreed to amend the draft minutes of the PC meeting of 5 April 2016 as follows.
16.052: add "Cllr Betts asked for the decision to be delayed, but this was declined."
16.054: after "Chapman family" delete "to be", insert "had been"; after "advertised" add "in Parish Post from February."
The minutes were then signed by the Chair as a true record.
- 16.070 **Clerk's Report** This had been circulated. All items for action from the April minutes had been carried out or requested.
- 16.071 **Planning**
(i) Councillors considered the applications below and recommended as shown:
16/01505/FUL Under Hayes White Ox Mead Wellow BA2 8PN
Proposal: Erection of apex building for young cattle
RESOLVED (Proposed Cllr Chivers, 2nd Cllr Clarkson, unanimous) to **leave to the planning officer** after consultation responses.
Cllr Betts took no part in the next item.
16/01635/FUL Bubblers Dytch Derelict Property High Street Wellow Bath
Proposal: Erection of dwelling following demolition of existing building.
Cllr Clarkson presented her report, which had been circulated. Councillors considered this a 'massive' property for the site. There were concerns about the shared entrance on a bend.
RESOLVED (Proposed Cllr Chivers, 2nd Cllr Clarkson, unanimous) to **object**
16/01859/TCA Elmlea Railway Lane Wellow Bath BA2 8QG
Proposal: 1x Cupressocyparis Leylandii 'Castlewellan' - remove. 1x Rowan – remove
RESOLVED (Proposed Cllr Andrews, 2nd Cllr Caudle, unanimous) to **support**
15/05562/FUL Little Horse Croft Farm, Ford Rd, Wellow
Proposal: Erection of agricultural barn and associated hard-standing for the storage of machinery, hay, straw and animal feed (Regularisation). New information received April 2016.
Cllr Clarkson's report had been circulated. She said it was good that the report now accompanying the application contained more information; however, the application now included storage in the barn for which regularisation was being sought. Otherwise the application was as the earlier version, to which the Parish Council had objected.
RESOLVED (Proposed Cllr Andrews, 2nd Cllr Chivers, unanimous) to **object**
16/01934/VAR The Byre Upper Twinhoe Wellow BA2 8QX
Proposal: Variation of condition 6 of application 15/03827/FUL (Change of use of agricultural land to horse gallop.)

RESOLVED (Proposed Cllr Andrews, 2nd Cllr Caudle, unanimous) to **support**

(ii) The following decision by B & NES was noted:

16/01395/TCA Wellow House, High Street, Wellow

Proposal: 1x Lime (southernmost tree) – reduce low southern limb back to the fork with the truncated branch. Decision: **no objection**

16.072 **Village Hall, Play Park and Playing Field**

(i) Gates The Village Hall drive gates will now be left open. This will be kept under review.

(ii) Car parking Cllr Betts said the Village Hall Committee had little objection to people parking on the left at the top of the drive, but did not want parking on the right-hand side, in front of the hall, and was considering a small barrier to prevent it.

Cllr Clarkson appreciated the offer to park on the left but was concerned about people with mobility issues. Could the Committee perhaps be more flexible about parking on the right when this was not required for a Hall function?

Cllr Betts said outsiders were not aware of the difference.

Cllr Chivers suggested a sign at the top of the drive asking people to park on the left.

Summing up, the Chairman said the general brief was not to park at the Village Hall if possible, but mothers of young children, sports coaches and other essential users could park on the left. A barrier on the right was not considered a good idea.

(iii) Dog fouling A 'polite' no fouling notice will be displayed. An item to go in the Parish Newsletter.

(iv) Lease It was hoped this would be ready for signature in about 10 days. The council was waiting to hear from Wellow Recreation that they were content for the insurance to be paid by the PC before recharging to them.

(v) Drainage To be reviewed in June.

(vi) Playground repairs See Rachel Kotchie's report in Public Participation, above.

The Clerk to chase B & NES for a comparative price for the medium term items. He reported that the fence was rotten and would need replacement.

Cllr Wright said there should be a short-term and a medium-term plan, and long-term provision for a sinking fund.

Cllr Clarkson said that Wellow Recreation would take over the play park work as soon as the lease was signed.

From the floor, Mike Clarkson said that creation of a sinking fund was on Wellow Recreation's agenda.

16.073 **Defibrillator and phone box**

- The cabinet was due to be installed the next week.
- If necessary, insurance through The Community Heartbeat Trust to be investigated.
- Richard Holland had kindly offered to repair the kiosk door for the cost of materials

16.074 **Communication** Cllr Wright said there should be a belt and braces approach to communicating with parishioners, not all of whom used email. Information could be posted in the Parlour Shop or distributed with the Parish Newsletter.

16.075 **Finance**

(i) Annual Return The Annual Return to 31 March 2016, including Governance and Accounting Statements, was approved and signed by Chair and Clerk/Responsible Financial Officer.

(ii) Accounts The internally audited Receipts and Payments Account was approved and signed by Chair and Responsible Financial Officer.

(iii) Insurance Councillors considered alternative quotations.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Chivers, unanimous) to sign a three-year fixed agreement with AON in the sum of £369.93. The Clerk to verify that all additional items (sports and defibrillator) are covered before payment and to establish if a claim can be made for a repair to the jogging track (excess water damage).

(iv)

RESOLVED (proposed Cllr Hartigan, 2nd Cllr Chivers, unanimous) to pay the following.

1833	Greensward – repair jogging track, quarterly maintenance	1200.70
1834	Nick Brown – internal audit	100.00
1835	Wellow Village Hall Committee – hire of hall for pavilion consultation meeting	20.00
1836	Wellow Parlour Shop – budgeted grant 2016/17, first half	450.00
1837	Wellow Village Hall committee – budgeted grant 2016/17, first half	425.00
1838	Wellow Community Bus Group – budgeted grant 2016/17, first half	250.00
1839	Wellow & Shoscombe Joint Burial Board – budgeted grant 2016-17, first half	525.00
1840	Robin Campbell – Clerk’s salary April	320.32
1841	Stewart Cole – Street Sweeper’s wages	230.40
1842	Parish Newsletter – budgeted grant 2016-17	100.00

16.076 **Highways**

- Cllr Handel will contact the Hartley family about the broken seat by the Church. Richard Holland will kindly see if it is repairable.
- Cllr Andrews said there had been more joy riders in Wellow Car Park. She will contact Phil Iley to compare notes.

16.077 **Rights of Way**

Byway 23-22: Sheila Petherbridge, had visited the site. She will arrange for the two end gates to be re-hung so that they swing in a horse-friendly manner and for the two middle ones to be removed. The timing of the work was not yet known

16.078 **The Queen’s 90th birthday**

A big picnic on Saturday 11th, with sports taster sessions, was now proposed. A organizer was needed.

16.079 **Correspondence and reports**

(i) Correspondence This was on the table for review. No actions were identified.

(ii) Reports None

16.080 **Meetings**

The next meeting of the Parish Council will be on Tuesday June 7th at 8.00pm in Wellow Village Hall

The Chair thanked everyone for attending and closed the meeting at 10.30pm.