

Wellow Parish Council

Clerk
Geoff White
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Minutes of a meeting of the Parish Council held on Tuesday, December 2nd 2014 at 8pm in the Village Hall.

Present: Cllrs Andrews, Bailey, Betts, Caudle, Clarkson, Doman, Karthausser, Prentice and Wheeler along with Dist Cllr Butters and twenty-six members of the public.

Agenda:

14.111 To accept apologies for absence

There were no apologies as all councillors were present

14.112 Declarations of interest in any matters on the agenda or in October 2014 Minutes

None

14.113 Public Participation

Dianne Whetton said that she would prefer to see the Millennium Funds used for the purchase of benches or signage rather than being given to Wellow Sports.

Rosemary Todd asked about sustainability in terms of volunteers to help run the sports facilities and pointed to the fact that a number of organisations, eg the Youth Club and WADS, had closed. She said that Wellow Parish Council should be in a position to re-instate the field in the event that the sports club had to close.

Mari Bartholomew mentioned the Packhorse Bridge and the Christmas tree but these items were already on the agenda. She did say, though, that Scott Watson of Wildwood Tree Surgeons had said that the tree would have to be taken down in stages as it was too large. This would make it unsuitable for use in the Square.

In relation to the sports proposals, Ron Humphreys said that, because of our location and size, we had to be responsible for our own facilities, citing broadband, the bus, the church roof and the shop as examples.

He said that our most precious resource was our young people and the will of the village had been expressed through the referendum, donations and fund-raising. His words were met by applause.

14.114 **To confirm the Minutes of the meeting held on November 4th 2014.**

The minutes were approved unanimously and signed by the Chairman.

14.115 **Christmas tree**

The Council agreed unanimously to authorize Cllr Wheeler to purchase a Christmas tree from the same supplier as last year. (See note under Item 14.113)

TW

14.116 **Cyclists on Farm Lane**

This item was introduced by the Cllr Karthausser

Proposal: Wellow Parish Council ask B&NES to look into putting a sign on Farm Lane warning cyclists to slow down as they approach the 20 mph zone and the blind bend.

The Chairman referred to the letter from Roy Williams of Manor Barn Farm and then proposed the motion which was seconded by Cllr Karthausser and passed unanimously. Dist Cllr Butters advised that we should contact Sustrans in the first instance.

GW

14.117 **Planning**

New applications

Application Number: 14/04668/FUL

Site Location: Vera House Railway Lane Wellow

Description of Proposal: Erection of detached garden studio

Cllr Caudle explained that this was a re-application as planning permission had been granted previously but the work was never carried out. She said that the Parish Council should support it provided the previous application was completely withdrawn and the conditions from the previous application remained in place. Cllr Bailey seconded her proposal which was approved unanimously. Cllr Caudle agreed to respond to B&NES, via the Clerk, accordingly.

PC

Application Number: 14/04316/FUL

Site Location: The Dairy, Baggridge Hill

Description of Proposal: Erection of a stone wall between adjacent property and bridleway and an entrance gate.

Cllr Caudle explained that, when these properties were built, there was no boundary wall and that, should the owners wish to build one they would have to obtain planning permission. The owners of the neighbouring property have

no objections but pointed out considerations regarding the height of the wall and the fact that it would pass above a manhole cover. Cllr Caudle proposed that we support the application subject to positive reports from Highways and Public Rights of Way. Her proposal was seconded by Cllr Clarkson and passed unanimously. Cllr Caudle agreed to respond to B&NES, via the Clerk, accordingly. **PC**

Application Number: 14/05153/FUL

Site Location: 2 The Hollies Mill Hill

Description of Proposal: Erection of single storey rear extension.

Cllr Clarkson explained that her main concern related to visual impact but that, in this case, it would be minimal and none of the residents of neighbouring properties had commented.

She proposed that Wellow Parish Council support the application with the proviso that the roof lights were fitting with non-reflective glass and that they conformed to the standards required in conservation areas. Cllr Caudle seconded the proposal which was passed unanimously. **DC**

Decisions received

The following decision was duly noted

Application Number: 14/04653/TCA

Site Location: The Hollies Mill Hill Wellow

Description of Proposal: 1x Lawson Cypress – fell

No objection

14.118 **Provision of waste bin on Mill Hill**

This item was introduced by Cllr Wheeler

Proposal: Wellow Parish Council ask B&NES to install a waste bin on Mill Hill

Cllr Wheeler explained that the problem was not related to litter but to dogs' mess. He and the Clerk had already identified a suitable location.

Cllr Wheeler proposed the motion which was seconded by Cllr Karthausser and approved unanimously.

The Clerk will contact B&NES accordingly. **GW**

14.119 **Finance**

The Chairman referred to the financial statement which had already been circulated.

a) Proposal: To accept the finance report

The Council accepted the report unanimously.

b) Proposal: To approve payments as follows:

Street cleaner's wages	£228.90
Clerk's salary	£174.35
Street cleaner's new boots	£ 44.00
Clerk's allowance	£ 5.00
Repairs to play area (Re-imburse Cllr Doman)	£ 12.50
Archaeology and Planning Solutions	£ 60.00

The payments were approved unanimously and the cheques and invoices were duly signed by Cllrs Andrews, Betts and Caudle

c) Proposal: To allocate the sum of £700 (ex VAT) to the Clerk for the purchase of a new street cleaning cart.

The Chairman proposed the motion which was seconded by Cllr Wheeler and approved unanimously. It was agreed that Cllr Caudle and the Clerk would decide which product to order and would place it within a few days. **PC/GW**

14.120 **Wellow Ford**

This item was introduced by Cllr Karthausser

Proposal: Wellow Parish Council form a working group to monitor the ford over the winter and to report back in the spring with recommendations as to any improvements that could be made.

