

# Wellow Parish Council

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BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET  
[www.wellowparish.info](http://www.wellowparish.info)

## MINUTES OF THE MEETING

held on Monday 17 July 2017 at 20:15 in Wellow Village Hall BA2 8PU

**Present:** Councillors H. Andrews, S. Betts, P. Caudle, S. Chivers,  
D. Clarkson (Meeting Chair), J. Handel, S. Kotchie

**In attendance:** R. Campbell (Clerk), seven members of the public

### Public Participation

The Chair welcomed a friend of Cllr and Mr Caudle's, visiting from Australia

- Stewart Cole said combines had trouble getting through Wellow at harvest time  
He said the overhanging vegetation at Hungerford Terrace had been cut back that day.
- Lyn Doman said a 7.5 tonne horsebox struggles to get through and she thought fire engines would have problems

The Chair thanked the speakers and closed public participation.

17.88 **Apologies** Apologies for absence were received and accepted from Cllrs D.W. Wright (holiday) and M. Hartigan (holiday).

District Cllr N. Butters sent his apologies; he would attend later if possible.

17.89 **Interests** There were no declarations of interests.

17.90 **Minutes** The minutes of the Parish Council Meeting of 19 June were agreed to be a true record, with the following amendment: 17.76 line three to start 'Cllr Handel'.

They were signed by the Chair

17.91 **Clerk's Report** The report is minuted under the relevant agenda item.

17.92 **Planning**

(a) Recommendations on planning applications were made as follows:

Application in  
neighbouring

17/02898/FUL <b>RESOLVED to support</b> (proposed Cllr Caudle, 2 <sup>nd</sup> Cllr Kotchie, unanimous)	Leesons Cottage Middle Twinhoe Middle Twinhoe Wellow BA2 8QX	Erection of two storey and single storey extensions following demolition of existing car port and porch. Creation of new vehicular access with new boundary wall.
17/02871/LBA <b>RESOLVED to support</b> (proposed Cllr Clarkson, 2 <sup>nd</sup> Cllr Caudle, unanimous)	The Granary, Baggridge Hill, Wellow BA2 8QP	Two new windows on N. elevation, installation of two flues, new doors on W. and E. elevations, two new doors from the bedrooms' eastern elevations, new doors and balustrade on first floor; changes to the storage area by
17/02588/EFUL WPC expressed concerns, primarily with traffic coming down through	Parcel 4234, Combe Hay Lane, Combe Hay, Bath, <hr/> Wellow to access the A36, on which there is no survey.	Erection of 173 residential units, open space, allotments, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane.
Kotchie, 2 <sup>nd</sup> Cllr Clarkson, unanimous). <i>Observations:</i> 2 rooflights on the w. pitch of the byre will be highly visible to	Knight's Barn. It is understood discussions are taking place. The proposal would repair and conserve an interesting historical building.	

parish

There was discussion about the possibility of paying for a traffic consultant, perhaps jointly with another parish.

(b) Planning decisions

17/02505/TCA 25/05/2017	Cloud Rocks Bull's Hill Wellow BA2 8QS	<b>No objection</b> 03.07.17
17/03694/FUL	St Julian's Church High Street BA2 8QS	<b>Refusal</b>

Among the reasons given for refusal was lack of a Statement of Significance. One had in fact been supplied. It was noted that the planning officer had not received a response from the Parish Council.

It appeared that replacement of the stone louvres was a problem. The application had been made by the phone mast company, not the church. It was assumed the company would appeal.

Cllr Clarkson said Wellow Valley Tennis had previously rejected an approach from the company, but if necessary might reconsider.

(c) Planning updates

Weavers Barn It was reported that work would shortly be resumed on conversion to a dwelling under planning permission granted in 1999 and which remains extant as work had started. Councillors discussed the condition of the barn, which is on the At-Risk register. They were very pleased that the barn was being restored but concerned that work should be done sensitively

(d) The B & NES Placemaking Plan Inspector's Report (webpage [www.bathnes.gov.uk/placemakingplan](http://www.bathnes.gov.uk/placemakingplan)) was noted.

(e) The appointment by B & NES of George Blanchard as Planning Officer to provide Neighbourhood Plan support was noted. The possibility of a Wellow Neighbourhood Plan to be considered in September.

### 17.93 Highways

(a) Village signs and planting Cllr Caudle had met Audrey Gerber, who had offered to plant out the chicane surrounds. It is hoped a contribution from the District Councillor's Initiative fund will pay for plants. Cllr Butters to be asked for confirmation and amount.

B & NES to be asked for scale drawings of the chicanes. A planting proposal could then be put to the council in September.

Cllr Caudle presented her adaptation of a Wellow sign produced by Catherine Beale some years earlier, with a view to having village 'gates' bearing Wellow and 20mph signs. B & NES to be asked the requirements for compliant signage.<sup>3</sup> Cathy Beale to be asked in the first instance if she will help with the artwork.

(b) Highways update

- Highways to be asked to white-line the virtual pavement and repair a bent bollard

(c) Receipt of the B & NES Transport Plan was noted

(d) Access for combines, etc.

