

Wellow Parish Council

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

Vice-Chairman: David Workman, Bath Hill House, Bath Hill, Wellow, Bath, BA2 8 QZ

Clerk: Olga Shepherd, Home Farm, White Ox Mead, Wellow, Bath BA2 8PN

MINUTES OF THE MEETING OF THE PARISH COUNCIL

held on Monday 7 October 2019 at 19.30PM at the Wellow Village Hall, BA2 8PU

Present: Vice-Chair D. Workman

Councillors: Cllr Sue Chivers
Cllr Nick Chapman
Cllr Deborah Clarkson
Cllr Julia Handel
Cllr Jo Trafford
Cllr Shirley Betts

In Attendance: Olga Shepherd (Clerk) and seven residents

APOLOGIES FOR ABSENCE

Apologies were received from The Chair Pat Caudle and Cllr Stuart Kotchie.

INTERESTS

None received

PUBLIC PARTICIPATION

- R.Holland commented on BANES for good repairs to potholes on Station Road.
- S.t Cole has reported rubbish has been dumped near the cemetery. Councillors considered organising a voluntary clean-up and suggested to ask BANES to provide gloves and bags, with an announcement message in the Parish Post to residents.
- A concern has been expressed about too much traffic diverting to Wellow when accidents happen on Dunkerton Hill, it is particularly badly affecting Wellow village during school pickup times. A proposal was made to ask Police for "No Diversion" sign. Cllr D. Clarkson will contact the police to ask for a strategic plan to avoid traffic diverting via Wellow village for when there is an accident on Dunkerton Hill
- A resident raised concerns about parking on the junction Canteen Lane/High street.
- S. Cole reported a blocked drain opposite Canteen Lane. BANES check potholes fortnightly.

CONFIRMATION OF MINUTES

- Minutes of the Parish Council Meeting held 15 July 2019, EGM of 23 August 2019 and 2 September 2019 be signed and adopted as a correct record.

- **NEW CLERK**

The Council has approved the appointment of new Clerk, Olga Shepherd as of September 2019

PLANNING

The following applications were considered:

- **19/03970/FUL** Erection of Agricultural shed. The end date for consultation is 23 October. Cllr. D. Clarkson has suggested to ask the Case Officer for the extension of Consultation to be moved to the next Councillor’s Meeting on the 4 November as this request has not been circulated to Councillors in time for consideration. Although the Council supports the application, there are a few questions remain, which the Council together with the case officer need to clarify.

Resolution: The Council is to defer the discussion of this case to the next meeting (4 November) with Cllr. Pat Caudle presence, who is on holiday until 16 October.

- **19/04118/TC5 Land between St. Julian’s Church and March House, Bull’s Hill**
 - Cllr. S. Chivers has said that this case has not been considered due to the case not being passed on by the previous Clerk, who has resigned unexpectedly in September. Cllr. S. Chivers has apologised for not being able to look at this case.
- **19/04030/TCA Tumbledown Cottage, The Batch**
 - This case also to be considered on the next meeting (4 November) due to the case not been circulated in time for consideration.
- **10/04000/TCA Windmill Cottage, Farm Lane**
 - This case also to be considered on the next meeting (4 November) due to the case not been circulated on time for consideration.
- **19/00537/UNDEV Hilltrough High Street Wellow, Springfield and Mount Pleasant.**
 - Alleged unauthorized development, extension of domestic curtilage and erection of new boundary fence
 - This case has been logged with Planning Enforcement Officer Nicola Little at BANES.
- **19/00772/FUL - Erection of a two storey detached dwelling, (Land At Entrance To Manor Farm, Bath Hill, Wellow, Bath).**
 - There was an update regarding attendance of the Planning Committee to the Development control meeting, scheduled for 23 October for land parcel 4800 Bath Hill. Wellow Parish Council is strongly opposed this application due to the new build not meeting the rules for building in the green belt, nor rules regarding infilling. Cllr. D. Clarkson will attend the Planning Development Meeting and speak about the concerns of the Parish Council. Cllr. Neil Butters and residents of Manor Farm will also attend. The Case Officer has decided on a site visit to be held 10am on 8 October at the site, Cllr. D. Clarkson will attend.

