

Wellow Parish Council

MINUTES OF THE MEETING of the Parish Council (WPC) held on Monday 15 January 2018 at 20:00 at Wellow Village Hall BA2 8PU

Present: Councillors S. Betts, P. Caudle, S. Chivers, D. Clarkson (Vice-chair), J. Handel, S. Kotchie, D.W. Wright (Chair),

In attendance: Ward Councillor N. Butters, R. Campbell (Clerk), 12 members of the public

- Mike Clarkson said that Farm Lane will be closed on 12 February to allow BT to begin the installation of a new fibre cabinet. Faster service will follow shortly thereafter. Information on how to access it will be provided.
- Marcelle Speller spoke in support of planning application 17/05956/FUL, Church Farm House. She referred to an 'incorrect, libelous and abusive' social media posting which identified her personally. It had subsequently been taken down. She asked the Parish Council to agree that planning issues can only be dealt with by adult debate and not by such postings. *See minute 18005a below.*
- Adam Dennes, architect, also spoke to the Church Farm House application, detailing the history of the building, pre-planning advice, roof details, impact on neighbours and, in reply to a question from Cllr Clarkson, stating that the proposed walkway did not extend the footprint, as there were no foundations
- Jean Horler said no footpath exists beyond Brunel House, going west. Her family had decided to fence their land from Brunel House to Wellow Playing Field.
In response to a question from the Chairman about the east end of the path, running from the Village Hall to Bath Hill, which has been illegally diverted, Mrs Horler said the family were unwilling to do a 'swap', i.e. with B&NES dealing with the diversion of the east-going path while the Horlers granted an extension going west through to Popes Lane. *See minute 18007 below.*

18.001 Apologies

Apologies for absence were received and ACCEPTED from Cllrs H. Andrews and M. Hartigan (working away)

18.002 Interests

There were no declarations of interests

18.003 Minutes

The minutes of the Parish Council Meeting of 18 December 2017 were APPROVED as a true record and signed by the Chair.

18.004 Clerk's report

Actions from previous meetings are noted under the relevant minute.

18.005 Planning

(a) Councillors considered the following applications:

Note: Wellow Parish Council condemns unreservedly the use of abusive social media postings. Planning issues should be the subject of civilized debate.

<p>17/06129/FUL RESOLVED to support (proposed Cllr Clarkson, 2nd Cllr Kotchie, unanimous). Cllr Caudle referred to her report (circulated).</p>	<p>Church House High Street Wellow BA2 8QS ----- She suggested amending the suggested height restriction and noted that restrictions</p>	<p>Erection of detached carport, garden and store room following demolition of existing garage. ----- should be imposed on use of the garden room for living space and on separate sale of the building</p>
<p>17/05956/FUL RESOLVED to support (proposed Cllr Caudle, 2nd Cllr Chivers, unanimous). Cllr Clarkson referred to her report (circulated). Site visits had been made to the applicant and to the neighbouring property. The report</p>	<p>Church Farm House High Street Wellow BA2 8QS ----- suggested that construction take place in the summer, when bats are not roosting. The neighbouring property was considered to be sufficiently far away to ensure that</p>	<p>Erection of single storey side extension following demolition of existing extension ----- there would be no harmful effect on amenity. There would be no building near the tunnel, which should be avoided by construction traffic</p>
<p>17/05957/LBA RESOLVED to support (proposed Cllr Caudle, 2nd Cllr Chivers, unanimous).</p>	<p>Church Farm House High Street Wellow BA2 8QS</p>	<p>Internal and external work to facilitate the erection of single storey side extension following demolition of existing extension</p>

(b) The following decisions by B & NES were noted:

<p>17/05192/FUL & 17/05193/LB Willow Farm House High Street Wellow BA2 8PU</p>	<p>Internal and external alterations to include erection of two storey rear extension following demolition of existing two storey extension. Raised new roof to outbuilding, rebuilding front of garage, new roof to garage and new rooflight to main house (Resubmission)</p>	<p>Approval & Consent 11.01.18 (WPC supported).</p>
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<p>17/06076/TCA The Manor House High Street Wellow BA2 8QQ</p>	<p>Conifer Group -Fell 11 Trees.</p>	<p>No objection 15.01.18 (WPC supported)</p>
<p>17/06075/TCA Church Farm House High Street Wellow BA2 8QS</p>	<p>T1. Birch-Fell. T2. Birch-Fell.</p>	<p>No objection 15.01.18 (WPC supported)</p>

It was noted that the following condition had been discharged.

17/03228/FUL Wellow Farm, Condition 5 external lighting

17/00975/FUL Bubblers Dytch, Conditions 2 & 3

(c) There were no enforcement updates.

(d) WPC's response to the Local Plan consultation had been circulated.

