

# Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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

**PARISH COUNCIL MEETING  
MONDAY May 11<sup>th</sup> 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 5<sup>th</sup> January 2026 & of the EPC Meetings of Monday 2<sup>nd</sup> February & Monday 9<sup>th</sup> February**

Draft previously circulated to all Councillors

## 2.03.26 PLANNING

a. To note the following planning applications

<b>Planning Application number and address</b>	<b>Description of proposal</b>
26/01311/FUL Knightsfield, High Street, Wellow, Bath, BA2 8QE	Erection of ground floor rear kitchen extension, front porch alterations, internal alterations, change of use of existing garage to art studio, minor landscaping works and removal of pre-cast concrete mullions and installation of replacement windows
26/01310/ADCOU Eastbrook Barn, Norton Lane, Wellow, Bath, BA2 8QR	Prior approval request for change of use from smaller Agricultural Building to 1 no. 2 bed, single storey dwelling and larger Agricultural Building into 2 no. 2 bed dwellings
P26/01238/EOUT Parcel 4234, Combe Hay Lane, Combe Hay, Bath, Bath And North East Somerset,	(i) Outline application for phases 3 and 4 for up to 200 dwellings; landscaping; community hall; drainage; allotments; open space; footpaths and emergency access; all matters reserved, except access from Combe Hay Lane via the approved phase 1 spine road (details of internal roads and footpaths reserved); (ii) Detailed application for the continuation of the spine road (from phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; and boundary treatment; to enable construction of the spine road.

b. To note the following planning applications for tree works in a conservation area

<b>Planning Application number and address</b>	<b>Description of proposal</b>
26/01672/TCA Hillscroft, Bull's Hill, Wellow, Bath BA2 8QS	Pear T6 - fell to ground level. Scot's Pine T7 - fell. Ash T8 - fell. Apple T12 - remove. Sycamore T18 - remove. Beech T19 - fell. Ash T22 - fell. Goat Willow T23 - fell. Sycamore T25 - fell. Ash T26 - fell. Sycamore T27 - fell.

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

<b>Planning Application number and address</b>	<b>Description of proposal</b>	<b>Decision</b>
24/01654/OUT Parcel 2200, Norton Lane, Wellow, Bath	Outline planning application with all matters reserved for the erection of 1 no. agricultural workers dwelling	Refused
25/04862/FUL Hayes Lodge, High Street, Wellow, Bath BA2 8PU	Erection of single storey side extension, roof extension, internal remodelling and landscaping works	Re-presented application supported by WPC via email Permitted
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.	Permitted
26/00283/TCA Willow Barn, High Street, Wellow, Bath BA2 8PU	Poplar T1 - height reduction by 7metres.	No objection
25/03802/LBA Foxcote, The Square, Wellow, Bath BA2 8QE	Internal alterations and replacement rear windows incorporating double glazing	Refused
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
26/00251/TCA Corner Cottage, High Street, Wellow, Bath	Norway Maple T1 - fell.	No objection

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d. To note the following planning applications still pending consideration by the LPA

<b>Planning Application number and address</b>	<b>Description of proposal</b>	<b>Decision</b>
24/03255/FUL Parcel 2520, Mill Hill, Wellow, Bath	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
26/00097/PIP Den's Yard, Littleton Lane, Wellow, Bath BA2 8FF	Permission in Principle for the erection of up to 9 dwellings	Pending consideration by B&NES following Support with comments by WPC on 2.3.26

Wellow Rec report  
Wellow Community Bus report  
Village Hall drive - next steps

#### **5.03.26 Wellow Community Bus**

Update

#### **6.03.26 Highways & Transport**

#### **7.03.26 Wellow Recreation**

##### **1) Update on Village Hall Drive**

#### **8.03.24 Tree Maintenance**

Update on any proposed tree works

9.03.26 **Burial Board**

10.03.26 **Finance & Administration**

- 1) To review, ratify & approve payments
- 2) To note payments made since last meeting

11.03.26 **A.O.B**

- !) State of tarmac on Bull's Hill / under Viaduct- urgent resurfacing request to B&NES?
- 3) Chalking incident on pavement

Next Meetings:

July 6<sup>th</sup> 2026

September 2026