Resolution: Cllr. D. Clarkson is to update Parish Council about the outcome of the Planning Development hearing on the next Council meeting.

The Council has noted the following decisions by BANES:

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| 19/03428/FUL New barn Church Farm Bldgs | Permitted |
| 19/03289/FUL New barn Church Farm Bldgs | Permitted |
| 19/03032/ADCOU The Barn, Brinscombe Lane | Approved |
| 19/03306/TCA Willow Barn, High Street | No objection |
| 19/022855NMA Leasons Cottage, Middle Twinhoe | Approved |
| 19/02844/CLPU Leasons Cottage, Middle Twinhoe | Lawful |

(d) **Enforcement** – To receive an update if available – none received in this meeting

Highways & Transport

1. Concerns were raised about articulated lorries going through Twinhoe.

Resolution: Cllr. D. Workman volunteered to investigate if there is a need for large lorries to deliver to farms in Twinhoe and will report back on next Parish council meeting. Consideration will be given whether it is necessary to ask for "Access only" or "Weight restriction" signs.

2. An email was received from a resident regarding heavy traffic crossing above canal tunnel by the church. Cllr. D. Workman visited the site and noted that the concerned tunnel is in reasonable condition but hasn't been maintained or inspected by structural engineers for decades.

Resolution: To request a BANES structural survey of the tunnel to see if the tunnel can withstand the weight of agricultural and construction vehicles. The history of the tunnel will be requested from Somerset Canal Trust by the Parish council.

3. A resident expressed concerns that the vehicles are frequently parked near the entrance to Canteen lane, blocking the visibility for drivers, making it dangerous for drivers and pedestrians. Consideration was given as to whether white lines could to be extended to 5-10 meters either side of the junction. The Highway code is unclear whether such parking is illegal, but states that its dangerous.

Resolution: Cllr D Workman To consult Highways Authority (Stefan Chivers) regarding appropriate road marking, and also how to discourage people parking on the junction possibly by placing notices on windscreens to warn residents about the dangers.

Village Hall

Thermostatically controlled heating has been installed. The councillors requested an update on energy savings. The clerk was asked to check if the £125 cheque for the insurance claim has been paid into the WPC bank account.

Play Park – An update on the refurbishment project

The request for tender information has now been published on the government's "Contract Finder Service" according to Public Contract Regulations 2015 for contracts over £25,000. The closing date for responses is 16th October 2019. A detailed comparison table of quotes from three tenders have been prepared by Rachel Kotchie and presented by Cllr Jo Trafford. The Council has commended Rachel Kotchie for her huge efforts in this project. The present estimates exceed the funds available. Ways to save money on materials for the playground were discussed. There will be a review of all tender responses and a proposal made to the Parish Council for approval after the deadline of the tender on 16 October.

Climate Change It was noted that meeting with BWCE and Stemy is taking place in the Village Hall on 16 October at 6pm, to which everyone is welcome!

Finance

- The new Clerk was unable to provide bank reconciliation due change of name of the bank account not being completed. The reconciliation is to be presented on the next Parish Council meeting.
- Online banking as a method of managing the parish council accounts and payments has not been arranged due to change of name of the account being processed and not completed.

- The following payments were approved:

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| J Howell Salary – August 2019 | £ 247.86 |
| D. Workman (paint) | £61.51 |
| S. Cole Salary – September 2019 | £328.40 |
| HMRC | £61.80 |
| Annual Governance & Accountability Return ended 31 March 2019 | £360.00 |

Miscellaneous

- The discussion of the Annual Governance and Accountability Return for year ended 31 March 2019 have been differed to the next Parish Council meeting on 4 November.
- The purchase of a new laptop for the Clerk has been approved
- The installation of the secure email hosting for the Council’s business, using the third party, have been agreed. This brings the Data protection requirements in line with GDPR.

Meetings To note next WPC meeting is on Monday 4 November 2019, Wellow Village Hall at 19.30pm

21.05pm - END OF MEETING