

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

Extraordinary Parish Meeting

Monday 26th January 2026

Held in the Village Hall

Minutes

Before the Parish Council Meeting commences Parishioners may address the Council on the Planning matters on the agenda. A three-minute slot is allocated for each point raised.

The meeting was divided into two separate parts in order to discuss the two planning items separately.

Hayes Lodge

- A member of the public stated that they are opposed to the development due to its impact on neighbouring property and that plans showing neighbouring boundaries are incorrect. They were concerned about impact in a conservation area and neighbouring listed building, positioning of windows and logistics of parking. A formal objection has been lodged.
- It was noted by another public participant that the development is mindful of local architecture,
Parking should alleviate the dangers of having to reverse into the road, the chimney is replacing an existing one and that the planning officer is happy with the current plans. The architect dealing with the plans explained the logistics of reenforcing the boundary wall etc
And that a structural report will be added to the application
- It was mentioned that the plans will ensure that parking will be committed to accommodating three cars

E 26.01.26 Welcome and Apologies for absence

Present: Dave Workman (Chair), Mike Clarkson, Nick Chapman, Jonathan Luck, Chris Cook, The Parish Clerk & 11 members of the public

Apologies were received from Sarah Sell

E2.01.26 Planning Applications

a. To consider the following planning applications:

Planning Application number and address	Description of proposal
25/04862/FUL Hayes Lodge, High Street, Wellow, Bath BA2 8PU	Erection of single storey side extension, roof extension, internal remodelling and landscaping works
25/04840/FUL Parcel 6400, Upper Baggridge, Wellow, Bath	Retention of 3 agricultural sheds and associated works in association with farming activities at Upper Baggridge Farm.

After discussion amongst the councillors a Proposal was put forward as follows:

The Parish Council proposed to leave planning on this matter to BANES with particular attention brought forward that the listed building statues of the neighbouring property is minded, and also that the integrity of the boundary wall, should they be minded to proceed.

A vote was taken and this proposal was unanimously supported by the PC members present.

UPPER BAGGRIDGE

The floor was then opened for discussion relating to the second item on the agenda

- It was noted that the existing farm buildings are not suitable for game birds, and that the buildings were constructed to reduce any impact on views
- Planning is retrospective as BANES has previously given clearance to proceed but then withdrew that permission

Proposal put forward as follows:

To Support the planning, with a clause that no game birds be housed in the buildings, and that the stress caused by BANES in the matter should be noted

This proposal was unanimously supported by the PC members present

E.03.26AOB

Dens Yard Planning, application deadline cannot be extended past 11/02/2026, so an extraordinary PC was scheduled for Monday 2nd February 2026