

# Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET  
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## MINUTES OF THE MEETING of the full Council (WPC) held on Monday 18 September 2017 at 20:00 in Wellow Village Hall BA2 8PU

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

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

**Public Participation** (\* WPC's response is starred under the relevant agenda item below)

- Stewart Cole said there were loose cobbles on the strip near the school\*  
Geoff White should be thanked when he installed the new bench by the Church\*  
A tree had fallen onto the Packhorse Bridge from the adjacent property\*
- Richard Holland asked if progress had been made with planting and signs at the chicanes\*  
He asked when the seat by the Church would be installed\*

### 17.100 Apologies

Apologies for absence were received and accepted from Councillors P. Caudle (away), M. Hartigan (working), S. Kotchie, (working)

### 17.101 Council

(a) There were no declarations of interests.

(b) Revised meeting arrangements, previously circulated, were approved. Where possible papers would be circulated and, it would be assumed, read before the meeting. Richard Holland will kindly make meeting papers available to the public via the Parish Post. The Clerk will circulate a list of actions promptly after the meeting and circulate the minutes by the end of the following week.

(c) Agreed that Cllr Handel will be lead Councillor for health and wellbeing matters. Cllr Andrews will assist.

17.102 **Minutes** The minutes of the Parish Council Meeting of 17/7/17, previously circulated, were approved as a true record with the following amendment: 17.98b delete 'Recreation', insert 'Valley Tennis'. They were signed by the Chair.

17.103 **Clerk's Report.** Actions from previous meetings are noted under the relevant minute.

### 17.104 Planning

(a) Councillors considered the following applications and recommended as follows:

17/04200/TCA <b>RESOLVED to support</b> (proposed Cllr Chivers, 2 <sup>nd</sup> Cllr	The Maltings Mill Hill Wellow BA2 8QJ	T1 Yew - Reshape with a 20-25% crown reduction
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Andrews, unanimous)		
17/04102/TCA <b>RESOLVED to support</b> (proposed Cllr Chivers, 2 <sup>nd</sup> Cllr Andrews, unanimous)	2 The Batch Wellow BA2 8QL	T1-4 Ash in copse to rear of 2 The Batch: Pollard as part of ongoing annual tree maintenance.
17/03914/FUL & 17/03915/LBA <b>RESOLVED to support</b> (proposed Cllr Clarkson, 2 <sup>nd</sup> Cllr Chivers, unanimous)	Greenhayes High Street Wellow BA2 8PU	Erection of single storey extension to replace existing conservatory and pergola on S. New porch to W.
17/03694/FUL Resubmission <b>Application withdrawn.</b> Agreed to be a huge shame.	St Julian's Church High Street BA2 8QS  Agreed to write to the planning officer advising louvres were not the age suggested by Historic England and referring to	3No. antennas and 2No. dishes behind replica GRP louvres, installation of equipment cabinets  the enlightened manner in which such applications are dealt with in the Diocese of Norwich.
17/03658/VAR <b>Agreed to leave to the planning officer</b>	Little Horse Croft Farm Ford Road Wellow BA2 8QF	Variation of condition 2 of application 15/05562/FUL (Regularisation)
17/03634/FUL <b>RESOLVED to support</b> (proposed Cllr Clarkson, 2 <sup>nd</sup> Cllr Betts, unanimous).	Norton Lane Farm Norton Lane Wellow, BA2 8QR  Condition: the manège should be for the applicant's use only.	Construction of manège 20m x 40m.
17/00078/RF Re 16/05111/OUT <b>Nothing to add.</b>	New Willow Farm Littleton Lane Wellow	Erection of up to 12 dwellings Appeal against refusal by exchange of written statements

(b)

Planning

decisions by B & NES since the last meeting were noted as follows:

17/03301/TCA Vera House, Railway Lane	Tree Works	No objection 14/08/17
17/03229/LBA Wellow Farm	Internal and external alterations	Consent 18/09/17
17/03228/FU Wellow FARM	Conversion of cow byres into small dwelling	Permit 18/09/17

17/02898/FUL Leesons Cottage Middle Twinhoe	Erection of two storey and single storey extensions	Permit 02/08/17
17/02871/LBA The Granary, Baggridge Hill	Two new windows on N. elevation, installation of two flues, etc.	Consent 17/08/17
17/02869/FUL & 02870/LBA The Granary, Baggridge Hill	Erection of a summerhouse in a listed curtilage (regularisation).	Withdrawn 12/09/17
17/01540/FUL Baggridge House Baggridge Hill	Erection of a two storey side extension.	Permit 11/08/17

(c) No enforcement updates

(d) A report on the briefing about the Spatial Plan, New Local Plan & HELAA attended by Cllrs Caudle and Chivers to be made in October

(d) Neighbourhood Plan WPC's decision not to undertake a plan to be reviewed in October.

