

Wellow Parish Council

BATHAVON SOUTH, BATH & NORTH-EAST SOMERSET

MINUTES OF THE MEETING

held at 8.00 pm on Tuesday 6 January 2015 in Wellow Village Hall

*Actions – marked **A** at right– are on the Clerk and on any Councillor whose initials also appear*

Present: Councillors H. Andrews, L. Bailey, S. Betts, D. Clarkson, P. Doman, J. Karthausser, H. Prentice (Chair), T. Wheeler

In attendance: District Councillor N. Butters, P. Duppa-Miller (ALCA), R. Campbell (Clerk from minute 15.06), 12 members of the public

15.01 **Apologies** Apologies were received and accepted from Cllr P. Caudle.

15.02 **Declarations** There were no declarations of interest.

PUBLIC PARTICIPATION The Chair suspended the Parish Council (PC) meeting and opened participation to the public. Comments included the following, noted in *italic*. They do not form part of the minutes.

(shown on the agenda as item 15.0 3)

- *Lyn Doman said the byway open to all traffic (BOAT) from Twinhoe to Ford Road was being damaged by four-wheel drive vehicles, including one which had become stuck in a live badger set. Highways should be asked shut the BOAT to 4wds during the wet winter months*
- *Stuart Cole said the contractor should be thanked for making a good job of the paving around the tree in the Churchyard*
- *However there was no drainage to this hard surface*

The Chair thanked the speakers and reconvened the PC meeting

15.04 **Minutes**

RESOLVED (unanimously) to accept the minutes of the PC meeting of 2 December 2014 as a true record.

The minutes were signed by the Chair.

15.05 **Appointment of Clerk**

Cllr Prentice said that the PC had interviewed two strong candidates for Clerk to succeed Geoff White on his retirement and had appointed Nicola Duke. As she could not now take up the post, the PC should consider appointing the other applicant, Robin Campbell. Cllr Karthausser stressed that both had been good, experienced candidates.

RESOLVED (proposed Cllr Prentice, 2nd Cllr Karthausser, unanimous) to appoint Robin Campbell as Clerk, Responsible Financial Officer and Proper Officer as of 1 January 2015.

15.06 **Finance**

(a) **RESOLVED to accept the finance report**

(b) **RESOLVED (TW/HA unanimous) to pay the following:**

	£:p
Street cleaner's wages	274.68
Clerk's final salary and arrears	188.91 + 379.29 = 568.20
HMRC – tax & NIC	134.40
G White - Puncture repair to Stewart's Cole's wheelbarrow	7.20
G White - Clerk's allowance	5.00
G White - printing	5.92
G White - Purchase of safety triangles for street cleaner	19.98
Glasdon – Purchase of street cleaner's cart	766.42
Cllr Wheeler – Purchase of Christmas tree	60.00
Cllr Wheeler – Purchase of Christmas tree lights	39.99
Cllr Wheeler – Purchase of Christmas tree lights 2013 (replacement cheque)	23.63
B&NES – strimming of drive to village hall	72.00
Sightline Landscape- Fee for undertaking a items 1- 5 of the consultancy agreement dated 5th Dec 2014.	<u>600.00</u>
	<u>£2,577.42</u>

of which £2553.79 was new money.

Cllr Andrews reported that the carol singing had been a success and had raised £310. Useful information had been gathered for next year. Expenses including chocolates, mince pies and a gift for Gary Horler were £15. The Chair expressed the PC's thanks to Cllr Andrews.

(c) Signatories

RESOLVED (proposed Cllr Clarkson, 2nd Cllr Andrews, unanimous) to add Cllrs Prentice and Bailey as Wellow Parish Council bank account signatories and to facilitate the Clerk to administer the accounts.

A HP

(d) Costs associated with Deed of Rectification The Chair said that the Village Hall Committee (VHC) wished to take the deed rectifying access to the Playing Field to their solicitor before signing it. There would be a cost. The existing lease, drawn up by one solicitor for both parties, had perpetuated an earlier error.

- Cllr Wheeler thought the PC and VHC should be able to sort out their differences without recourse to a solicitor
- Cllr Karthausser said the VHC should not be out of pocket. His fears had been allayed by a friendly meeting between the two parties. The money was not for litigation but to make a watertight agreement.

RESOLVED (Cllr Betts, 2nd Cllr Karthausser, unanimous) that Wellow Parish Council allocate up to £500 for legal fees to arrange the variation of the lease between Wellow Parish Council and the Village Hall Committee.

15.07 **Shoscombe Parish Plan**

Cllr Clarkson said a request for help in preparing Shoscombe's Parish Plan had been received from Carolyn Keating, Parish Councillor and Joint Chair of the Steering Committee, who was present. Alastair Colston, who had been involved

in preparing and analysing the questionnaire results for Wellow's plan, had kindly offered to help and would go to the next steering group meeting.

