

# Wellow Parish Council

---

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET  
[www.wellowparish.info](http://www.wellowparish.info)

## **MINUTES OF THE MEETING held on Monday 24 April 2017 in Wellow Village Hall BA2 8PU**

**Present:** Councillors M. Hartigan (Meeting Chair), H. Andrews, S. Betts, P. Caudle, S. Chivers, J. Handel, S. Kotchie

**In attendance:** R. Campbell (Clerk), 18 members of the public

### **PUBLIC PARTICI PATION**

Participation started at the earlier time of **19:30** to allow for questions to Traffic Enforcement Officer Adrian Humphries.

- Mr Humphries is one of three motorcycle enforcement (not police) officers at Keynsham, working alongside police officers in cars. He covers an area from Bristol to Frome, visiting a site once or twice a month.

There are two kinds of site: one where there have been deaths or serious injuries, the other, such a Wellow, where community concern has been expressed.

He explained how evidence is gathered. Video footage runs all the time the officer is on site and the laser is used if speeding is suspected. He also explained how the equipment works and is tested and verified to produce evidence that can be used in court.

A 10% allowance is given when recording speeds, rather more when the limit is 20mph, in order to produce a reasonable offence. The fastest speeds in Wellow are recorded near the Parlour Shop.

Some fixed cameras are coming back into use, sponsored by councils

He declined to answer Cllr Betts' enquiry as to exactly when and where he would operate in the future!

- Alan Gwynn introduced himself as the volunteer Cotswold AONB warden covering Wellow parish. The organisation works with landowners, B & NES and others to maintain and improve footpaths, including replacing styles with kissing gates. Alan, who will be walking the 19 paths in Wellow Parish, can be reached on 01225 723270.
- Stewart Cole said it was time to replace the seat near the church. He noted that a number of potholes had been marked up but not yet repaired.

The Chair thanked the speakers, closed Public Participation and opened the Parish Council meeting

### 17.43 **Apologies**

Apologies for absence were received and accepted from Councillors Billy Wright (working) and Debbie Clarkson (on holiday).

### 17.44 **Interests**

There were no declarations of interests.

### 17.45 **Councillors**

Councillors' areas of lead responsibility for the coming year were confirmed.

### 17.46 **Minutes**

The minutes of the Parish Council meeting of 20 March 2017 were agreed to be a true record, with the following amendment: 17.34(c), second paragraph, delete

'Caudle', insert 'Clarkson'. The minutes were signed by the Chair.

17.47 **Clerk's report**

The Clerk reported on actions from previous meetings.

17.48 **Planning**

(a) The following application was considered:

<p>17/00975/FUL (revised application) <b>Resolved to support</b> (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Chivers, six in favour, one abstention)</p>	<p>Bubblers Dytch, High Street, Wellow, Bath</p>	<p>Single storey stepped dwelling and associated landscaping and services as an alternative design to the consented scheme 15/00549/FUL. <b>PC observation:</b> The Parish Council's concerns have largely been addressed.</p>
---	--	--

Consideration of the following application

<p>17/01807/FUL</p>	<p>Manor Farm Barn Farm Lane Wellow BA2 8QU</p>	<p>Erection of 5 no. dwellings and associated works.</p>
---------------------	---	--

was postponed until 15 May, an extension having been obtained from the planning officer. Nonetheless, the Chair allowed public participation on the matter and the meeting was suspended for this purpose.

- Mr Williams expressed a number of objections to the proposal, including entrance problems
- Graham Wilkins and his agent made a brief presentation. Mr Wilkins said the proposal was a logical infill on the edge of the village. The design of the five market houses was traditional, suitable for the location. He offered to review the one-way system, about which concern had been raised. Wildlife would be protected in the central culvert area.
- Jo McKerr did not understand how the proposals protected wildlife. Corridors in and out were required.

Councillors noted that the proposed development, except for one house, was in the Green Belt.

Closing public participation, the Chair advised members of the public to express their own concerns via the B & NES website.

