

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET
www.wellowparish.info

MINUTES OF THE MEETING
of the Parish Council (WPC) held on Monday 19 March 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. M. Hartigan, D. Wright (Chair)

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

PUBLIC PARTICIPATION

- Stewart Cole said that David Craddock should be thanked for pulling four cars out of the snow.
When patching Station Road, B&NES Highways had tarmacked over a drain
The state of the wall at Hungerford Terrace was worse
The stones on the path at the side of Canteen House were being moved
- Mike Clarkson said that the BT fibre cabinets had arrived. The faster broadband service would start 'in a couple of weeks'. People should contact their suppliers.
- There was no litter bin any more at the cemetery. Cllr Andrews to be asked if B&NES had removed it.
- Hugh Prentice hoped the grant to the Parlour Shop would be approved. It was needed
He also hoped the Village Hall could be assisted in their refurbishment from the earmarked fund 'Maintenance of Village Assets'
As part of the Horticultural Society's bee theme, it was hoped to install a bee hotel (for solitary, non-stinging bees) in the play area. It was further hoped children would make bee hotels for the plant sale

18.029 Apologies

Apologies for absence were received and ACCEPTED from Cllr H. Andrews (family reasons).

18.030 Interests

There were no declarations of interests.

18.031 Minutes

The minutes of the Parish Council Meeting of 19 February 2018 were APPROVED as a true record and signed by the Chair.

18.032 Clerk's report

Actions from previous meetings are NOTED under the relevant minute.

18.033 Planning

(a) Councillors CONSIDERED the following application:

| | | |
|---|--|---|
| 18/00778/FUL & 18/00779/LBA The Dairy, Baggridge Hill, Wellow, BA2 8QP | Erection of single storey rear kitchen extension with landscape alterations | RESOLVED to support (proposed Cllr Caudle, 2 nd Cllr Clarkson, unanimous). It was not considered that the extension would be intrusive. |
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The following application was noted:

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|--|---|----------------------|
| 18/00920/COND 27.02.18 Little Horse Croft Farm, Ford Road, Wellow, BA2 8QF | Discharge of condition 3 of application 15/05239/FUL (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, altered vehicular access and associated parking) | WPC not consulted |
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(b)

The following decisions by B & NES were NOTED:

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|--|--|---|
| 18/00386/TCA Elmlea Railway Lane Wellow BA2 8QG | Remove red cedar | No objection (WPC leave to officer) |
| 17/06129/FUL Church House High Street Wellow BA2 8QS | Erection of detached carport, garden and store room following demolition of existing garage. | Refuse (WPC support) |
| 18/00076/COND Vera House, Railway Lane, Wellow, BA2 8QG | Discharge of conditions 2 and 4 of application 17/01968/FUL (Erection of a one-and-a-half storey extension, internal and external alterations) Note: needs arboricultural survey. | Refuse (WPC not consulted) |
| 18/00547/TCA The Manor House High Street Wellow BA2 8QQ | (T1) Remove overhanging Limbs Conifer (T2) Fell. | No objection (WPC support) |

(c) There were no enforcement updates

18.034 Highways & Transport

(a) B & NES to be advised that WPC did not consider it was in a position to take on a full repairing lease on Wellow Car Park.

(b) Updates

- Broken chicane posts had been replaced
- B&NES to be chased for the requested white line at Hungerford Terrace
- Organiser Sarah Axe and those who had collected eight bags of litter at the weekend litter pick were thanked; further picks to be arranged for Bath Hill and cemetery area.
- Curo to be contacted re deteriorating wall at Hungerford Terrace
- B & NES had agreed to resurface, not just patch, Combe Hay Bridge.

18.035 Rights of way

Diversion of sections of Public Footpaths BA25/13 and BA25/14 at Weavers Farm Lodge

Cllr Caudle said sorting out this, the eastern end, was now a matter between B&NES and the landowner, at no cost to WPC.

Cllr Clarkson said the onus was on B&NES to deal with the other end of the footpath as they had allowed a footpath to go nowhere.

It was suggested that a permissive path might be the best solution. The Chair suggested one more meeting with the landowner.

18.036 **Sports Pavilion**

Andy Smith of the Parish Council Pavilion Working Group updated the meeting.

- Despite the weather, Booths, the main contractor, had started digging out for the concrete pads. The building was due to be erected the following week.
- Thanks to the flexibility of the groundworks contractor, D. Lucey, it was hoped to do a few nice additions, such as hard-standing at the play park entrance.
- The biggest issue was that disabled access will cost an additional £12K, following a decision by Building Control which it had not been possible to alter.
- Whilst this was a shock, the end result would be good. Successful efforts had been made to raise more funding locally and these efforts continued. Depending on the result, it might be necessary to do rather fewer things on the inside than had been planned.
- He commended the efforts of all involved. Chris Wordsworth had done the health and safety work himself, the Village Hall Committee had been very helpful, and suppliers and contractors had chipped in with extras for this socially worthwhile project.

Cllr Kotchie said he had been shouted at by the groundworks contractor's driver when taking pictures where the road and drive surface had been scraped by the contractor's vehicle. The driver had denied scraping the road. Cllr Kotchie expected a response from the contractor to WPC in relation to this unacceptable behaviour.

Andy Smith was concerned that the extras promised by the contractor would not materialize if the matter was pursued too far. He left the meeting.

The Chairman said that the driver should not have behaved as reported but it would be good to keep the matter in proportion. He would talk to Chris Wordsworth.

Councillors discussed the difficulty for large vehicles, including fire engines, of accessing the driveway. This required vehicles to back into Station Road first to get the right angle.

18.037 **Wellow Playing Field & Playpark**

The Clerk would confirm 6th April for inspection of play equipment. Cllr Kotchie would attend.

18.038 **Risk assessment**

The Risk Schedule was reviewed line by line, APPROVED and signed by Chair and Clerk

18.039 **Finance**

(a) The financial statement for Month 11 was APPROVED

(b) The budget detail for 2018/19 was considered. The precept had previously been set at £13,025

RESOLVED (proposed Cllr Hartigan, 2nd Cllr Caudle, unanimous) to reduce grants to Wellow Community Bus and Wellow Village Hall Committee by 10%, replace the Playing Field fence over two years and seek a 50% contribution from St Julian's church for the repair of the church clock, thereby producing a predicted budget surplus of £154.

(d) **RESOLVED** (proposed Cllr Kotchie, 2nd Cllr Clarkson, unanimous) to pay the following:

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|--------------------------------------|------|---|--------|
| 18/040 Data protection | 2002 | Mendip Toilet Hire, inc. VAT | 96.00 |
| | 2003 | S. Cole – March 2018 | 300.00 |
| | 2004 | R. Campbell – March 2018 | 321.96 |
| | 2005 | R. Campbell – homeworking allowance 2 nd half, expenses | 173.69 |
| | 2006 | R. Campbell – refund payment to Extenda Ltd for pavilion storage units, inc. VAT. Cheque 192 cancelled. | 576.00 |
| | 2007 | Paediatric Defibrillator pad, inc VAT. | 66.00 |
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(a) It

was agreed that WPC was correctly registered as a data handler

(b) It was hoped to have model documents and a ruling as to whether Clerks could act as Data Controllers to small councils, without a conflict of interest, available in time for the April meeting.

18.041 Information

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

(b) Miscellaneous report

- WPC will be represented at the Development Management Committee meeting when the Sulis Down application is considered, probably in May.

18.042 Meetings

The next Wellow Parish Council meeting will be on 16 April at 20:00 in Wellow Village Hall

The Chair thanked all for attending and closed the meeting at 22:18.