

# Wellow Parish Council

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BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET  
[www.wellowparish.info](http://www.wellowparish.info)

**MINUTES OF THE MEETING held**  
**on Monday 15 May 2017 at 20:15 in Wellow Village Hall BA2 8PU**

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

**In attendance:** R. Campbell (Clerk), 25 members of the public

## **PUBLIC PARTICIPATION**

- Stewart Cole said the verge at Hungerford Terrace was a disgrace and needed attention from B & NES  
He requested a 'no dog fouling' sign for St Julian's church. One to be ordered.

### **17.58 Election of Chair**

**RESOLVED** (proposed Cllr Betts, 2<sup>nd</sup> Cllr Caudle, unanimous) to elect Cllr Wright as Chair for the coming year. There were no other nominations. Cllr Wright signed the declaration of acceptance of office.

### **17.59 Vice-chair**

**RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Betts, unanimous) to elect Cllr Clarkson as Vice-chair for the coming year. There were no other nominations.

The Chairman thanked Cllr Clarkson for having taken on a phenomenal amount of work during the preceding year.

### **17.60 Apologies**

Apologies for absence were received and accepted from Cllr M. Hartigan (working).  
Ward Cllr N. Butters sent his apologies.

### **17.61 Interests**

Cllr Wright declared a non-pecuniary interest in planning application 17/01968/FUL.  
The property concerned was next to the bottom of his garden.

### **17.62 Calendar**

The Parish Council agreed to continue meeting on the third Monday of the month, except August, in Wellow Village Hall.

### **17.63 Minutes**

The minutes of the Parish Council Meeting of 24/4/17 were agreed to be a true record, with the following amendment. Minute 17.48a, penultimate paragraph: delete 'was in the Green Belt', insert 'is outside the Wellow Housing Development boundary'.

The minutes were signed by the Chair.

### **17.67 Wellow Playing Field**

This item was taken next.

#### **(a) Drainage**

- Andy Smith of the Parish Council Pavilion Working Group said the agronomist for Sport England was preparing tender documents. The Horticultural Society's request for a ducted power cable could be met.

If the cost of the drainage work exceeded the £23K already awarded, it would be hard to obtain extra funding, given the delay in proceeding.

- The Chair said it had been put to him that the running track acted as a flood way. Should it be removed?
- Mr Smith said this had been taken into account. If affordable, drains would be added at the top of the field.

The work would take 1-2 weeks, but the field would be out of use for a couple of months after re-seeding

- Cllr Caudle said it had come as a surprise that Sport England wished to take a charge over the Playing Field.

The Clerk had asked Sport England for a pro forma document. Solicitors Withy King to be consulted and a cost obtained for June.

(b) Pavilion

- Chris Wordsworth of the Parish Council Pavilion Working Group said the first pavilion proposal had been architect designed; the project had now been reconfigured for more cost-effective procurement using off-site construction. From a shortlist of three, Booths were the preferred manufacturer, offering a 25-year guarantee on a product built to conform to the latest building regulations. There would be three closed elevations and a glazed elevation to the tennis courts, with security fencing. There would be a separate disabled toilet, accessed by key fob, available to those using the playing field.

In answer to a question from Cllr Betts he likened access to that to the village Hall. Keypad access would be available to members of sports groups. Cost recovery was needed for maintenance (per lease).

Councillors considered proposals to proceed with a planning application and once that was obtained and quotation and funding requirements met, to proceed with the pavilion project.

- Cllr Kotchie was concerned that the pavilion and toilet would only be available to those who paid an annual sports subscription. As a Parish council asset, it should be available to all.
- Mr Wordsworth referred to Wellow Valley Tennis's lease. This land was within the red line and so under WVT control.

Standing orders were suspended

- Hugh Prentice, Chair of Wellow Recreation, said that the WVT lease was a there to let the LTA see a 25-year tennis commitment. It could be changed.
- Peter Downey said the proposed facilities were on land leased to the tennis club. Access should be open to all sports.
- Lyn Doman said that if Wellow Valley Tennis did not join Wellow Recreation it fed the perception that it was a private club.
- Andy Smith said that he was not willing to surrender WVT's lease while WR and WVT were moving at different speeds.
- Chris Wordsworth said that Wellow Sport was set up for many sports. It so happened that tennis had become dominant. All members of WVT's Committee shared the concerns about surrendering the lease.
- Peter Downey urged the council to vote that evening on the issue of obtaining planning permission.

Standing orders were reinstated

- Cllr Kotchie was unable to support the proposal as a business case.

- The Chair said the parish had voted for an overall sporting facility. There was a danger, unintentionally, of going where there was a divide. He thought the proposal excellent but wished to resolve the Wellow Valley Tennis/Wellow Recreation matter first. He suggested the pavilion should not be reviewed at that moment.

There then followed discussion of the options if Wellow Recreation and Wellow Valley tennis could not come to an agreement by the end of the summer.

- On receiving further representations, the Chair said he was happy to an extent to consider the issue of planning permission and asked members for their opinion.

**RESOLVED** (proposed Cllr Wright, 2<sup>nd</sup> Cllr Caudle, unanimous)

(i) To approve proceeding to making a new planning application to B&NES including arranging for approval of Stewart McDowell's invoice costs for existing and proposed planning applications at £675, to be paid out of funds allocated to the project.

