

WELLOW PARISH COUNCIL

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

**Minutes of the Parish Council Meeting held
on Monday 4th March 2024 at 19.30pm
in the Village Hall, Wellow.**

PUBLIC PARTICIPATION

- Everyone noted a 35 years' service of the Parish Sweeper.
- A resident reported that water is being discharged from Manor House driveway into Mill Hill. The PC will investigate. It was mentioned however that that this could be a matter for the owner of the house.
- The car park hedges have been cut recently and cutting are left on the ground. The PC will investigate and contact BANES.
- The cuttings have also been left after the hedge cutting on the drive to the playing fields. The Wellow Rec will to contact the contractor.

1.3.23 Apologies for absence: Apology received and accepted from Mike Clarkson.

2.3.23 Interests: No Interests were declared.

3.3.23 Minutes of the Parish Council Meeting on 4th January 2024: The Minutes of the Parish Council meeting were APPROVED and signed by the Chairman.

4.3.24 Cooption

-The Council APPROVED the application for co-option from Sarah Sell and welcomed her to the team. The Declaration of Acceptance of Office and Registration of Interests will be signed after the meeting. Sarah took her sit for discussions only.

5.3.24 Planning Applications

a. It was NOTED that the Enforcement Notice 23/00307/UNDEV issued to the owner of the land adjacent to Mill Hill expires on 29th March. The landowner has until then to reverse the changes made to the land and to re-seed the area.

b. No new requests for planning applications has been received since the last meeting.

c. The following planning applications decisions by BANES Council since the last PC meeting:

Planning Application number and address	Description of proposal	Decision by BANES
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23/04612/TCA Land South of White Baines, Bulls Hill	4T1-Beech Canopy Reduce height by no more than 2m. Lateral reduction of no more than 1.5m.	No objection
23/04644/TCA Land South Of White Baines, Bull's Hill, Wellow, Bath, Bath And North East Somerset,	G1--Mixed self seeded juvenile vegetation beyond garden boundary on corner of road, to include Hazel x2, Hawthorn x2 none more than @5m tall - Reduce heights to @2m above ground level.	No Objection
23/04347/TCA 4 Henley View,	T1-Apple, crown reduce 2 metres. Formative horticultural prune for fruit and flower	No objection
23/01951/FUL Knoll Farm, White Ox Mead Lane	Change of use of a redundant farm building for use as a butchery and shop	Permit
23/00313/TCA Willow Barn, High Street	T1 & T2 Birch crown reduce by 10ft. T3 Walnut crown reduce by 8-10ft. T4, T5 & T6 Poplar fell.	WPC has no objection BANES decision pending
24/00386/TCA The Water Mill , Mill Hill,	Cooking apple tree to be reduced by a third.	WPC has no objection BANES decision pending

6.3.24 Wellow Valley Tennis

It was reported that a recently installed energy efficient lights on the tennis courts have significantly improved the light spill. This is beneficial for the player and the nearby residents.

WVT have donated £525 to the Parish Council to be spend on general maintenance.

7.3.24 Wellow Community Bus

No updates were received. The bus is running at its normal schedule.

8.3.24 Village Shop

The Parish Council considered the request from the Village Shop Committee to potentially relocate the shop to a temporary portacabin style shop on the Playing Fields grounds and to make pre-application to BANES.

The PC took to a view that a Business Case need to be developed prior to a final decision and recommended to appoint a Project Manager in order to build a case for this project. A Public consultation needs to be carried out to include the interests of the wider community. Once the preparation work is done, the Parish Council will review and support this initiative.

It was noted that the Village shop is currently making losses. These losses are being covered by private donations. Partially these losses are due to paying rent. It was also noted that it will be advantageous for the shop to own its own premises.

The Parish Council is mindful to support this initiative once the feasibility information is gathered and presented for consideration.

9.3.24 Highways & Transport:

The following updates were received:

- a. The drainage works in High Street/ Littleton commenced to increase the capacity to store excess water and to prevent storm overflows.
- b. Verge outside Cornish Motors - request was sent to BANES with regards to misuse of the verge by the

repair shop. No reply has yet been received.

