

# Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

**MINUTES OF THE PARISH COUNCIL MEETING**  
**held at 8.05pm on Tuesday 5 January 2016 in Wellow Village Hall**

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

**Present:** Councillors D. Clarkson (meeting Chair), S. Betts, P. Caudle, S. Chauveau, S. Chivers, J. Handel, M. Hartigan

**In attendance:** Ward Councillor N. Butters, R. Campbell (Clerk), eight members of the public.

**PUBLIC PARTICIPATION**

The Chair welcomed all present and opened public participation.

- *Tim Wheeler asked if Speedwatch signs could be put up at Farm Lane and Mill Hill.*

The Chair said requests would be made, though past experience showed they were not always granted

**A DC**

- *Stewart Cole was worried about flooding at the Village Hall driveway, Station Road car park and the Ford*

The Clerk to contact B & NES about the car park and ford

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*Ward Cllr Butters said he was due to attend a meeting with B & NES Highways about the very poor surface of Wellow Lane, and would report*

The Chair thanked the speakers and closed public participation.

16.001 **Apologies**

Apologies were received and accepted from Cllr D. Wright, working abroad. Cllr H. Andrews was absent

16.002 **Declarations**

None

16.003 **Minutes**

The minutes of the PC meeting of 1 December 2015 were agreed to be a true record. They were signed by the Chair. A post-meeting note from Cllr Butters outlining the planned work on resurfacing Wellow Lane was attached to them.

16.004 **Clerk's Report**

- A larger waste bin had been installed on The Batch
- Other matters were dealt with in the agenda

16.005 **Planning**

(i) Applications

Councillors considered the following applications:

**15/05209/FUL & 05210/LBA** Manor Court Cottage, High Street, Wellow BA2 8QS.

Proposal: Erection of regency style glazed extension to rear following demolition of existing lean-to and associated internal and external works.

**RESOLVED** (Proposed Cllr Chivers, 2nd Cllr Clarkson, unanimous ) to support **15/05708/TCA** Church Farm, High Street, Wellow

Proposal: 1 x Poplar – remove one lower branch and one broken branch  
Cllr Chivers said pre-application advice had been sought. The application was for routine maintenance to stabilize the tree.

**RESOLVED** (Proposed Cllr Chivers, 2<sup>nd</sup> Cllr Betts, unanimous): no objection.

**15/05239/FUL** Wellow Trekking Centre, Little Horse Croft Farm, Ford Road, Wellow BA2 8QF

Proposal: Various alterations and changes of use from stables to Class D2 and C1, barns to Class A1 and A2 following part demolition of existing buildings, formation of pedestrian courtyard.

Cllr Clarkson read out a report (previously circulated), following a site visit she had made with Cllrs Caudle and Chivers. The proposal was for improvements, on the same footprint, to the facilities on the N. side of Ford Road, with a focus on cycling and a 25% reduction in horse riding. It was considered that there would be

- no overall increase in vehicle movements
- a reduction in light pollution with the removal of the outdoor manège and the use of blinds on the glazed walls of the new café, accommodation ‘pods’ and other areas
- a possible reduction in parking in the unofficial lay-by on the S side of Ford Road with the construction of a new car park
- an acceptable impact on the openness of the Green Belt.

Councillors agreed to ask B & NES to ensure that the shutters are installed and used.

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Chivers, one abstention) to support.

Consideration of the following applications was held over until 2 February:

15/05701/FUL Ford Farm, Ford Road, Wellow BA2 8QT

15/05510/FUL Knights Barn, High Street, Wellow BA2 8QE

15/05513/FUL & 05549/LBA Willow Farm House High Street Wellow BA2 8PU

(ii) Decisions and updates The following decisions by B & NES were noted:

**15/02632/FUL** Wilmar 3 Tower View High Street Wellow. Erection of a first storey side extension and provision of a rear dormer window. **Permit.**

**15/05042/TCA** Hayes Lodge, High Street, Wellow BA2 8PU Proposal: 1no Walnut on drive - reduce by 20%; 2no Chestnuts - crown lift over lawn; 1no Walnut - weight reduction over field. **No objection**

(ii) Enforcement The barn and logging activity at Little Horse Croft Farm were reported to be the subject of a forthcoming retrospective planning application.

B & NES had been asked to confirm that the renewed roof and rooflight of an outbuilding to March House did not need planning permission.

(iv) West of England Joint Spatial Plan and Joint Transport Study Ward Councillor Butters said that the proposal for 85K houses should not have an impact as far east as Wellow. Bristol was likely to take 55K, with the possibility of another 12K, leaving 20K to be provided by other councils. While technically not

superseding the B & NES Core Strategy, in practice the spatial plan would do so. He considered it advisable to make a response (by 29 January), to ensure that Wellow PC was on the system and would be kept informed.

