

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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EXTRAORDINARY PARISH COUNCIL MEETING

MONDAY 2nd February 2026

at 7.30pm in the Village Pavillion

Minutes

Planning agenda items for 2 February Extraordinary Parish Council meeting

a. To consider the following planning application:

Planning Application number and address	Description of proposal
26/00097/PIP Den's Yard, Littleton Lane, Wellow, Bath BA2 8FF	Permission in Principle for the erection of up to 9 dwellings

Public Participation

Before the Parish Council Meeting commences Parishioners may address the Council on the planning application above . A three-minute slot is allocated for each point raised.

- Ecological aspects of a new development were mentioned, and it was noted that a survey is being done. Bats are present & that hedges will be planted along with wildflower areas to preserve the integrity of the surrounding area
- A member of the public stated that they supported the development and that the village has to have sensible growth
- Another member of the public was supportive of a smaller development and was concerned about the impact of more cars and pedestrians with lack of pavements and more footfall. Also of the impact of more surface water on drains.
- It was made clear that this meeting is just to establish of outline planning would be supported, and is in principle planning for up to 9 houses.

- The village survey had raised concerns about traffic but had also supported small developments
- It was anticipated that the houses would be smaller properties suitable for downsizing
- The development can be reached via a track when building starts rather than vehicles accessing through the village

E2.02.26 Present: Dave Workman (Chair), Mike Clarkson, Jonathan Luck, Chris Cook & the Parish Clerk and 6 members of the public.

E3.02.26 No Interest were declared

The following proposal was put forward:

That the PC support the application with provisos that particular attention is given to

- The development gives particular attention to the ecological aspect of dwellings and surroundings
- Attention is given to provision of safe pavements for addition foot fall through the village
- Drainage & 'run-off' is researched and dealt with prior to building
- Wellow Parish Council also notes that this is good use of available land in the village, and underlines the sustainability of the village as a whole.

This proposal was unanimously supported by councillors present