

# Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

[www.wellowparish.info](http://www.wellowparish.info)

Monday 5<sup>th</sup> January 2026 at 7.30pm in the Village Hall

## MINUTES

### Public Participation

Before the Parish Council Meeting commences Parishioners may address the Council on matters of local concern. A three-minute slot is allocated for each point raised.

- Wellow 10k is being held again this year, and an organising member requested that the PC again covered the cost of the BANES application permit & insurance which is £198.80 for 2026.
- Last year £2,919 was raised for the Community Chest & £796 for St Julians School
- The PC is happy to underwrite the cost which will be returned if there is a surplus after the run.
- The Village Sweeper commented that there has been an increase in dog fouling in the village. The Parish Clerk will request that this is mentioned in the Parish Post, with a request to villagers to clean up after their dogs.

#### 1.01.26 Welcome and Apologies for absence

**Present:** Dave Workman (Chair), Mike Clarkson, Nick Chapman, Stuart Kotchie & The Parish Clerk along with 5 members of the public

Apologies were received from Chris Cook, Jonathan Luck & Sarah Sell

**2.01.26 Interests** To DECLARE Councillor interest in any specific agenda item, NOTE written dispensation requests for items of disclosable pecuniary interest and GRANT requests where appropriate.

No interests were declared

**3.11.26 To confirm the minutes of the Parish Council Meeting on November 3rd 2025**, draft previously circulated to all Councillors.

Minutes were confirmed

#### 4.01.26 Planning Applications:

a. To consider the following planning applications:

Planning Application number and address	Description of proposal
25/04488/FUL Cranborne, Station Road, Wellow, Bath BA2 8QB	Internal alterations to the ground floor layout, modifications to existing window openings and formation of new openings, and installation of a new canopy to the south and south-west elevations. <b>Supported</b>
25/04298/LBA Lower Twinhoe Farm, Lower Twinhoe, Wellow, Bath	Change of use of existing outbuilding and surrounding land to residential to create ancillary annexe to the adjacent existing dwelling. <b>Supported previously – no comment required</b>
25/04685/CONSLT Lower Twinhoe Farm, Wellow, Bath BA2 8QY	Consultation request from UY Recreation Caravan Club <b>This application has been withdrawn</b>
25/04725/LBA The Granary, Baggridge Hill Wellow, Bath BA2 8QP	External and internal works for refurbishment and reconfiguration of modern fabric elements within the south wing of the Granary Barn. Adjustment of southern gable window at first floor. New timber casement windows on the ground floor east elevation, to replace fixed glazing. <b>Inspection is pending</b>
25/04751/LBA St Julian's School, High Street, Wellow, Bath BA2 8QS	Internal and external alterations for proposed maintenance, refurbishment and replacement of various windows on all elevations <b>Robustly supported</b>
25/04862/FUL Hayes Lodge, High Street. Wellow, Bath BA2 8PU	Erection of single storey side extension, roof extension, internal remodelling and landscaping works <b>Report is pending</b>

#### 5.01.26 Wellow Community Bus

Problems with the permit for the bus were explained, these are now sorted and a Section 19 & 22 have been granted although not arrived yet.

Bath Audi have approved a £2,000 sponsorship of the bus

Problems with shortfall in running cost continues to be an issue and a discussion about ways to improve efficiency and income followed. Streamlining the schedule, promoting the service to a wider audience for group hire were topics brought up

The Committee would benefit from some new members to help with funding and promotion of the service and it was agreed that a note will be sent to the Parish Post asking for interested parties to get involved.

#### **6.01.256 Highways & Transport:**

1) Parking on the kerb in the village square, has been an issue but has been less of a problem of late. A letter to be sent to regular offenders.

#### **7.01.26 Wellow Recreation**

The drive to the village hall continues to deteriorate & a quote of circa £10k has been obtained to completely resurface it.

It was agreed that all parties that regularly use the drive be contacted & will be requested to contribute to the project. The PC will contribute but does not have the funds to fund the whole project.

Once funding is agreed the contractors will be asked to come for a site visit.

#### **8.01.26 Tree Maintenance**

No report was available at this meeting

#### **9.01.26 Burial Board**

Ongoing maintenance continues

No new burials have taken place for the last 9 months & reserves will only fund for the next 12 months

#### **10.01.625 Finance and Administration:**

- A request for payment for costs connected with carols on the batch has been received and was approved
- **1) 2026/2027 Budget / Precept agreement**
- There has been a slight underspend in the last 12 months
- Maintenance to the clock was discussed and should be covered by the maintenance reserve
- There may be some uplift to the cost of field maintenance this year
- Wellow Rec makes a contribution quarterly
- There will be no grant to the shop this year, but the bus grant will continue
- A request that a surplus could be granted to the bus was turned down at this point, but it was agreed that if a plan is put forward to solve some of the ongoing issues with bus funding then this can be reviewed at the next PC meeting.
- It was agreed that the Precept should not be increased this year,
- Audit Requirements - update on the close out of the last years audit, it was agreed that this will be dealt with at the next meeting
- ALCA membership – to continue or not? This subject needs in put from all councillors for their opinions & will be raised again at the next PC meeting

#### **11.01.26 Any Other Business**

- Cllr McCabe was questioned about grit bins on Norton Lane – he will investigate as the incline was being measured
- A discussion about ongoing surface water on the road to Hinton Charterhouse will be followed up by Cllr McCabe

#### **12.11.25 Dates of the next meetings:**

March 2<sup>nd</sup> 2026

May 4<sup>th</sup> 2026

July 6<sup>th</sup> 2026

September 7<sup>th</sup> 2026