(ii) To approve Stewart McDowell and Chris Wordsworth submitting the necessary application as per the above in the name of Wellow Parish Council

(iii) To approve payment of the planning application fee, to be paid out of funds allocated to the project.

**RESOLVED** (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Caudle, unanimous) that construction of the pavilion should only proceed subject to full resolution of the management of the whole Playing Field representing all sports.

**17.64 Clerk's Report** The Clerk reported on actions from previous meetings.

- Jeremy Small had advised that the angle of lights at Baggridge Farm had been altered and instructions given to turn them off at 18:00. No further complaints had been received.
- A claim for repair of damaged cricket nets had been lodged and the insurer chased
- Wellow ford had been dug out; the pipes were awaiting jetting
- White Lines: the Highways Inspector had advised that lines throughout the village have to be prioritized with the rest of B & NES

Other details appear under relevant agenda items.

**17.65 Planning**

(a) Applications

17/01807/FUL	Manor Farm Barn Farm Lane Wellow BA2 8QU	Erection of 5 no. dwellings and associated works
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Cllr Clarkson, presenting her report, said there had been 12 objections by residents on matters including wildlife and traffic flow.

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Caudle, unanimous) to object to the proposal on the primary grounds that the majority of the site lies outside the village housing development boundary and in the Green Belt and the proposal does not present exceptional circumstances to justify this.

17/01968/FUL 02/05/2017	Vera House Railway Lane Wellow BA2 8QG	Erection of a one-and-a-half storey extension, internal and external alterations and provision of car parking spaces.
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**RESOLVED** (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Betts, unanimous) to support the proposal

(b) Planning decisions None

(c) Enforcement B & NES had again been asked to take action about the parlous state of Weavers Barn. They had also been asked (at Cllr Caudle's instigation) questions about the permitted development of barns.

(d) The Byre, Upper Twinhoe Cllr Clarkson felt B & NES may have slipped up in not advising South Stoke PC (who had complained) of the visual impact of the gallops for which permission had been granted

#### 17.66 Highways

(a) Updates B & NES had advised the Clerk that the necessary signs *were* in place for the zig zag yellow lines outside the School, but further doubt was cast. The matter to be re-checked. Cllr Betts reported on a crevice in Combe Hay Lane (adjacent parish).

(b) Wellow Car Park Richard Holland had produced a detailed log of his dealings with B & NES on this matter. This will form the substance of the Parish council's official complaint to the B & NES chief Executive.

(c) Lorry Watch/Speedwach Cllr Clarkson will send the Lorry Watch data to B & NES. It was agreed to seek an updated Speedwatch gun and to resume operations.

#### 17.68 Play Park

(a) Cllr Handel reported two areas of immediate concern from her inspection of the play park: an obtruding post and the top tunnel, where the earth had fallen in.

The Clerk to ask B & NES to detail their concerns about the basket seat and spirogyro.

(b) Cllr Kotchie announced a call to action for Saturday 10 June, when a working party would deal with immediate maintenance matters.

17.69 **Bench** It was agreed to seek further contributions one more time via the *Parish Newsletter*.

#### 17.70 Defibrillator

Cllr Handel reported that she had cleaned the defibrillator and kiosk. The emergency glass was cracked. A location was needed for the British Heart Foundation bag currently in her house.

#### 17.71 Risk assessment and insurance

(a) Risk schedule To be reviewed in June

(b) Parish Council insurance

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Handel, unanimous) to renew insurance with AON at a cost of £435.74 (budget £410, insurance tax increased).

#### 17.72 Finance

(a) The internally audited Accounts 2016-2017 were received and noted

(b) The Annual Governance Statement 2016-17 was approved and signed by the Chairman and Clerk

(c) The Accounting Statements 2016-17 were approved and signed by the Chairman and Clerk

(d) The Month one financial statement was received and noted.

(e) **RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Caudle, unanimous) to pay:

17.73	1918	AON Insurance premium 1/6/17 – 31/5/18	435.74
	1919	Mendip Toilet Hire 27/3 – 24/4/17, inc. VAT	96.00
	1920	S. J. Cole – May 2017	240.00
	1921	R.G. Campbell – May 2017	321.96
	1922	B & NES – playground inspection, inc. VAT	90.00
	1923	Wellow & Shoscombe Joint Burial Board – half year payment	525.00
	1924	Wellow Parlour Shop – budgeted grant 2017/18, first half	500.00
	1925	Wellow Village Hall committee – budgeted grant 2017/18, first half	425.00
	1926	Wellow Community Bus Group – budgeted grant 2017/18, first half	250.00
	1927	St Julians PCC - Parish Newsletter budgeted grant 2016-17	100.00
	1928	Nick Brown – internal audit	60.00

#### Correspondence and reports

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

(b) Miscellaneous reports

- Mike Clarkson and Dave Workman had ground the sleeves off the playing field car park bollards, so that the bollards could be lowered for access. Keys would be provided. They were thanked.

#### 17.74 Meetings

The date of the next parish council meeting was confirmed as follows:

19 June 20:00	Parish Council meeting	Wellow Village Hall
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The chair thanked all for attending and closed the meeting at 23:00.