15.08 **Planning**

(a) Applications There were no new applications.

(b) Decisions B & NES had advised the following:

- 14/04668/FUL Vera House Railway Lane, Wellow, B & NES
Proposal: Erection of detached garden studio
Decision: Permit
- 14/05153/FUL The Hollies Mill Hill , Wellow, B & NES
Proposal: Erection of single storey rear extension.
Decision: Permit

Cllr Clarkson said that a listed building application for Court Farm, Wellow had been advertised after the PC agenda had been published. The Clerk to request an extension of time so that the matter can be considered at the 3 February meeting.

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(c) Other planning matters

Unauthorised development at the site of former Peasedown Community Farm: Cllr Clarkson said that the enforcement officer dealing with this matter had left B & NES. Martin Almond was now pursuing it but had been unable to contact the owners. The next step would be for him to issue a formal request for information. He had been sent an aerial photograph of the changes. She would prepare a note informing Peasedown and Dunkerton PCs (in both of whose parishes the site had at various times wrongly been thought to lie) of the current situation, for transmission by the Clerk.

A DC

15.09 **Royal Garden Party**

Cllr Prentice having attended the Royal Garden Party in 2014, surprise was expressed that the PC was eligible for the draw this year. The rules to be checked. Cllr Betts declined the offer of nomination and suggested Richard Holland, internal auditor for many years until his recent resignation. Mr Holland, who was present, accepted the offer with thanks, if eligible.

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RESOLVED (proposed Cllr Betts, 2nd Cllr Doman, unanimous) to put forward Richard Holland's name for the garden party draw

15.10 **Variation of Village Hall Lease**

Cllr Betts said that the VHC had gone to a solicitor to check that the Committee were going down the right road. She had also met Councillors Prentice and Caudle, and Rupert Dewey . The Committee were prepared for the Deed of Rectification to be signed, but this had to be done by the two original signatories to the lease: Richard Holland and Brian Messer.

Mr Holland, invited to speak, said he found it strange that the two holding trustees had not been approached by the PC. He asked for a copy of the Deed and added that he did not wish to incur any expense if he needed to take legal advice.

The Chair said a copy would of course be provided, adding that the PC had only just learned that the Deed had to be signed by the holding trustees. Mr Holland would not incur any expense.

Lyn Doman, invited to speak, said that Brian Messer was aware of the matter but since he was moving house it was not his priority at present.

Cllr Andrews said things were starting to sound expensive but Cllr Karthausser believed all the remedies were on the table.

Cllr Prentice said that he had taken Mr Dewey's advice that about an hour of solicitor's work was involved and that a provision of £500 was ample.

Cllr Clarkson asked if, while the legal situation was being sorted out, the Committee or Trustees could provide a letter of authorisation as a show of good faith.

Cllr Betts asked when Wellow Sports wished to start work.

Chris Wordsworth, invited to speak, said the Deed of Rectification was not only to do with Wellow Sports, but Wellow Parish Council need this Rectification in order to grant a lease to Wellow Valley Tennis, and asked that the Deed is signed as soon as possible.

Peter Duppa-Miller checked that the deed would be signed by two councillors and witnessed by the Proper Officer: answer, yes.

The proposal to authorise signature of the Deed of Rectification on behalf of Wellow PC was held over to an extra meeting to be held as soon as the VHC is satisfied and the deed has been signed by the holding trustees.

15.11 **Miscellaneous reports and information**

- Cllr Wheeler had been told that a dog waste bin (See minute 14.118) could not be provided at Mill Hill because of access problems for those emptying it, yet dustmen go down and over the bridge to turn. Cllr Wheeler will give the Clerk details so he can ask for the matter to be investigated. A TW
- Sustrans, who were pleased to have been contacted, had confirmed to Cllr Karthausser (ref minute 14.116) that cyclists do go down Farm Lane if the path is closed for a shoot or other reason. B & NES to be contacted (copy to District Cllr Butters) about installing a sign warning cyclists to slow down A
- Cllr Prentice confirmed that Richard Holland had resigned as internal auditor. He thanked Mr Holland very much for his service.
- Cllr Prentice said that two members of the PC sit on the VHC. Cllrs Betts and Andrews were appointed members and the rules allow them to join at any time of the year. There followed a discussion on the rules governing the different types of membership.

15.12 **Meetings**

The date of the next meeting was confirmed as Tuesday 3 February 2015 at 8.00pm in Wellow Village Hall.

An additional meeting may be required before then to approved signature of the Deed of Rectification

The Chair closed the meeting at 9.17pm