

# WELLOW PARISH COUNCIL

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

[www.wellowparish.info](http://www.wellowparish.info)

**Minutes of the Parish Council Meeting held  
on Monday 4th September 2023 at 19.30pm  
in Wellow Village Hall.**

Present: Nick Chapman (Chairman); Mike Clarkson; Chris Cook

In attendance: Olga Shepherd (Clerk); Matt McCabe ( District Councillor) and eleven residents.

## **1.9.23 Apologies**

Apology received from Dave Workman.

## **2.9.23 Declaration of Interests**

No Interests were declared.

## **PUBLIC PARTICIPATION**

- The Parish Sweeper reported the following: a new sign was erected on the Double Hill, stones were removed by the Church and the overgrown ivy is also to be removed. He mentioned that potholes near Bubbles Dytch have not been repaired - this work has been logged onto the BANES Fix My Street portal but the Systems Team have responded "we won't be taking any further action at this time". It was agreed that councillors would continue to report the potholes.

- A resident from Littleton has raised an issue of an increased traffic on the route through Littleton – Single Hill – Shoscombe Vale. He asked if the Parish Council can support the establishment of 20mph zone instead of the current 60mph. This route is being used by cyclists, farm vehicles and motorists with the increased speed and the resident thinks that it is an accident waiting to happen.

- A resident has asked if the Parish Council can financially support the coppicing of a willow tree by the ford riverbank. The Council will enquire whether a tree work permission is required for this work and quotes for professional service will be obtained for the consideration at the next PC meeting.

## **3.9.23 Co-option**

Mr Jonathan Luck, who is a resident of Wellow has expressed an interest in becoming a Parish Councillor. The Council has voted unanimously for Mr Jonathan Luck to be co-opted as a new Member of the Parish Council. The Declaration of Acceptance of Office and the Registration of Interests is to be signed after the meeting. Mr Luck took his seat and participated in the discussions.

#### 4.9.23 SUSTRANS PRESENTATION

Mr Alban Luffman, who leads the Wellow to Shoscombe Vale Quietway feasibility study presented his recommendations to the meeting. In his report he explained that there is sufficiently low traffic and speed on the local lanes, and they can be formally designated as 'Quiet Lanes' to enable cycling, wheeling, walking and horse riding (where appropriate) comfortably shared with motorised traffic. 'Quiet Lanes' means that there are less than 1000 vehicles in 24 hours with less than 30mph. At the current inception stage SUSTANS is to gauge residents' support for this initiative. If residents support the initiative, SUSTRANS can recommend measures for traffic calming. The final proposal, developed collaboratively with the PC will be published at the community engagement stage.

The PC pointed out that the feasibility study has not taken into account the PC's own speeding data. It was AGREED that the PC will conduct a survey to understand if there is a public interest in this project. Discussions took place how the PC, BANES and SUSTRANS can work together to finalise the draft study, which can then be shared publicly.

#### 5.9.23 Minutes

The Minutes of the Parish Council Meeting of 24<sup>th</sup> July 2023 were APPROVED and signed by the Chairman.

#### 6.9.23 Planning Applications

a. The following planning applications were considered:

Planning Application number and address	Description of proposal	Parish Council Comments
23/03132/TCA Canteen Cottage, Canteen Lane	T1-Ash, fell tree has die-back	No Objection
23/03084/TCA 2 The Batch Wellow	T1-Norwegian Maple, pollard	No Objection
23/03221/TCA George House	T1- Maple Tree, pollard significantly to have a tree more suited to garden size.	No objection

b. The following planning applications decisions by BANES Council were NOTED:

Planning Application number and address	Description of proposal	Decision by BANES
23/02114/FUL	Change of use of land from agricultural to residential	PERMIT

Weavers Farm, High str		
23/02000/FUL Norton Lane Barn	Partial change of use of agricultural barn offices to create a live-work residential unit (Use Class C3) within the building. Provision of gates and fence (Retrospective).	REFUSE

c. Discussions took place as to whether a small development can be proposed at the current derelict site at the top of Stoney Littleton Lane. There seems to be a demand in the village for downsizing and affordable housing. The previous planning application to build some houses in this area of AONB and the greenbelt was refused in 2016. The options for re-consideration were discussed such as application to rezone the area for a small development or application for a change of use of the existing derelict buildings. The PC decided that a public consultation is needed to make an application for re-zoning the area for a small development.

