

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

PARISH COUNCIL MEETING MONDAY 2nd MARCH 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.

- The Parish sweeper said there have been cases of vehicles doing 'wheelies' & skidding in the car park. No damage done to date
- A complaint about rubbish on the Hinton road has been referred back to Hinton PC as it is within their parish boundary
- Trees in the car park may grow back after ash die back cutting, there is an ash tree leaning badly in Farm Lane. This is responsibility of property owner

1.03.26 Welcome and Apologies for absence

Present: Nick Chapman (Chair), Mike Clarkson, Chris Cook, Sarah Sell, Jonathan Luck, Stuart Kotchie, Parish Clerk & 4 members of the public

Apologies: Dave Workman

2.03.26 Interests

No Interests were declared

3.03.26 Minutes of the Parish Council Meeting of Monday 5th January 2026 & of the EPC Meetings of Monday 2nd February & Monday 9th February were confirmed

2.03.26 PLANNING

a. To note the following planning applications discussed at Extraordinary Parish Council meetings on 26.1.2026 and 2.2.2026

Planning Application number and address	Description of proposal	Decision
25/04862/FUL Hayes Lodge, High Street, Wellow, Bath BA2 8PU	Erection of single storey side extension, roof extension, internal remodelling and landscaping works	Defer to the LPA and case officer with comments
25/04840/FUL Parcel 6400, Upper Baggridge, Wellow, Bath	Retention of 3 agricultural sheds and associated works in association with farming activities at Upper Baggridge Farm.	There have been a few alterations to plans, but still ongoing
26/00097/PIP Den's Yard, Littleton Lane, Wellow, Bath BA2 8FF	Permission in Principle for the erection of up to 9 dwellings	There has been a recent decision to permit with a clause for no game bird rearing

b. To note the following planning applications for tree works in a conservation to which our tree officer had no objection

Planning Application number and address	Description of proposal	Recommendation
26/00285/TCA Court Farm House, High Street, Wellow, Bath BA2 8PU	Hornbeam T1 - crown reduce by 8-10 feet. Hornbeam T2 - crown reduce by 8-10 feet. Magnolia T3 - crown reduce by 8-10 feet.	No objection
26/00283/TCA Willow Barn, High Street, Wellow, Bath BA2 8PU	Poplar T1 - height reduction by 7metres.	No objection
26/00251/TCA Corner Cottage, High Street, Wellow, Bath	Norway Maple T1 - fell.	Defer to planning officer

c. To NOTE planning application decisions by B&NES Council since the last PC meeting.

Planning Application number and address	Description of proposal	Decision
25/04725/LBA The Granary , Baggridge Hill, Wellow, Bath, Bath And North East Somerset, 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.	Consent
25/03378/FUL Footbridge Across Wellow Brook By Greenacres, Littleton Lane, Wellow, Bath	Replacement of the existing timber footbridge with a new footbridge constructed of steel and timber	Permitted

d. To note the following planning applications still pending consideration by the LPA despite a considerable time having passed

Planning Application number and address	Description of proposal	Decision
24/01654/OUT Parcel 2200, Norton Lane, Wellow, Bath 02/05/2024	Outline planning application with all matters reserved for the erection of 1 no. agricultural workers dwelling	Pending consideration by B&NES following Objection by WPC on 20/06/2024
24/03255/FUL Parcel 2520, Mill Hill, Wellow, Bath 26/06/2025	Change of agricultural land for dog training including walkway and parking area	Pending consideration by B&NES following Objection by WPC on 24/07/2025

5.03.26 Wellow Community Bus

Following the last PC meeting it was requested that the bus committee present a plan to increase the viability of the bus service, in order to reach a break-even point in 2026 & show a surplus in 2027

WECA have had to approve the removal of the 5.30 service, which is now done & the relevant personnel have been informed.

From April 1st 2026 the 5.30 bus will no longer run. This will save around £2,400/year.