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(v) B & NES Draft Placemaking Plan

Cllr Clarkson thought that Wellow had some reason to feel secure, being washed over by the Green Belt.

Cllr Butters raised the matter of the South Stoke plateau, where 600 houses could be built if a second, eastern entrance were allowed (contrary to the core strategy, which restricted development to 300 with only a western entrance). He suggested that building an eastern entrance road would ruin the Green Belt.

After discussion the PC said that regretfully it could not agree with Cllr Butters. It was agreed unanimously that "Wellow Parish Council feels strongly that there should be an access to the east of the site to lessen the traffic that will inevitably come down Combe Hay Lane" and that this should be conveyed to B & NES as a response to the Placemaking Plan.

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16.006 **Wellow Recreation**

(i) Update Hugh Prentice said that not much had happened since the last PC meeting.

- There was revived interest in a pavilion. This was not part of Wellow Recreation (WR)'s current remit.
- The Playing field was starting to look like a swimming pool. Drainage needed to be sorted out.

Cllr Clarkson said that a grant of up to £28K was available from Sport England for pitch drainage. A working party consisting of members of Wellow Recreation and Andy Smith was fact finding to decide if it were needed. The open-air play in July and the Flower Show would dictate when work could be done.

It was agreed that the working party be asked to examine drainage in the play park as well.

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(ii) Consultancy

Mr Prentice asked that the £500 cost of employing Sightline Landscape to obtain tenders and agree a contract for playing field maintenance be paid by the Parish Council and deducted from Wellow Recreation's 2016-17 grant.

After discussion it was

**RESOLVED** (Proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Hartigan, five in favour, one against, one abstention) to pay the Sightline cost in 2015/16

16.007 **Playing Field and Village Hall**

(i) Equipment maintenance Cllr Chauveau reported that maintenance issues with the outdoor gym equipment had been reported to the manufacturer, Kaloo, who will deal with them under warranty.

(ii) Gate locking There was concern about access being denied during the day. To be a February agenda item.

(iii) Drive maintenance and lighting It was noted that while maintenance of the Village Hall drive is the PC's responsibility, the lease to the village Hall Committee is silent on responsibility for lighting.

16.008 **Defibrillator and phone box** The contract had been signed and the £1 fee paid. Cllr Handel had raised £120 in a coffee morning towards paediatric defibrillator pads and other expenses, which would be listed for payment in February.

16.009 **Finance**

(i) Financial statement to 31 December This was noted.

(ii) & (iii) Budget and Precept 2016/17

**RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Clarkson, unanimous) that a balanced budget of £14,828 for 2016/17, as amended on December 1<sup>st</sup>, be agreed and a precept of £11,310 signed.

(iv) **RESOLVED** (proposed Cllr Clarkson , 2<sup>nd</sup> Cllr Hartigan , unanimous) to pay the following:

	Fosse Contracts, stage payment No 3, inc. VAT	£7725.60
	Wellow Valley Tennis, grass cutting	693.00
	S. Cole, Parish Sweeper's wages	261.60
	R. Campbell, Clerk's salary December	320.32
	R. Campbell, Clerk's expenses, inc. Christmas tree	49.01

16.010 **Highways and Rights of Way**

(i) Highways updates Cllr Butters was due to have a meeting with Highways two days later about the £85K resurfacing of Wellow Lane

Cllr Clarkson had noticed cars blocking the driveway at Willow Farm. It was agreed to ask Highways if white lines could be painted, as had been done elsewhere in the High Street. A

(ii) Drainage at Hinton Farm The Clerk will ask the Hinton Charterhouse PC Clerk if action to deal with the 'lake' at the entrance to Hinton Farm is planned.

Cllr Caudle had reported potholes outside Wellow Trekking Centre.

16.011 **Rights of Way**

- Cllr Caudle reminded walkers and riders to stick to footpaths and bridleways, and not stray onto private land. The Clerk will include this in the Parish Newsletter submission.
- A locked bridleway gate at Baggridge to be reported to B & NES

16.012 **Correspondence and reports** DC to go to Royal. Garden apty.´

(i) Correspondence

- Royal Garden Party. It was agreed that Cllr Clarkson should be the PC nominee for the ALCA draw to attend in May.

(ii) Reports None

15. **Meetings**

(i) Forthcoming meetings None were reported

(ii) Next Parish Council meeting

The date of the next meeting was confirmed as Tuesday 2<sup>nd</sup> February 2016 at 8.00pm in Wellow Village Hall.

Cllrs Chivers, Hartigan and Clarkson gave their apologies.

The Chairman thanked everyone for attending and closed the meeting at 9.55pm.