Cllr Karthausser explained that, if we inform B&NES that the tubes under the ford are blocked, B&NES will respond and unblock them before Christmas.

Cllr Karthausser indicated that he would be willing to lead the working group referred to in his proposal. This was seconded by Cllr Andrews and passed unanimously. **JK**

Recommendations from the Wellow Sports project management group

14.121 **Confirmation of conditions**

The Chairman gave a re-cap regarding the formulation of the conditions.

Proposal: That Wellow Parish Council confirms the seven conditions associated with the project have been discharged and proceeds with the installation of the sports facilities as defined in the documents that have been presented to this meeting.

The Chairman went through each of the conditions in turn and asked for a show of hands to indicate whether councillors felt that the condition had been met. At the end of this process the Chairman moved the proposal which was seconded by Cllr Andrews and passed by 6 votes to zero with 3 abstentions.

14.122 **Appointment of agent**

Proposal: That Wellow Parish Council appoints Sports Facilities Planning and Design of Windsor, Berks as its agent for the administration of the construction of the tennis courts, associated landscaping and all Health and Safety issues. This appointment to include an assessment of the tenders for the construction work and submission of a resulting tender outcome report, the recommendations of which shall be adopted by the Parish Council with the appropriate contract being awarded to the successful tender.

The motion was proposed by the Chairman and seconded by Cllr Andrews after which it was passed unanimously.

14.123 **Authorisation of expenditure**

Proposal: That Wellow Parish Council authorises the following expenditure, in accordance with the Capital Programme Income and Expenditure sheet prepared by the Project Management Group:
- up to £24,000 for landscaping
- up to £10,000 for outdoor gym equipment
- up to £10,000 for cricket equipment
All minor works of an individual value up to £1,000 are delegated to the Parish Clerk for authorisation in accordance with the Local Government Act 1972 s 101.
(Contracts to be awarded by the Project Management Group).

The motion was proposed by the Chairman and seconded by Cllr Clarkson after which it was passed by 8 votes to zero with one abstention.

14.124 **Appointment of advisors**

Proposal: That Wellow Parish Council appoints the following to advise the Parish Clerk in all matters in relation to the implementation and supervision of the works:
Tennis and netball-Lee West and Chris Wordsworth
Landscaping - Chris McDermott (Sightline Landscaping Ltd) and Chris Wordsworth
Playing field and running track-Chris McDermott and Chris Wordsworth
Outdoor gym - Dave Workman and Chris Wordsworth
Boules and Cricket nets - Chris McDermott and Chris Wordsworth

Cllr Doman asked whether any of the people listed would be paid. The Chairman replied that Lee West and Chris McDermott would be.

The Chairman then proposed the motion which was seconded by Cllr Wheeler

and passed by 7 votes to zero with 2 abstentions.

14.125 **Liaison with B&NES**

Proposal: That the project management group are authorised to liaise with B&NES planners to secure the release of any outstanding planning conditions prior to construction commencement to include submission of any amendments (subject to Parish Council approval) relating to the detailed implementation of the works and in particular the removal of surplus fill material (if any).

The Chairman proposed the motion which was seconded by Cllr Bailey and passed unanimously.

14.126 **Granting of lease**

Proposal: That Wellow Parish Council grants a lease of minimum 25 years to Wellow Valley tennis in accordance with the draft contained in section GG of the submission document (subject to any final minor amendments)

Cllr Caudle expressed some doubt and Cllr Karthausser suggested that the lease should be between the CIO and Wellow Sports. The Chairman explained that the advice we had received was that Wellow Parish Council grant the lease in the first instance and, once formed, the CIO would take over.

The Chairman proposed the motion which was seconded by Cllr Andrews and passed by a majority of 5 to 3 with 1 abstention.

14.127 **Variation of Village Hall lease**

Proposal: That Wellow Parish Council requests the current trustees of Wellow Village Hall seek and accept a variation of their lease of the Village Hall and access road in relation to both vehicular rights of access and for Services for the benefit of both Wellow Valley Tennis and members of the general public in their access to the playing field and the children's play park in accordance with the Objects contained in clause 3 of the Village Hall Trust Deed dated 10 April 2001

Cllr Betts said that the Village Hall Committee had sought advice from solicitors to ensure that the process is carried out in the best way possible.

Any correspondence between the Parish Council and Wellow Village Hall Committee should be directed via the Chairman of the Hall Committee.

The Chairman moved the proposal which was seconded by Cllr Andrews and passed by 6 votes to zero with three abstentions.

14.128 **Motions**

Motion 1 – Proposed by Cllr Andrews, seconded by Cllr Clarkson
That Wellow Parish Council re-allocate £3200 to the sports project from the

Millennium/Jubilee funds for improved surfacing for the outdoor gym

The Chairman referred to the fact that correspondence had been received both for and against the motion.

The motion was passed by 5 votes to 4.

Motion 2 – Proposed by Cllr Andrews, seconded by Cllr Clarkson

That WPC allocate £1,800 from reserves to the sports project, principally for the relocation of the boules piste.

The motion was passed by 5 votes to 4.

14.129 **Any other reports**

Cllr Andrews reported that the Salvation Army would be leading carol singing on the Batch at 7.30pm on December 22nd.

14.130 **Date of next meeting**

The Chairman confirmed the date of the next meeting as January 6th 2015 at 8pm in the Village Hall. The meeting closed at 10.15pm.