- c. Application to install Speed Indication Device - a meeting is arranged with BANES Highways to agree locations of Speed Indicating Devices and to discuss other traffic regulation requirements. It was noted that 4 sets of training will be required for the management of SID.
- d. Speed Watch – more people have volunteered.
- e. Village traffic survey 2024 results: the survey showed that over 80% of residents consider traffic in the village as a serious issue. There is no universal support to install SID in the village, however, safety and the appearance will need to be balanced.

10.3.24 Environment:

The Environmental Policy has been updated and APPROVED.

11.3.24 Wellow Recreation

The following updated were received:

The Chairman of Wellow Rec reported that Wellow 10K Run held on 3rd March 2024 was a huge success with an impressive turn out. Everyone involved in organising the event was congratulated. The Committee noted that some organisational improvements will be considered for future events.

The Miracle Theatre event is planned for 27th June 2024. More information will be published in due course. Taster cricket coaching sessions will be offered at end of June/beginning of July. Football coaching is going well. The Committee is looking to organise Rugby tots classes. Wellow Rec is currently in good financial position. It was requested that grating at the top of the field are kept clear to prevent damage to the running track from flooding. The Committee is unsure whether it is worth investing in the new cricket nets as the potential demand is unknown. A survey will be carried out to see if there is an interest.

The Parish Council APPROVED a request to purchase new sleeves for the goalposts. The remaining CIL money will be used.

12.3.24 Community Infrastructure Levy:

- a. The remaining balance of the CIL is £9.00. The total of £3,471 has been allocated as follows: £1,500 for composting facilities, £850 repair of the Church clock, £371 – new bench for the playpark, £750 – new set of sleeves for the goalposts.
- b. Mike Cleverly quote for £790 to install a concrete pad for fixing the new play park bench was APPROVED. A donation from WVT of £525 will be used.

13.3.24 Finance and Administration:

- a) The Clerk reported that a new PC website is currently being developed with the help of the local IT consultants.
- b) The following amendment to the PC Financial Regulations were APPROVED:
 - 1. The clerk may authorise expenditure to a limit of £500 for emergency repairs and orders (with online bank authorisation by two Councillors).
 - 2. Expenditure up to £5,000 can be authorised by all council members electronically by email and evidenced in Minutes at the next meeting.
- c) ALCA organised Audit Network will be appointed for the Audit of 2023-24 PC accounts.

- d) A donation of £200 to Wellow Art Group APPROVED. The payment is to be made directly to the College. The Art group will provide bank details to the Clerk in order to arrange the payment.
- e) The bank reconciliation to end of February 2024 and the allocation of funds was reviewed and APPROVED. The analysed cashbook along with the bank statement were emailed to the council members prior to this meeting.
- f) The following payments were ratified:

	Net	VAT	Total amount
Luminance PRO invoice 4680IM dated 5.2.24 (Wellow Valley Tennis)	£14,817	£2,963	£17,780
Greensward Sports Consultancy inv Q 3 grounds maintenance	£810.00	£162.00	£972.00
Greensward Sports Consultancy inv Q 4 grounds maintenance	£810.00	£162.00	£972.00
Wiltshire teak inv 115 for a bench (CIL fund)	£370.83	£74.17	£445.00
RenTeg Inv. 14850 (Wellow Run 10K)	£235.50	£47.10	£282.60
Staff salaries			Available to Council Members
IONOS January invoice	£8.00	£1.60	£9.60
IONOS February invoice	£8.00	£1.60	£9.60

f. The following payments are made from the PC account on behalf of the Wellow Future Fund:

	Total amount
Minuteman Press inv 106827	£105.97
Payment for Pavilions rent	£20.00

13.3.24 Any Other Business

- Bathavon South Briefing Session for the new Local Plan is to be held on Tuesday 5th March at 7pm in Camerton. Wellow PC representatives will attend.

- The Parish Liaison Meeting will be held on 20th March at 6.30pm at the Community Space in Keynsham. Wellow PC representatives will attend and report to the Council.

14.3.24 Dates of next meetings:

- The Annual Meeting of Electors will be held on Monday **13th May 2024 at 6.30pm**
- The Annual Parish Council Meeting will be held on Monday **13th May 2024 at 7.30pm**
- Future PC meeting: 8th July 24; 9th September 24; 4th November 24; 6th January 2025; 3rd March 25