

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 2 March 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 Nick Chapman
Cllr Jo Trafford, Cllr Shirley Betts

In Attendance: Olga Shepherd (Clerk), 4 residents and the Architect to support the Manor Barn Farm development.

1. 3.20 APOLOGIES FOR ABSENCE: Apologies for absence were received and accepted from Cllr Sue Chivers (on holiday) and Cllr Julia Handel (work commitments)

2.3.20 INTERESTS: No interest is declared

3.3.20 PUBLIC PARTICIPATION

- Member of the Public asked if the PC will be interested in entering Wellow village into 'Best village' competition. The Chair proposed to include this item in the next meeting's agenda.
- Wall/Water The recent heavy rainfall has caused water to pour onto Farm Lane via the Manor House garden underneath the dovecot. It was understood this has been brought to the attention of the owner.

4.3.20 CONFIRMATION OF MINUTES: The Minutes of the Parish Council Meeting held 3 February 2020 were amended and agreed as a true record and signed by the Chair.

5.3.20 PLANNING

Councillors CONSIDERED the following applications:

20/00478/ADCOU	Barn and Yard Wellow Farm, Norton Lane	Questions were put to the Architect and the PC RESOLVED to support this application, provided energy efficient heating is installed and restricted outside lighting.
20/00092/SCOPE	Parcel 4234 Sulis Downs, Combe Hay	Chairman updated the Council on the meeting in Southstoke.
20/00397/LBA	Manor Barn Farm Lane	RESOLVED to support
20/00396/FUL	Manor Barn Farm Lane	RESOLVED to support
20/00647/FUL	Bubblers Dytch (aka Springfield) High Street Wellow Bath BA2 8PU	PC AGREED to object

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

19/04988/FUL Upper Twinhoe Farm Upper Twinhoe;	Construction of warm-up sand track to support existing racehorse training yard.	PERMIT
18/04526/VAR Vera House Railway Lane	Variation of conditions 2, 4 and 8 of application 17/01968/FUL (Erection of a one-and-a-half storey extension, internal and external alterations.)	PERMIT, provided soil is to be removed. Enforcement is involved.

7.3.20 ENFORCEMENT: Parcel 4667- Dunkerton Hill – no updates.

8.3.20 HIGHWAYS AND TRANSPORT

The Chairman informed the PC that after 2026 the right to register any unregistered rights of way will be lost.

The path from Canteen Lane to the car park and any other paths in the village that parishioners are aware of will need to be registered. The Clerk and the Chairman will find out how to register. The PC has SUPPORTED this proposal.

9.3.20 PLAY PARK

The renovations are well underway and on schedule to finish on 3rd April. The fences will be kept until early/mid May to let the grass grow. The quotes for new fencing have been obtained, but PC is seeking costings for all the fencing on the playing fields, which are in need of repairs. Contingency has been put aside for fencing, but £5000 more is needed to repair the fences.

Funding sources have been approached. The PC will look into topping up the funds needed for new fencing, using the PC reserves.

10.3.20 WELLOW RECREATION

The Chairman of Wellow Recreation has produced a detailed report on the flooding problem at the playing fields, caused by the field water runoff from the adjacent land during storms Ciara and Dennis. This report has been circulated to all Councillors for their attention. The run-off water inundated the playing field, overwhelming the drainage gully in the playing field. Properties affected includes the private gardens of Hungerford Terrace and other properties as well as the jogging track,

playpark and Village Hall car park. It appears that the drains collecting water from the Village Hall roof were also overwhelmed by rain and contributed to the flooding of the car park.

The underlying causes of the flooding problem and possible solutions have been identified. It was agreed that PC would mitigate with the owners of the adjacent fields to seek assistance in solving the problem of run-off water. Ways of improving the drainage in the playing fields were discussed. Quotations for the excavation of a new 25 meter 'french drain' and repairs and resurfacing of the jogging track have already been received. The Parish council has also requested the Village Hall Committee to carry out the essential maintenance work, which involves clearing the down pipes and drains of the village hall.

The Chairman of Wellow Recreation reported that the PC insurance was notified about the damaged cricket nets during storm Ciara, but it is hoped that it will not be necessary to claim on the insurance because an Application to Sport England for the Community Asset Fund has also been submitted. This fund would help to fix the cricket nets and running track damaged by storm Ciara. The quotation for repairs of the cricket nets is being obtained. Ways to prevent future weather damage was discussed.

The Parish Council has agreed to prioritise the following activities:

1. To repair the playing field fencing as this has been an outstanding issue for some time.
2. The Village Hall Committee to look at their latest drainage maintenance report and to take action in clearing and connecting the Village Hall drainage system, to divert water to the right location.
3. Towards the end of this financial year the PC will look at its available funds – and decide if further funds can be allocated to further improve the playing field drainage.

11.3.20 CLIMATE CHANGE

The Climate Change Councillor informed the PC that tree planting scheme will resume shortly. Landowners have been approached, but the uncertainty about possible new schemes to replace EU grants to farmers means landowners are delaying tree planting decisions on their land.

The Chairman and Cllr Jo Trafford reported that they attended a workshop run by Western Power Distribution which focussed on future business plans and sought to views of those present including representatives from parish councils.

12.3.20 FINANCE AND ADMINISTRATION

- a. Grant Applications from external bodies were considered on the basis of the annual accounts: The Village Shop awarded £1000; Wellow Community Bus awarded £400; The Burial Board withdrew its application for 2020/21 financial year due to the currently sufficient bank balance and will re-apply for the grant next year if necessary; The Grant Application Form was not approved for the Village Hall as the presented accounts show a significant surplus income over expenditure this financial year. The PC Finance Committee have taken this decision in consideration that the PC funds should be used on other more urgent projects.
- b. The maintenance of the playground and Playing fields health and safety checklists was discussed. The Wellow Recreation Committee was appointed to carry out the regular inspections of the playground and playing field facilities.

- c. WPC Financial Regulations were reviewed, with some amendments proposed- the Clerks is to update the document and present at the next meeting for adoption.
- d. The review and approval of WPC Standing Orders was postponed until next meeting on 6 April.
- e. The review and approval of WPC Risk Assessment was postponed until next meeting on 6 April.
- f. The bank reconciliation and bank balances as at end of February 2020 have been circulated by Clerk to all Cllrs and approved.

Payments totalling £803.86 were approved and signed.

Christmas tree – refund to D. Workman (approved Minute 13.6.20)	£80.00
Planning Application Response Training ALCA approved (Minute 13.6.20) £13.30 x3	£39.00
PLAYPARK PROJECT: Printing the final version of the contract with Sutcliffe Play. (INV 2662/6390)	£34.80
S. Cole salary – February 2020	At meeting
Clerks Salary – February 2020	At meeting
Clerks expense – February 2020	At meeting

13.3.20 MISCELLENIOUS

- a. The 8th May 2020 VE Day celebrations: The preparations are well underway. The organisers of the event are working hard to put together the party.

14.3.20 The Council noted that the next meeting will take place at 7.30pm on 6 April 2020

Signed _____

Dated _____