### **7.9.23 Highways & Transport:**

The following was discussed:

- a. The Application to install Speed Indication Device was sent to BANES Highways Officer, outlining reasons. The Highways Officer is to agree our choice of sites.
- b. Speed Watch - It was reported that new volunteers have signed up and currently undergoing the training. No more volunteers are required at this time. Recently 11 out of 61 vehicles was caught speeding with the top speed 60mph. The survey was also done by in various locations.
- c. Discussions took place whether reflective bollards need to be installed on the pavement opposite Alma Cottages to prevent parked cars causing hazard to pedestrians. There was mixed opinion about this. No decision was made.
- d. A request was sent to BANES to install more reflective bollards on the Double Hill bend where a fatal accident occurred at the beginning of this year.

### **8.9.23 Wellow Recreation**

- The 2023 Village Flower Show was a huge success. The Show Team including participants from the Horticultural Society and Wellow Recreation had worked hard to achieve this. The Parish Council thanked everyone involved!
- It was reported that minor repairs to the play equipment and gatepost were completed in the playpark.

### **9.9.23 Wellow Brook:**

- A separate meeting was held prior to this with Wessex Water. Mr Andy Mears made a presentation to residents about the works Wessex Water undertakes to prevent pollution in local rivers. He explained that most water systems in the UK are built in such a way that sewage and ground water pipes are connected. Therefore if

sewage treatment works are overwhelmed during very wet weather, a 'storm overflow' can occur when rainwater mixed with raw sewage goes into rivers. Water companies also allow developers to connect wastewater to river overflow. Mesh screens are installed for filtering out larger material. He said that Wellow has such screen and constant monitoring of water is undertaken downstream from Shoscombe.

The fishing group asked questions about the quality of water in Wellow Brook and whether the water is safe for people to swim. Andy reassured residents that water in the Brook is probably safe for swimming during dry weather when there are no storm overflows, but it is not advisable to swim during wet weather. Residents asked about whether there is an alert system for storm overflows and a number of proposals were discussed.

### **10.9.23 Community Infrastructure Levy**

It was AGREED that there are 3 projects that CIL money can be used for:

- a. Village compost bins – a quote received exceeded the available funds. The Parish Council AGREED to offer 50% match funding if the composting group agrees to pay its half share of the cost.
- b. Repair of the gates on Railway Lane - a quote is to be obtained and considered at the next meeting.
- c. Improvement of the access from Canteen Lane to the Village Car Park – a quote is to be obtained and considered at the next meeting.

### **11.9.23 Wellow and Shoscombe Cemetery**

- a. It was NOTED that repairs of the damaged stone pillar and the metal gates have been completed. The insurance claim has been received.
- b. The cemetery insurance from 1 September 2023 to 1 September 2024 has been renewed.
- c. The continuing problem with littering inside and outside the cemetery was discussed. The Parish Council will investigate the possible solutions and discuss at the next meeting.

### **12.9.23 Communication and engagement with external bodies:**

The following was NOTED:

- a. Parish Council's website - a new website has been developed by a local IT specialist. This website will be transferred to the PC's domain shortly.
- b. Residents' questionnaire – is to be published in the autumn after the holiday season.
- c. Local Plan workshop – Rural Area Workshop will take place 26<sup>th</sup> September at 4.30pm in Keynsham. Mike Clarkson will attend.

d. B&NES Parish Liaison Meeting is to take place 18<sup>th</sup> October at 6 pm In Keynsham. It was agreed that a councillor should only attend if there are specific issues to be raised with B&NES Council officers

e. Bathavon Forum – Jonathan Luck expressed an interest in attending it.

### 11.9.23 Finance and Administration:

- a) External Audit. Clerk has informed that the External Audit report has not been received yet.
- b) Village noticeboard – is still being renovated.
- c) The following schedule of payments was APPROVED:

	Net	VAT	Total amount
Data Protection Renewal fee for 2023-24			£40.00
Greensward Invoice for Q2 grounds maintenance	£810.00	£162.00	£972.00
Microsoft 365 subscription 2023-24	£94.80	£18.96	£113.76
Invoice for playpark gates repair			
IONOS invoice for domain hosting 2023-24	£15.50	£3.10	£18.60

To NOTE payments made since the last meeting:

	Net	VAT	Total amount
Staff salaries			Available to Council Members
IONOS invoice August email hosting	£5.50	£1.10	£6.60
OPUS Electricity – paid by standing order			£11.17

### 12.9.23 Any Other Business

There was no further business. The Chairman closed the meeting.

**13.9.23 Date of the next meetings:** Monday 6<sup>th</sup> November; Monday 8<sup>th</sup> January; Monday 4<sup>th</sup> March - in the Village Hall