

# Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

**MINUTES OF THE PARISH COUNCIL MEETING**  
held at 8.00 pm on Tuesday 3 November 2015 in Wellow Village Hall

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

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

**In attendance:** PCSO Louise Jones, Beat Manager Matt Bendall, R. Campbell (Clerk), 18 members of the public

**PUBLIC PARTICIPATION** The Chair welcomed everyone and opened public participation. Comments, which do not form part of the minutes and are shown in *italic*, included the following:

- *Mike Clarkson said that if the community bus was again to be parked at the Village Hall, then on weekdays the driver could unlock the gate in the morning and lock it in the evening.*

- *PCSO Louise Jones and Beat Manager Matt Bendall were thanked for accepting the Parish Council's invitation. In response to Cllr Betts' observation that locking the Village Hall drive gates had largely stopped the drug-taking problem, PC Bendall agreed that the drivers had moved elsewhere.*

*With regard to community speedwatch, he had been waiting for a response from the traffic division for eight weeks. The policing team in the area might come and do a session at the School.*

- *Janet Montgomery of planning consultants Brimble Lea & Partners, representing Mr David Phillips, spoke about a possible scheme for redevelopment of buildings at Willow Farm on a pre-application consultation basis, to explain ideas and obtain feedback on the type of houses and the mix desired.*

*The farmyard site was outside but adjacent to the Development Limit, outside the Cotswold AONB and in the Green Belt. In refusing a previous appeal, the inspector had said that the buildings were not suitable for farming.*

*Mrs Montgomery said that the Phillips family wished to engage with the local community. She showed an illustrative layout of three detached houses and two terraces. The affordable element would be a private initiative on a low-cost model recently suggested by the Government, sold at 80% of market value, with a covenant to ensure that this arrangement remained in perpetuity.*

*In reply to a question from Cllr Clarkson she said they hoped to be able to build outside the development limit by showing the following:*

*exceptional circumstances: visual enhancement and increased openness in the Green Belt*

*In response to Hugh Prentice she said she was prepared to consider a new site for the village shop, though she felt the location was less than central*

*She noted a request for help with broadband and was content to attend a village meeting on the proposed development, which she would shortly be discussing with B & NES*

The Chairman said that the Parish Council could not give a formal view of the plans, as no planning application had been received.

He thanked the speakers, closed public participation and convened the Parish Council meeting.

- 15.132 **Apologies** Apologies were received and accepted from Cllr S. Chivers (longstanding engagement) and S. Chauveau (unwell)
- 15.133 **Declarations** There were none
- 15.134 **Minutes** The minutes of the Parish Council meeting of 6 October 2015 were agreed to be a true record. They were signed by the Chair.
- 15.135 **Clerk's Report**
- B & NES had agreed to supply a larger litter bin on the Batch. The bin at Manor Close had been installed by Curo. B & NES were considering the request for a bin opposite the School
  - B & NES had given assurances at the Parishes Liaison meeting in Keynsham that the review of the Parish Sweeper Scheme was not an excuse to shut it down
- 15.136 **Planning**
- (i) Application  
Councillors considered the following application:  
**15/04755/TCA 2** The Batch Wellow BA2 8QL  
Proposal: 1 x Norway Maple and 4 x Ash – pollard. Case officer: Jane Brewer, Cllr Chivers had noted, in her report, that a similar application was made every couple of years, which the Parish Council had previously supported.  
**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Caudle, unanimous) **to support.**
- (ii) Planning decisions and updates There were none. B & NES to be chased for decisions on outstanding applications, with a copy of the correspondence to Ward Cllr Butters  
Cllr Clarkson reported that the two Green Spaces (Playing Field and Car Park) submitted by the Parish Council had not been designated.
- (iii) Enforcement Little Horse Croft Farm: It was understood that the owner had been given a third and final 28-day period in which to make a retrospective planning application in relation to barn construction and logging activity.  
Dissatisfaction was expressed about the amount was agreed to send a further

letter to the case officer, asking for a detailed response to the Parish Council's concerns.

It was noted that a barn application for Church Farm Buildings was wrongly shown on the B & NES website as being for Little Horse Croft Farm.

A letter had been received from Mr Colin Marshall about Weavers Farm. To be a December agenda item if necessary.

(iv) Little Willow Farm See Public Participation, above.

15.137 **Highways**

(i) Traffic calming Cllrs Betts and Clarkson had compiled a wish list. This included flashing speed signs to the N, E & W of Wellow, speed cushions, which it was understood do not need to be lit in 20mph zones, and gates, to give the impression of entering the community. It was suggested that a village meeting be held to ensure that the village was united on what needed to be done before a meeting with B & NES Highways Officer Nick Sperring was held.

(ii) Updates None.

15.138 **Rights of Way** A report from Cllr Caudle on a meeting with Rights of Way Officer Graeme Stark about footpath BA25/14 had been circulated.

