

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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MINUTES OF THE MEETING of Wellow Parish Council held at 8.00pm on Monday 19 September 2016 in Wellow Village Hall

Present: Councillors D. Wright (Chair), D. Clarkson (Vice-chair), H. Andrews, S. Betts, S. Chivers, J. Handel. S. Kotchie (from minute 16.115)

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

PUBLIC PARTICIPATION

- Stewart Cole said that most of the marked potholes had now been repaired.
Drains near the Fox and Badger were beginning to smell [B & NES to be contacted]
He was thanked for offering to clip back vegetation at footpath entrances
- Alex Martin expressed surprise that the damaged electricity meter housing reported at The Batch was said to be the council's responsibility; he believed it was the electricity company's
- Stuart Kotchie presented the £170 playground repair contribution previously raised by Rachel Kotchie and volunteers and was asked to send the council's thanks to them
- Andy Smith said the tennis courts were now a year-old village asset. The courts would be resurfaced under warranty in October, due to defects. The material provided by Tarmac plc had been corrupted with iron and clay. A new warranty would be begin at that time. Expected court life was 7-10 years.
Wellow Valley Tennis had 350+ members, over 80% on the higher rate, with an 86% renewal rate. 65% of members were from Wellow, the rest from surrounding villages
- Hugh Prentice said the Wellow Recreation lease had not yet been sent to the LTA for approval, as a date for Wellow Valley Tennis's surrender of their lease had not yet been agreed

The Chairman thanked the speakers and closed Public Participation

16.112 **Apologies** Apologies were received and accepted from Cllr P. Caudle.

16.113 **Interests** There were no declarations of interests.

16.114 **Vacancy**

Stuart Kotchie confirmed his previously expressed interest in filling the vacancy on the Parish Council.

RESOLVED (proposed Cllr Wright, 2nd Cllr Clarkson, unanimous) to co-opt Stuart Kotchie. He joined the council. The declaration of acceptance of office was signed after the meeting.

16.115 **Minutes**

The minutes of the Parish Council meeting of 19 July 2016 were agreed to be a

true record, with an amendment to the wording of item 16.104 which is attached. The minutes were signed by the Chair.

16.116 **Clerk's report** A report and updates on actions from previous meetings was circulated to Councillors.

16.117 **Planning**

(a) Application

16/04068/TCA The Manor House High Street Wellow BA2 8QQ.

Proposal: Beech - trim branches overhanging neighbour's roof and over telegraph pole. Trim lower branches of Lime tree overhanging neighbour's roof.

B & NES had that day advised **no objection**, with which decision the parish council agreed.

(b) Enforcement

1-7 High Street, Wellow BA2 8QH In response to a query as to whether rooflights and other matters complied with existing permissions. B& NES had been contacted. They had received two new applications, which would be put out for consultation.

(c) Updates The following planning updates and decisions were noted.

16/02124/FUL West End House High Street Wellow BA2 8QD. Erection of single storey rear extension and replacement of gate to the side entrance.

Decision: **permit**

16.01855.FUL 1 West End Cottages High Street Wellow. External cladding to rear extension and side elevation, replacement windows and addition of 1 metre high metal railing across front retaining wall of property. Decision: **permit**

16.03037.TCA Oak End 1 Station Road Wellow BA2 8QB. 1x Oak (T1) - reduce by 9 feet and remove inner epicormic growth. Decision: **no objection**

16.03197/LBA Manor Court Cottage High Street Wellow BA2 8QS. Internal and external alterations on the south elevation: **consent**

15/05671/FUL Plot A Roman Way Peasedown St. John. Erection of a new car showroom and workshop with car parking: **permit**

Cllr Handel enquired if it might still be possible to obtain S106 money for traffic mitigation. It was agreed to let the matter be.

16.02151.FUL Parcel 3573, (Upper Hayes) Bath Hill, Wellow. Erection of a two storey farmhouse (with agricultural tie) and 6 no. attached single-storey holiday accommodation.

The planner is seeking further information. Cllr Clarkson will speak in support at the Development Management Committee in due course.

(d) Buildings at risk: Weavers Barn

RESOLVED (proposed Cllr Hartigan, 2nd Cllr Andrews, unanimous) to write to Conservation Officer Adrian Neilson and his manager, requiring B & NES to take action.

B & NES's advice to be sought and the owner contacted about the boarded-up house two away from the Fox and Badger.

(e) **Buildings on land East of Dunkerton Hill**. The site owner had appealed against an enforcement notice. Cllr Clarkson said B & NES considered they (the planning authority) had a good case.

Café and Cornish Motors B & NES Enforcement to be asked their advice on these businesses at Wellow Trekking Centre

16.118 Play Park and Playing Field

(a) Bollards The problem of the height of the bollards impeding vehicle access to the field was discussed. Councillors agreed to inspect the bollards after the meeting.

(b) Drainage No update. Hugh Prentice and Chris Wordsworth were due to meet the next day to discuss the IMA report.