Promotion via advertising & general promotion will continue

Donations will be actively encouraged & sponsorship & grant funding explored

BANES have donated £1,488

These measures should enable the bus to break even this year

It was proposed that a one-off payment towards the bus of £944 which was supported unanimously

The Chair thanked Mike Clarkson for all his efforts towards keeping the bus service going as it plays such an important role in the village

Cllrs Matt McCabe & Fiona Gourley were also thanked for enabling the donation from BANES

6.03.26 Highways & Transport

- 1) Bridleway from Wellow cemetery to Shoscombe was discussed after a parishioner raised concerns about vehicles using the lane. The Rights of Way Officer has already be contacted and this is being monitored. Cllr McCabe will email to follow up the complaint

7.03.26 Wellow Recreation

- 1) Update on surfacing the drive to the Village Hall – a letter has been sent to parties connected to the village hall, with some responses. It was agreed that further contact be made with suggestions re contributions & also that the trees that are causing some of the problems are professionally assessed.
- 2) Wellow Recreation Activities – Plans for the Wellow 10k are going well

8.03.24 Tree Maintenance

Highways have been contacted about the tree near Manor Lodge.

9.03.26 Burial Board

Deferred to next meeting as no representative available

10.03.26 Finance & Administration

10.03.26 A: Appointment of Responsible Financial Officer

To consider and resolve the appointment of the Clerk as Responsible Financial Officer (RFO) with immediate effect, in accordance with section 151 of the Local Government Act 1972 and the Council's adopted Financial Regulations.

RESOLVED:

It was agreed that the Clerk, Claire Dickin, be appointed as the Responsible Financial Officer (RFO) to Wellow Parish Council with immediate effect, in accordance with section 151 of the Local Government Act 1972 and the Council's Financial Regulations.

This resolution supersedes and replaces any previous arrangements or resolutions relating to the RFO role.

10.03.26 B: Ratification of Financial Transaction To review and formally ratify financial transactions undertaken between **July 2nd 2025** and **March 1st 2026**, following the appointment of a lawful Responsible Financial Officer.

RESOLVED:

It was agreed that all payments and financial transactions made between **July 1st 2025** and **March 1st 2026**, as set out in the schedule presented to the meeting, be formally ratified by the Council.

The Clerk, now appointed as RFO, confirmed that the transactions reviewed are accurate and supported by appropriate records.

10.03.26 C: AGAR 2024/25 – Decision to Claim Exemption from External Audit

To consider whether Wellow Parish Council meets the criteria to claim exemption from a limited assurance review for the financial year 2024/25 and to complete and sign the Certificate of Exemption.

RESOLVED:

It was agreed that Wellow Parish Council (following advice from ALCA) confirms it meets the criteria to claim exemption from a limited assurance review for the financial year 2024/25, as its gross income and gross expenditure are both below the statutory threshold.

The Council therefore resolves to complete and submit the Certificate of Exemption for 2024/25.

10.03.26 D: Withdrawal of Current AGAR Submission

To note the withdrawal of the Council's current AGAR submission and confirm the submission of a Certificate of Exemption following the appointment of a lawful Responsible Financial Officer.

RESOLVED:

It was agreed that the Clerk be instructed to notify the external auditor that the Council has appointed a lawful Responsible Financial Officer and has resolved to claim exemption for the 2024/25 financial year, and that any current AGAR submission will be withdrawn accordingly.

11.03.26 A.O.B

- **SUSTRANS** – no contact has been received from them, currently putting a presentation together
- The Parish Board has been fitted with a new lock
- The Community Energy Forum was attended by a member of the PC, who raised the possibility of solar panels & wind turbines being erected in the immediate area. A village survey will be conducted and he encouraged parishioners to get involved with this and to make their voices heard.
- A litter pick will be carried out on March 14th, which is open to all. Details to be circulated in the Parish Post
- The next meeting is scheduled on a bank holiday so will be postponed a week to May 11th

Next Meetings:

May 11th 2026, (AGM) July 6th 2026, September 2026