

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

PARISH COUNCIL MEETING MONDAY 2nd MARCH 2026 at 7.30pm in the Village Hall

Public Participation

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

1.03.26 Welcome and Apologies for absence

2.03.26 Interests

To DECLARE Councillor interest in any specific agenda item, NOTE written dispensation requests for items of disclosable pecuniary interest and GRANT requests where appropriate.

3.03.26 To Confirm the minutes of the Parish Council Meeting of Monday 5th January 2026 & of the EPC Meetings of Monday 2nd February & Monday 9th February

Draft previously circulated to all Councillors

2.03.26 PLANNING

a. To note the following planning applications discussed at Extraordinary Parish Council meetings on 26.1.2026 and 2.2.2026

Planning Application number and address	Description of proposal	Decision
25/04862/FUL Hayes Lodge, High Street, Wellow, Bath BA2 8PU	Erection of single storey side extension, roof extension, internal remodelling and landscaping works	Defer to the LPA and case officer with comments
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.	Support with comments

26/00097/PIP Den's Yard, Littleton Lane, Wellow, Bath BA2 8FF	Permission in Principle for the erection of up to 9 dwellings	Support with comments
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b. To note the following planning applications for tree works in a conservation to which our tree officer had no objection

Planning Application number and address	Description of proposal	Recommendation
26/00285/TCA Court Farm House, High Street, Wellow, Bath BA2 8PU	Hornbeam T1 - crown reduce by 8-10 feet. Hornbeam T2 - crown reduce by 8-10 feet. Magnolia T3 - crown reduce by 8-10 feet.	No objection
26/00283/TCA Willow Barn, High Street, Wellow, Bath BA2 8PU	Poplar T1 - height reduction by 7metres.	No objection
26/00251/TCA Corner Cottage, High Street, Wellow, Bath	Norway Maple T1 - fell.	Defer to planning officer

c. To NOTE planning application decisions by B&NES Council since the last PC meeting.

Planning Application number and address	Description of proposal	Decision
25/04725/LBA The Granary , Baggridge Hill, Wellow, Bath, Bath And North East Somerset, BA2 8QP	External and internal works for refurbishment and reconfiguration of modern fabric elements within the south wing of the Granary Barn. Adjustment of southern gable window at first floor. New timber casement windows on the ground floor east elevation, to replace fixed glazing.	Consent
25/03378/FUL Footbridge Across Wellow Brook By Greenacres, Littleton Lane, Wellow, Bath	Replacement of the existing timber footbridge with a new footbridge constructed of steel and timber	Permitted

d. To note the following planning applications still pending consideration by the LPA despite a considerable time having passed

Planning Application number and address	Description of proposal	Decision
24/01654/OUT Parcel 2200, Norton Lane, Wellow, Bath 02/05/2024	Outline planning application with all matters reserved for the erection of 1 no. agricultural workers dwelling	Pending consideration by B&NES following Objection by WPC on 20/06/2024
24/03255/FUL Parcel 2520, Mill Hill, Wellow, Bath 26/06/2025	Change of agricultural land for dog training including walkway and parking area	Pending consideration by B&NES following Objection by WPC on 24/07/2025

5.03.26 Wellow Community Bus

- 1) Update

6.03.26 Highways & Transport

- 1) Bridleway from Wellow cemetery to Shoscombe

7.03.26 Wellow Recreation

- 1) Update on surfacing the drive to the Village Hall
- 2) Wellow Recreation Activities

8.03.24 Tree Maintenance

Update on any proposed tree works

9.03.26 Burial Board

- 1) Update on management of Burial Ground
- 2) Horton Starkie Grave Fund

10.03.26 Finance & Administration

- 1) To review, ratify & approve payments
- 2) To note payments made since last meeting
- 3) **Appointment of Responsible Financial Officer**

To consider and resolve the appointment of the Clerk as Responsible Financial Officer (RFO) with immediate effect, in accordance with section 151 of the Local Government Act 1972 and the Council's adopted Financial Regulations.

4) Ratification of Financial Transactions

To review and formally ratify financial transactions undertaken between July 7th 2025 and March 1st 2026, following the appointment of a lawful Responsible Financial Officer.

5) AGAR 2024/25 – Decision to Claim Exemption from External Audit

To consider whether Wellow Parish Council meets the criteria to claim exemption from a limited assurance review for the financial year 2024/25 and to complete and sign the Certificate of Exemption.

6) Withdrawal of Current AGAR Submission

To note the withdrawal of the Council's current AGAR submission and confirm the submission of a Certificate of Exemption following the appointment of a lawful Responsible Financial Officer.

11.03.26 **A.O.B**

Next Meetings:

May 4th 2026 (AGM)

July 6th 2026

September 2026