(c) Playground inspection

- A report from B & NES had been received that day, showing some actions required.
- The Chairman said that as before a mixture of professional help (fixing of Spyra Giro, replace worn but serviceable cradle swing) and self-help (wood delamination, moss or encroaching vegetation) would be required. Agreed to order the swing seat and to contact the Spyra Giro manufacturer for advice.
- Councillors regretted that none of them had been present at the inspection. The inspector to be asked to come out again and explain the inspection process.
- B & NES to be asked if they provide training for weekly inspections by Councillors.
- Cllr Handel said the whole park looks a bit tired.
- Cllr Kotchie said kids love it
- Cllr Clarkson said considerable fundraising would be needed for new equipment, as on the previous occasion. In the interim, equipment might have to be removed.

Cllr Clarkson noted that that Wellow Valley Tennis had not yet decided to go into Wellow Recreation.

- From the floor, Andy Smith said it was in Hugh Prentice's hands to call a meeting with trustees. The Chairman asked if it was only a matter of timing.

(d) Lease As noted in Public Participation, this has not yet been sent to the LTA for approval.

16.119 Pavilion

(a) The following matters relating to the Pavilion were held over until October: power under which the Parish Council can undertake the project; confirmation of the Parish Council's decision to proceed; formal acceptance of a £10,000 project grant from B & NES; membership of the Working Group.

(b) Draft terms of reference of the working group were distributed, amended and agreed.

16.120 Village Hall Drive

Cllr Betts apologized to anyone who had been affected by restricted access while the disabled toilet was being installed. Gates would not be locked in future.

16.121 Environment

(a) Damming of Wellow Brook

Cllr Clarkson had met the owner of land bordering Wellow Brook, who had complained about and partially removed a dam built on the E. side of the ford.

Word had been put out to the village that the brook should not be dammed

(b) Himalayan Balsam The spread of this aggressive plant away from the Brook and along the verge from the Trekking Centre towards the viaduct had been notified to B & NES (though it was not thought to be a notifiable plant).

16.122 **Maintenance**

Bench near St Julian's church Contributions to date totaled £120, plus £25 promised. Donations to be requested one more time in the *Parish Newsletter*.

16.123 **Finance and audit**

(a) A Month 5 Financial Statement was presented by the RFO.

(b) A further 10.5 hours work by the Clerk/RFO in compiling additional information requested by the external auditor was approved.

(c) Model amendments to Financial Regulations 2016 had been circulated prior to the meeting. They would be considered in October.

(e) **RESOLVED** (proposed Cllr Hartigan, 2nd Cllr Chivers, unanimous) to pay the following:

1865	Information Commissioner	35.00
1866	Wellow Village Hall Committee – drive lights contribution	100.00
1867	S. Cole – Street Sweeper's wages September (dated 21/9)	237.60
1868	R. Campbell – Clerk's salary August and agreed extra hours July (minute 16.108b)	343.94
1869	Mendip Toilet Hire – 9 weeks	216.00
1870	R. Campbell – office supplies	55.48
1871	Julia Handel – church grass cutting, defibrillator information, inc. VAT	37.00
1872	R. Campbell – refund cost of defibrillator signs, inc. VAT	64.80

(f) The following payments were noted:

1864	Luminance Pro Lighting (sports project)	360.00
1863	R. Campbell – Clerk's salary July	323.44
1862	S. Cole – Street Sweeper's wages	237.60

16.124 **Highways and Rights of Way**

(a) Parking on verge at Wellow Trekking Centre

The Clerk had reported concerns to B & NES about the number of vehicles parked on and destruction of the verge opposite the Trekking Centre. Mr Stefan Chiffers was due to inspect and see if bollards would help. Agreed to convey WPC's support for bollards.

(b) B&NES Highways No updates. Noted that the second week in November would be School Road Safety Week.

Cllr Betts reported that after four recent incidents on Dunkerton Hill, traffic had descended on Wellow and caused gridlock.

Councillors agreed with Cllr Caudles' circulated suggestion that the police to be asked to provide a PCSO to control traffic in such cases as a matter of course, for the general benefit.

B & NES to be asked to clear vegetation from the chicane towards Peasedown.

16.125 **Correspondence and reports**

(a) Councillors noted information and correspondence received since the last Parish Council meeting but identified no actions.

(b) Miscellaneous reports and information

Cllr Caudle had circulated information about further dog fouling on the playing field. The dog warden will fine owners if chapter and verse can be provided.

Should all dogs be banned?

Agreed:

- B & NES to be asked if they will empty dog bins on private land for a fee
- Three signs to be produced: 2 x No fouling, keep dog on lead; 1 x No dogs allowed (for play park).
- Dog bin prices to be provided for October.

16.126 **Next Parish Council meeting**

(a) To note forthcoming meetings and events: 8 October: 10:30 – 12:00, MSN Town Hall, ALCA AGM. Clerk due to attend.

(b) To confirm the date of the next Parish Council meeting as Monday 17 October 2016 in Wellow Village Hall, starting at 8:00pm.

The Chair thanked all for attending and closed the meeting at 10.10pm