- A note to be put in the parish newsletter advising residents to move their cars from narrow areas of Wellow High Street during harvest, for their own safety, to allow combines to get through
- Cllr Clarkson will produce a note to put on windscreens

(d) Wellow Car Park

It was agreed to proceed to the next stage of B & NES's complaints procedure. Cllr Kotchie noted B & NES's inability to manage the matter properly. In the meantime, the designated officer, Steve Gilbert, would be contacted about a timetable for repairs.

### 17.94 Pavilion project

(a) Parish Council Pavilion Working Group Current membership was confirmed as: Beth Jackson and Peter Gaines for Wellow Recreation; Heather Andrews and Debbie Clarkson for the Parish Council; Andy Smith and Chris Wordsworth

(b) Update The group was due to meet before September's Parish Council meeting. Drive access and fencing needed to be discussed, so that the project did not seem too tennis-orientated. The original idea had been to continue the tennis fencing, but now the aim was to make the pavilion friendly to all sports users.

Finance: about £75K had been received or committed. Another £10-15K was needed, plus a contingency of £8-10K.

### 17.95 Wellow Playing Field

(a) Fencing Lyn Doman will meet tree officer Jane Brewer to discuss safeguards to tree roots when excavating fence posts. The trees appear to be outside the Conservation Area. If hand digging is required, wooden posts to be specified in the quotation for the new fence. The advisability of barbed wire was discussed.

Wildwood Tree Surgeons to be asked to look at the 'unwell' tree in the SW corner of the playing field and the tree near the swings in the play park.

(b) Drainage

Andy Smith reported that he had resurrected the drainage project, which Sport England (SE) had been about to close off due to inaction. SE had obtained three tenders, at between £50 and £70K, which were not viable sums. SE had asked for alternatives. A quotation of £39K provided most of what was wanted, except sand-banding and linking of drains. SE had now offered a further grant of £13,056, so the funding was nearly there.

Approaches had been made to a potential grantor, who had expressed interest. Options were: to seek a grant of £3K (to reach the £39K); one of £10K to allow sand banding; and a further grant to allow drainage to be linked from the top of the football field across to the play park. This would require the adjacent landowner to allow the work to be done in their field.

On the participation side, there was the option of applying for a grant for temporary floodlights, to be put up and taken down, which would allow evening cricket and other sports; and a boules shelter.

Councillors Clarkson and Caudle were concerned about any further building on the Playing Field. To be considered in September.

Cllr Andrews left the meeting.

The Chair thanked Mr Smith for his work and report.

(c) Legal charge

Withy King had quoted £2k, with searches, to do the legal work for the required charge to Sport England.

Cllr Kotchie would contact another solicitor to see if a better price could be obtained.

Andy Smith said Wellow Sports had set aside £1K for legal fees and this was available. This was accepted with thanks.

**RESOLVED** (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Chivers, unanimous) to make a virement of £1K from General Reserves to Legal and Professional Fees.

**RESOLVED** (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Chivers, unanimous) to make a virement of £2,700 from Repair of Village Assets to Drainage.

17.96 **Finance**

(a) The month 3 financial statement was noted.

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

1936	Mendip Toilet Hire 29/5 – 26/6/17 inc. VAT	96.00
1937	S. J. Cole – July 2017	300.00
1938	R.G. Campbell – July 2017	321.76
1939	HMRC April – June	13.80

**RESOLVED** to buy a replacement bench for the high pavement near St Julian's Church (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Handel, unanimous) at a cost to the parish council of approximately £150 in addition to the £290 in contributions received.

Cllr Chivers will contact the manufacturer of the benches bought by the Church.

**17.97 Risk assessment**

Items were reviewed per agreed schedule.

- (a) Tree maintenance: Wildwood to be asked to look at a tree in the Playing Field and one in the Play Park.
- (b) VAT: a claim for the six months to end July to be made.
- (c) Play park inspection: to be discussed in September
- (d) Financial regulations: to be reviewed in September

**17.98 Information**

- (a) Playpark Vikki Hammerton to be asked about the spring on the play park gate.
- (b) **RESOLVED** to request Wellow Valley Tennis to amend their constitution to state that the majority of trustees must come from Wellow (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Caudle, unanimous).

**17.98 Correspondence and reports**

(a) Correspondence received since the last meeting was noted. No actions were identified

(b) Reports

- Cllr Betts said the Village Hall would be closed for one week from 24 July for drainage work.
- Cllr Caudle was concerned about a leaning wall at Hungerford Terrace belonging to Curo. Cllr Clarkson will contact B & NES about its safety.
- Combe Hay Parish Council to be asked to request a 7.5tonne weight limit sign at the Odd Down end of Combe Hay Lane.
- Blocked footpath BA25/14, Popes Lane, to be on the September agenda

**17.99 Meetings**

Meeting dates were noted as follows

20 July 18:00 - 20:00	Bathavon South Forum	St Gregory's School Sixth Form, Bath
18 Sept 20:00	Parish Council meeting	Wellow Village Hall

The Chair thanked all for attending and closed the meeting at 11.05pm