(b) The following decisions were noted:

<p>17/00413/LBA &amp; 417/FUL <b>Consent/Permit</b> 10/04/17 Cllr Clarkson had attended Development Management Committee and had reported confirmation of Mill Hill entrance for pedestrians only.</p>	<p>1-7 High Street, Wellow, Bath BA2 8QH</p>	<p>Omission of proposed rooflights, addition of 2 different format rooflights to Mill Hill elevation, alterations to Glass link to barn from flat to pitched roof, revisions to rear garden dwarf wall, railings and gates to Mill Hill boundary wall</p>
--	--	---

17/01372/AGRN Not for PC consultation <b>Agricultural prior approval not required</b>	Parcel 7611, Wellow Road, Wellow, Bath	Erection of a general purpose agricultural storage building. (Not for PC consultation)
---	--	--

17.49 **Highways and rights of Way**

(a) Station Road and Wellow Car Park It was agreed to make a complaint to the Chief Executive of B & NES Council about the continuing failure to carry out necessary repairs. Richard Holland will supply chapter and verse.

(b) Updates B & NES had been asked to reinstate an uprooted bollard at Wellow Ford. Double yellow lines to not require signs. B & NES will install conforming signs for the zig zag lines at the school if these are incorrect.

(c) Lorry watch It was agreed to write to the owners of HGVs found to be coming through Wellow during two recent lorry watch days. Cllr Clarkson to be asked for the details.

17.50 **Wellow Playing Field**

(a) Wellow Valley Tennis was congratulated on being named LTA Regional Community Venue of the Year for the South West

(b) It was confirmed that, no lease having been signed with Wellow Recreation, Wellow Parish Council retains responsibility for maintenance of the Playing Field

(c) Wellow Recreation was confirmed as the Parish Council's Playing Field Management Agent

(d) **RESOLVED** (proposed Cllr Andrews, 2<sup>nd</sup> Cllr Betts, unanimous) to pay for two further months' portable toilet hire. Councillors accepted with thanks the offer from Andy Smith that Wellow Valley Tennis would fund any further period of hire.

(e) Dog signs and top fence The Clarksons were thanked for installing the dog signs. Jean Horler had asked the Parish Council to replace the top fence. To be discussed in May.

(f) Drainage Andy Smith presented a report and provided plans of the forthcoming drainage works, which Sport England had put out to tender with a view to implementation. Cllr Andrews suggested lengthening the northern cut-off drain right to the end of the playpark. Mr Smith will discuss this with Sport England.

17.51 **Play Park**

Cllr Kotchie that the mum's group had set up an inspection rota, and will report to the Parish Council. The Clerk to clarify with B & NES the nature of a couple of the defects in their most recent report.

17.52 **Burial Board**

Cllr Andrews, Chair of the Burial Board, said that the excellent Clerk, Derek Withers, has resigned. No-one immediately local had been found and so she had written to the curate to ask if he knew of anyone in Peasedown who might be interested in the position.

17.53 **Risk assessment**

Review of the Risk Schedule was deferred to May 15

17.54 **Meeting the needs of the older generation**

Production of a poster detailing available transport was proceeding

17.55 **Finance and audit**

(a) Unaudited figures for the year ended 31.03. 2017 were received and noted.  
(b) **RESOLVED** (proposed Cllr Kotchie , 2<sup>nd</sup> Cllr Chivers, unanimous) to pay:

	Mendip Toilet Hire, march	96.00
	Street Sweeper's wages, April 2017	300.00
	ALCA – subscription 2017/18	96.74
	Clerk's salary – april 2017	321.96
	Payman.co.uk ltd – payroll services y/e 31/03.2017, inc. VAT	144.00

17.56 **Correspondence and Reports**

(a) Correspondence received since the last Parish Council meeting was noted. The following actions were identified:

- B & NES had advised they would be weed spraying at the end of April  
**RESOLVED** (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Caudle, unanimous) to ask B & NES not to spray in 2018.
- St Julian's School had asked for PC support in obtaining railings outside the School entrance. The Parish Council declared its support for a method of stopping traffic mounting the pavement outside the school.

(b) Miscellaneous reports

- Vegetation by the bus stop was encroaching on the pavement. B & NES to be deal with it.
- A number of local organisations to be asked to speak at the Annual Parish Meeting.

17.57 **Meetings .**

Meetings were noted as follows:

15 May 19:30	Annual Parish Meeting	Wellow Village Hall
15 May 20:15	Annual Parish Council Meeting	Wellow Village Hall

The Chair thanked all for attending and closed the meeting at 22:10