

WELLOW PARISH COUNCIL

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

Chairman: Patricia Caudle, 3 Henley View, Wellow, Bath, BA2 8 QZ

Clerk: Olga Shepherd, Home Farm, White Ox Mead, Wellow, Bath BA2 8PN

MINUTES OF THE MEETING OF THE PARISH COUNCIL

held on Monday 6 January 2020 at 19.30PM at the Wellow Village Hall, BA2 8PU

Present: The Chairman Patricia Caudle

Councillors: Vice-Chairman David Workman, Cllr Debbie Clarkson, Cllr Stuart Kotchie, Cllr Julia Handel, Cllr Jo Trafford, Cllr Shirley Betts

In Attendance: Ward Councillor Matt McCabe, Olga Shepherd (Clerk) and 10 residents.

PUBLIC PARTICIPATION

- A member of the public expressed concern at the parking on the corners of Canteen Lane and opposite the end of the lane and requested double yellow lines.
- Potholes were reported by the shop, Hayes Lodge, bottom of Bath Hill and on Ford Road towards Ford Farm. These will be reported to Highways.

1. 1. APOLOGIES FOR ABSENCE: Apologies for absence were received and accepted from Cllr Nick Chapman (work commitments) and Cllr Sue Chivers (not well)

1.2. INTERESTS: No interest is declared

1.3. CONFIRMATION OF MINUTES: Minutes of the Parish Council Meeting held 2 December 2019 were agreed as a true record and signed by the Chair.

2.0. PLANNING

Councillors CONSIDERED the following applications:

19/05104/FUL; Windmill Barn, Wellow Road, Wellow	Creation of new field access from highway	AGREED- Council has agreed to submit the comments
19/0772/FUL; Land at entrance to Manor Farm, Bath Hill	Erection of two storey detached dwelling. Planning Committee 15.01.20	Chair P. Caudle is to attend the meeting on 15.01.20 to speak against BANES recommendation to consent.
19/05407/AGRA; Norton Lane Farm, Norton Lane	Erection of storage barn	RESOLVED to support
19/05465/FUL; Weavers Farm, High street, Wellow	Conversion of two barns to form a single dwelling including an independent flat with ancillary use to the main dwelling.	RESOLVED to support
19/05466/LBA; Weavers Farm, High street, Wellow	Conversion of two barns to form a single dwelling including an independent flat with ancillary use to the main dwelling.	RESOLVED to support
19/04988/FUL; Upper Twinhoe Farm, Upper Twinhoe	Construction of a warm-up sandtrack to support existing racehorse training yard.	RESOLVED to support
19/05366/CLPU; 1 West End Cottages	Loft conversion with roof lights	Notification only

2.8 To Note B&NES DECISIONS AND UPDATES since the last meeting:

19/04687/FUL	The Manor House, High Street, Wellow; Erection of a car port to the rear	PERMIT
19/04187/FUL	Parcel 3573 Bath Hill, Wellow Erection of farmhouse (with agricultural tie)	PERMIT
19/04837/FUL	Lower Twinhoe Farm Cottage, Lower Twinhoe Renovation and extension of link structure and reclading of existing annex building.	PERMIT
19/04838/LBA	Lower Twinhoe Farm Cottage, Lower Twinhoe. Renovation and extension of link structure and reclading of existing annex building	CONSENT

3.0 ENFORCEMENT no updates

4.0 HIGHWAYS AND TRANSPORT

4.1 Canal Tunnel by the Church: The tunnel was inspected by the structural engineers from B&NES in December 2019 and is deemed to be in good condition.

4.2 T-junction at Henley View: The Council to liaise with Highways regarding double yellow lines and public notifications. The Council has agreed to use the yellow lines.

5.0 PLAY PARK

5.1 Cllr. Stuart Kotchie is currently liaising with the quantity surveyor and the contractors to formulate the contract to include product liability. The total of £46,486.81 is currently available for the project. The value of the contract is £43,245.00 +Vat. The contingency sum of £3,236.81 has been put aside for the final piece of equipment, which was omitted from the original specification in order to enable the project to start earlier. The planned works start is on 26th February 2020 and will be completed by the first week of April 2020, ready for the Easter holidays. The project leaders and the Clerk will discuss the project delivery stages. The VAT will be reclaimed.

6.0 WELLOW RECREATION

6.1 An incident of severe flooding in the playing field has been reported by a resident on the adjacent private gardens. The flooding was caused by the run-off rainwater from the field above the playing fields. Ways to maintain the drainage system in the Playing Field and Village Hall have been discussed. The Council will contact the owners of the field to discuss the matter and to investigate the drainage systems, and the systematic, seasonal clearing and checking of the drains. Cllr David Workman and Mike Clarkson will investigate this issue and propose a plan, which can be implemented to prevent the flooding in the future

7.0 CLIMATE CHANGE

7.1 The Council have decided not to join PCAA (Parish Council's Airport Association) at this time and will monitor the situation in the future.

8.0 FINANCE

8.1 A Precept of £16,037.35 for 2020/21 has been agreed, representing an overall rise of 10% which will ensure provision of services at the same level as last year, taking into account the loss of the street cleaning grant from B&NES and allowing for 6- monthly running costs in reserve.

8.2 Grant Application forms for 2020-21 have been received from Parlour Shop, Wellow Community Bus, Wellow and Shoscombe Joint Burial Board and the Village Hall. These will be discussed in the next meeting.

8.3 The Council NOTED the December 2019 statements and reconciliation. These were circulated by the Clerk to all Cllrs. The Clerk have notified the Council that the new account has now been opened at the Unity Trust Bank and the funds will be moved from NatWest to enable online double/triple authorisation.

8.4 The total of £953.29 of payments was approved and signed

O. Shepherd Salary – December 2019	At meeting
S. Cole Salary - December 2019	At meeting
Clerks expenses	At meeting
Newsletter printing contributions £100 (2019) and £100 (2020)	£200
Western Power – new electric box fitting (M. Clarkson)	£90.50 inc. VAT
Clerks training: Certificate in Local Council Administration -21.01.2020	£20.00
Clerks training: Local Council Administration course- 04.02.2020	£40.00

9.0 MISCELLENIOUS

9.1 The 8th May 2020 VE Day celebrations: Council is to seek volunteers from the community via the newsletter and the WPC website to organise the street party and to coordinate the activities.

9.2 Cllr D. Clarkson have informed the Council that £193.89 have been raised from “Carol singing on the Batch” event!

9.3 The Council have noted that the next meeting will take place on 3 February 2020.

Signed _____

Dated _____