

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

Monday September 8th 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.

1.09.25 Welcome and Apologies for absence

2.09.25 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.

3.09.25 To confirm the minutes of the Parish Council Meeting on July 7th 2025 & also the EPC on July 23rd 2025 for accuracy: draft previously circulated to all Councillors.

4.09.25 Planning Applications

a. To consider the following planning applications:

Planning Application number and address	Description of proposal
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.
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

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

Planning Application number and address	Description of proposal	Decision by B&
25/01194/FUL St Julian's Well Cottage, Bull's Hill, Wellow, Bath BA2 8QS	Erection of side extension following demolition of lean to and installation of a roof extension and associated works including rendering of the existing rear projection in lime render	PERMITTED
25/01754/FUL Norton Lane Farm	Change of Use of development land from Agricultural to Holiday Accommodation and erection of 2no. Pigsty holiday pods	REFUSED
25/02422/TCA 1 High Street, Wellow, Bath BA2 8QQ	Pine tree at back of garden – Remove. Tamarisk tree on west edge of garden – Remove. Back hedge at north end of garden including overgrown holly tree and buddleia – Remove.	NO OBJECTION
25/02175/TCA The Maltings, Mill Hill, Wellow, Bath BA2 8QJ	T1 – Yew, reduction to protect the listed buildings, after proposed work tree will be 4.6m tall, 5.4m wide	NO OBJECTION
25/01922/ADCOU Parcel 0006, Bath Hill, Wellow, Bath	Prior approval request for change of use from Agricultural Building to 2no. Four bed Dwellings(C3) and associated operational development	APPROVE
25/01147/FUL Greenacres, Littleton Lane, Wellow, Bath BA2 8NR	Erection of 1 no. residential dwelling (Use Class C3) and associated infrastructure.	REFUSED

5.09.25 Wellow Community Bus

To receive an update on the new bus, including a cash flow forecast

6.09.25 Highways & Transport:

- 1) Report from Sustrans (Alban Luffnan)
- 2) Overnight stays in village car park

7.09.25 Wellow Recreation

- 1) Resurfacing of the Village Hall drive in 2026
- 2) Rotting sleepers in Boules Piste

8.05.25 Tree Maintenance

1) To receive an update on proposed tree works.

- Tree outside Manor Lodge
- Bridge at Stoney Littleton

9.05.25 Burial Board

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

10.09.25 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**

11.09.25 Any Other Business

14.03.25 Date of the next meeting:

3rd November 2025