#### 17.105 Highways and rights of way

(a) Parking opposite Trekking Centre B & NES to be contacted again about the 'terrible mess' of vehicles parked opposite the Trekking Centre. Cllr Clarkson had written to Ward Cllr Butters about the matter.

(b) Wellow Car Park Richard Holland and the Clerk had had a site meeting with Steve Gilbert of B & NES Property Services (report circulated). Mr Gilbert had been thanked for the improvements to the access track. Work to the car park and Station Road had been agreed. It was agreed to hold WPC's Stage Two complaint to see how the work progressed.

(c) Potholes The Clerk would meet Highways Inspector Nick Sperring the following day to discuss work to potholes, loose cobbles\*, fallen tree at the Packhorse Bridge\* (if not already cleared) and white lining. Cllrs Andrews and Betts hoped to attend.

(d) B & NES to be asked to deal with vegetation growing over the path from Wellow Car Park to Canteen Lane. Owners of the stone at the side of the path to be asked to remove it.

(e) Planting and signs at the chicanes\* to be considered in October. The new seat by the Church\* had been delivered. Geoff White hoped to install it the next day and would be thanked\*.

#### 17.106 Pavilion project

No report

#### 17.107 Wellow Playing Field and Playpark

(a) **RESOLVED to approve** the Service Level Agreement with Wellow Recreation (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Andrews, unanimous). A fair copy to be produced for signature. Mike Clarkson was thanked for drawing up the agreement.

(b) Lyn Doman was thanked for obtaining three quotations to re-fence the west side of the Playing Field (circulated). One quote required amendment to include complete removal of existing fence posts. Provision for the work was not in this year's budget. Mrs Doman offered to put posts in gaps in the fence for the time being.

(c) Deed of Dedication The Restriction on Title in favour of Sport England was due to be registered at the Land Registry any day. It was agreed the Letter of Intent requested by the contractor should be dealt with once the restriction was in place.

(d) It was agreed not to erect a 'Tennis' sign opposite the entrance to Wellow Playing Field.

(e) A tree report to be received in October.

(e) There was no Playpark update.

**17.108 Waste and cleansing**

Cllr Clarkson withdrew her motion to remove the waste bin at the entrance to Manor Close. Curo to be contacted to ensure regular emptying. Cllr Clarkson to consult Manor Close residents about possible re-siting of the bin.

**17.109 Insurance**

A quotation for adding one standard 20' container adjacent to the village Hall to the PC's insurance to be obtained, for consideration in October.

**17.110 Finance**

(a) The Month 5 financial statement (previously circulated) was approved.

(b) **RESOLVED to pay** the following (proposed Cllr Andrews, 2<sup>nd</sup> Cllr Chivers, unanimous)

1943	Information Commissioner – annual registration fee	35.00
1944	Mendip Toilet Hire 26/6 – 31/7/17 inc. VAT	120.00
1944	Mendip Toilet Hire 31/7 – 28/8/17 inc. VAT	96.00
1945	CPRE – membership annual renewal	50.00
1941	S. J. Cole – August 2017	240.00
1942	R.G. Campbell – August 2017	321.96
1946	S. J. Cole – September 2017	300.00
1947	R.G. Campbell – September 2017	321.96
1948	HMRC	14.00
1949	Tildenet – repair cricket nets (claimed from insurer), inc. VAT	2094.94
1950	R. Campbell - postage	6.72
1951	B & NES Council – grounds maintenance, Playing field 1/6/16 – 31/5/17 (inc. VAT)	3436.66
1952	B & NES Council – grass cutting Wellow play area April & May 2016 (inc. VAT)	170.42
1953	Chris Wordsworth – reimburse cost of Pavilion planning application	192.50
1954	R. Campbell – refund payment for bench to Wiltshire Teak	395.00

(c) The external audit of the 2016/17 accounts was unqualified. The auditor had noted the correct way to state that WPC did not run a petty cash. The Conclusion of Audit notice to be posted.

17.111 **Risk assessment** Members' Registers of Interests: Councillors will send updated forms to the Clerk if necessary.

17.112 **Information Correspondence and reports**

(a) Correspondence received (list circulated) was noted. No actions were identified.

(b) There were no miscellaneous reports.

17.113 **Meetings** Dates were noted as follows

<b>Date and time</b>	<b>Event</b>	<b>Location</b>
28 Sept 19:30	ALCA Area meeting	Saltford Hall
16 Oct 20:00	Parish Council meeting	Wellow Village Hall
19 Oct 10:30 – 12 noon	ALCA AGM	Jubilee Centre, Savages Wood Road, Bradley Stoke BS32 8HL <b>Clerk to attend</b>

The Chairman thanked all for attending and closed the meeting at 21:45.