18.006 **Highways & Transport**

(a) It was NOTED that resurfacing of the Wellow-Peasedown road is included in B & NES's draft highway capital programme for 2018/19

(b) It was NOTED that Mill Hill drainage works are also included in B & NES's 2018/19 capital programme and should take place in spring 2018.

(c) WPC AGREED not to respond to B & NES's supported bus services contract consultation.

(d) Highways updates

- The demolished post at the Wellow road chicane had been reported to B & NRS
- Cllr Handel had supplied photographs of vehicle damage to walls and gateposts on Bulls Hill on or about December 12th. These to be used to persuade B & NES to repaint the worn 'Slow' signs in the area.

(e) Bristol airport expansion Ian Harris was invited to speak. He said that the initial consultation would close later in January and encouraged people to respond before then. He agreed it was a clever consultation, giving three options but with nothing about the number of flights.

At the 2011 expansion there had been a 'Stop Bristol Airport Expansion' group, consisting of Friends of the Earth, the Council for the Protection of Rural England and the Parish Council's Airport Association (PCAA) of interested local PCs. He understood the PCAA was still in existence. Would WPC be interested in joining it? The Clerk to ascertain cost and benefits.

Mr Harris had been co-opted onto a similar group when living near Gatwick Airport.

He was thanked for his report.

18.007 **Rights of way**

ROW Wellow Playing Field to Popes Lane *See Public Participation, fourth bullet point, above.*

Cllr Clarkson raised the question of cost, as B&NES had erred in closing off the path through Brunel House without tying up the continuation to Popes Lane, with the result that there is now a footpath going nowhere. Cllr Caudle suggested a permissive path through this section, which could be closed when cattle are in the field.

Post-meeting note: Cllr Caudle has agreed a site meeting with a B&NES PROW officer.

18.008 **Sports Pavilion**

(a) Andy Smith's update had been circulated. Mr Smith, for the Pavilion Working Group, said that the project was in a good place. There was general agreement, though minor issues, including reassurance to the Village Hall about the water supply, remained to be discussed. The project was scheduled to start on 5-7 March, with building due to take place between 19 and 26 March.

(b) **RESOLVED** (proposed Cllr Clarkson, 2nd Cllr Kotchie, unanimous) to appoint Mr David Workman to the Pavilion Working Group.

18.009 **Wellow Playing Field, Playpark and Village Hall**

(a) B & NES Community Empowerment Fund It had been AGREED that the application be made in connection with the chicane planting scheme instead, as originally suggested.

(b) Wellow Recreation would meet that week. A report to be made at the February meeting.

(c) Cllr Betts had suggested clearing the drainage grid at top the of the Village Hall Drive and replacing it with a wider one, to aid water dispersal.

It was agreed to clean out the drain at the next volunteer maintenance session. In the longer term, drainage here or at the foot of the play park might need to be enhanced.

(d) Wall at the foot of the Village Hall Drive This was badly cracked in places. Costs for repair to be obtained.

18.010 **Waste and Recycling**

There had been several more complaints about dog mess in various parts of the village. A further note to be put in the Parish Newsletter.

18.011 **Finance**

(a) The Month 9 financial statement was noted.

RESOLVED (proposed Cllr Wright, 2nd Cllr Kotchie, unanimous) to transfer £1500 from Maintenance of Village Assets to Current Expenditure.

(b) Budget and precept 2018/19 Councillors discussed the draft budget

It was AGREED to set a broadly balanced budget. Details of the split, particularly in relation to grants to external bodies, would be finalised in February.

The Chairman said that the parish had phenomenal facilities and big ambitions for a small parish.

RESOLVED (proposed Cllr Chivers, 2nd Cllr Kotchie, unanimous) to set a precept of £13,025. This represents an increase of 1.9% for general purpose, plus £920 to help build reserves depleted by expenditure including the contribution of £2,700 towards the £39K Playing Field drainage project.

(c) **RESOLVED** (proposed Cllr Caudle, 2nd Cllr Chivers, unanimous) to pay

1980	B & NES Council – Playing Field maintenance 1.6.17 – 31.3.18, inc. VAT	2224.42
1981	Mendip Toilet Hire 27/12/17 – 25/12/17, inc. VAT	96.00
1982	S. J. Cole – January 2018	240.00
1983	R.G. Campbell – January 2018	321.76
1984	HMRC – PAYE Q3	14.00
1985	R.G. Campbell – refund Grant Thornton external audit, inc. VAT	120.00

18.012 **Data protection**

WPC's registration as a data handler will be considered in February.

18.013 **Royal Garden Party**

The Clerk to circulate the date so that Members can decide who should go into the draw

18.014 **Information**

(a) Correspondence received was noted. No actions were identified.

(b) There were no miscellaneous reports

18.015 **Meetings** The next Wellow Parish Council meeting will be on 19 February at 20:00 in Wellow Village Hall

The Chair thanked all for attending and closed the meeting at 21:55.