

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

Monday November 3rd 2025 at 7.30pm in the Village Hall

AGENDA

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.

1.11.25 Welcome and Apologies for absence

2.11.25 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.

3.11.25 To confirm the minutes of the Parish Council Meeting on September 8th 2025, draft previously circulated to all Councillors.

4.11.25 Planning Applications

- a. To consider the following planning applications:

Planning Application number and address	Description of proposal
25/02759/FUL & 25/03051/LBA Church Farm House, High Street, Wellow, Bath BA2 8QS	External alterations to erect 3.05m x 1.83m wooden garden shed
25/03802/LBA Foxcote, The Square, Wellow, Bath BA2 8QE	Internal alterations and replacement rear windows incorporating double glazing.
25/03894/FUL Eastbrook Barn, Norton Lane, Wellow, Bath BA2 8QR	Demolition of existing barn with a previously approved Class Q (24/01919/ADCOU), demolition of existing agricultural barn, change of use and erection of new single dwelling.
25/03972/TCA Land Between St Julian's Church And March House, Bull's Hill, Wellow, Bath	Conifer - Fell.
25/04052/TCA Elmlea, Railway Lane, Wellow, Bath BA2 8QG	T1 Fraxinus excelsior - Fell to ground level. self seeded Ash tree is growing in close proximity to a garden partition wall cause structural damage as there is insufficient rooting space for the continuation of its growth. 7 Hornbeam standards - to be planted in its place.

- b. To NOTE planning application decisions by BANES Council since the last PC meeting.

Planning Application number and address	Description of proposal	Decision by B&NES
25/02732/FUL Windyridge, High Street, Wellow, Bath BA2 8QA	Erection of 3 bed dwelling on land to the front of Windyridge, associated landscape works, and modification to existing drive entrance.	PERMIT (following Planning Committee)
25/03062/FUL Elmlea, Railway Lane, Wellow, Bath BA2 8QG	Erection of two storey side, and single storey rear extension, alterations to bay windows, and associated works, following demolition of outbuildings and front porch.	PERMIT
25/03301/TCA Church Farm House, High Street, Wellow, Bath BA2 8QS	T2-Topiarised Yew, fell, outgrown location T3-Wedding Cake, formative prune, crown clean T4-Yew, crown lift to 0.75m G5-Lilac group, reduce top and sides up to 1-1.5 m	NO OBJECTION

25/03569/TCA 2 West End Cottages , High Street, Wellow, Bath, BA2 8QD	T1 Walnut - remove approx 2-3m in height and lateral spread. Pruning cuts will not exceed 100mm in diameter. T2 Ash leafed Maple - Broken limb with large tear. Pollard to just below the broken limb.	NO OBJECTION
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- b. BANES Councilor support for WPC position on planning applications

5.11.25 Wellow Community Bus

To receive an update

6.11.25 Highways & Transport:

- 1) WPC position on Sustrans draft proposal& next steps
- 2) Overnight stays in village car park

7.11.25 Wellow Recreation

- a. Updates on progress since last meeting
- b. Project to improve playing field drainage: for approval

8.11.25 Tree Maintenance

- 1) To receive an update on proposed tree works.

9.11.25 Burial Board

- 1) To receive an update on the arrangements for management of the Burial Ground

10.11.25 Finance and Administration:

- a) To review and ratify payments:
 - a. Summary to be provided at the meeting
- b) To NOTE payments made since the last meeting
 - a. Summary to be provided at the meeting

- c) Explain & ratify proposal to implement handling fee on third party invoices

11.11.25 Any Other Business

12.11.25 Dates of the next meetings:

January 5th 2026

March 2nd 2026

May 4th 2026

July 6th 2026

September 7th 2026