Councillors approved in principle the suggestion that the path (whose unofficial diversion currently causes it to end in the middle of a field) should be continued westwards to join path BA25/15 (Popes Lane). More information and possible sources of funding for the estimated £4,000 cost of extending the path would have to be obtained before the matter could be taken further.

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15.139 **Defibrillator and phone box**

(i) Purchase of phone box The Clerk reported that the Hinton Charterhouse Clerk had provided very useful information and drawings which Wellow PC can use to supplement its own material in applying for listed building consent. It was agreed that:

- The listed building application will be completed and submitted as soon as possible. A
- Cllr Hartigan will review the contract to purchase the kiosk before it is signed A MH
- A working party will sort out any defects in the phone box A
- All additional costs, including electrical connection, will be quantified. A

(ii) Purchase of paediatric defibrillator pads and training It was agreed that these items were necessary and should be purchased when the defibrillator had been installed.

15.140 **Playing field and children's play park**

(i) Flower show 2016 Booking of the Playing Field for the Flower Show from 1- 5 September 2016 (the Flower Show is on 3 September) was confirmed. Clarification of which sports facilities will operate during this period to be sought. This is a Parish Council matter, pending the start of operations by Wellow Recreation.

The Playing Field also to be booked for 12 or 13 July 2016 (date to be confirmed at December meeting) for a performance of Calderon's *Life is a Dream* by the

Miracle Theatre Company. Ron and Sheilagh Humphries were again thanked for underwriting this event.

(ii) New sports facilities No report.

(iii) Wellow Recreation (CIO) The draft constitution had been submitted to the Charity Commission who, it transpired, needed 40 days to consider it.

(iv) Cllr Betts said the Village Hall Committee was happy for the community bus to be parked at the Village Hall, the exact location to be agreed. If the driver could unlock and lock the drive gates during the week, the Committee would arrange for this to happen at the weekend.

From the floor, Mike Clarkson said that during the week the gates would be unlocked at 7.30 am and locked at 6.30pm.

The Chairman said that the gates should be unlocked permanently as soon as it was safe to do so. It was agreed to consider the position at the January meeting.

#### 15.141 **Cleansing and recycling**

(i) Dog excrement The dog warden had been contacted. It was agreed to ask for signs and bins along the footpath at the Playing field and at the entrance to the Childrens' Play Area. A

(ii) Clothing bank Consideration postponed until 1 December meeting

(iii) Review of Parish Sweeper Scheme Cllr reported on a meeting the previous day with Patricia Vincent of B& NES, also attended by Stewart Cole and by the Clerk. Cllr Caudle said all questions had been answered fully and it was felt that Ms Vincent had been impressed by the operation of the scheme in Wellow, and particularly by the fact that Stewart Cole carried a first aid kit in his barrow. Any feedback would be received once all participating parishes had been visited and reports collated.

#### **Finance**

(i) Financial statement The statement to 31 October was received.

(ii) Cllr Hartigan had reviewed grant applications received for 2016/17 and these would now be incorporated in the draft budget for consideration in December.

(iii) Parish Newsletter **RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Caudle, unanimous) to make a grant of £100 to the Parish Newsletter for financial year 2015/16

(iv) Grant to Wellow Recreation This was held over pending approval of the CIO's constitution by the Charity Commission.

- 15.142 (v) **RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Caudle, unanimous) to pay the following

S. J.Cole, Village Sweeper's wages	£ 228.90	A
R. Campbell, Clerk's salary October	320.24	
Wellow Parish Newsletter, grant	100.00	A
Deborah Clarkson, wooden stakes, bunting and plastic sheeting (sports launch expense)	60.79 inc VAT	
<i>Received after agenda published, budgeted</i>		
Payman.co.uk Ltd – payroll October 2015- March 2016	72.00 inc VAT	
R. Campbell, refund cost of bench and keys paid to C. Wordsworth	645.90 inc VAT	
Tildenet, cricket nets (70% balance)	3359.43 inc VAT	

(vi) The following previously approved (minute 15.100 (iii) sports project payments, made since the last meeting, were noted.

Andy Smith, badges (launch expense)	£ 16.13
Wellow Valley Tennis, business cards (launch expense)	45.00 inc VAT
Kevin Jackson, fencing at football area	42.48 inc VAT

15.143 **Reports**

See 15.135 above.

15.144 **Meetings**

The following events were noted

- (i) CPRE Avonside Branch AGM, 17 November, Bristol BS1 6XN
- Parish Online Mapping, 9 December 6.30pm, Bath Spa University
- Public Exhibition of the masterplan for the new homes at Sulis Down, Monday 9th November, 4-8pm at the School Hall, St Gregory's School.  
The plan may also be viewed online from the 9th November at [www.SulisDown.com](http://www.SulisDown.com).

(ii) The date of the next Parish Council meeting was confirmed as Tuesday 1 December 2015 at 8.00pm in Wellow Village Hall. This will be the budget meeting

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