

Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

www.wellowparish.info

May 12th 2025 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 mentioned a lime tree that has some dead branches – BANES are expected to come & remove the dead wood
- He mentioned that the school are concerned about the barrier outside has been bent by a vehicle & worried about vehicles mounting the pavement. It is hoped that the school will mention safety in their newsletter
- Cars are blocking the whole road near the shop, leaving no room for a pull in for passing. This will be mentioned in the Parish Post
- It was mentioned that there are now at least 14 rented properties in the village, causing concerns for younger generations.
- The Parish Sweeper assured the meeting that he has no plans to retire
- A member of the public addressed the meeting about his project for a vineyard on the north side of the village next to Farm Lane. He expanded on his plans for the vineyard & future wine making, hoping that the village will be keen to interact with him in due course. He assured the meeting that sustainability is very important and outlined how any traffic would not impact the village.

1.05.25 Welcome and Apologies for absence

Present: Dave Workman (Chair), Nick Chapman & Chris Cook

Apologies for absence were received from Mike Clarkson, Jonathan Luck, & Sarah Sell

2.05.25 Interests To DECLARE Councillor interest in any specific agenda item, NOTE written dispensation requests for items of disclosable pecuniary interest and GRANT requests where appropriate.

No Interests declared

3.05.25 To confirm the minutes of the Parish Council Meeting on 10th March & also the EPC on 16th April 2025 for accuracy: draft previously circulated to all Councillors.

Minutes approved

4.05.25 Planning Applications

Planning Application number and address	Description of proposal
25/01194/FUL St Julian's Well Cottage, Bull's Hill, Wellow, Bath BA2 8QS	Erection of side extension following demolition of lean to and installation of a roof extension and associated works including rendering of the existing rear projection in lime render SUPPORTED

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

Planning Application number and address	Description of proposal	Decision by B&NES
24/02841/FUL Storage Compound, Little Horse Croft Farm, Ford Road, Wellow, Bath	Retention of contractors' compound as additional agricultural hard standing	Planning Committee decision expected 8 May PERMITTED
24/04172/FUL & 24/04173/LBA Farm buildings at Weavers Farm, Weavers Orchard, Wellow, Bath	Conversion of two barns to form a single dwelling including an independent flat with ancillary use to the main dwelling (Resubmission)	PERMITTED
25/00308/FUL Windyridge, High Street, Wellow, Bath BA2 8QA	Erection of 3 bedroom dwelling on land to the front of Windyridge, associated landscape works, and modification to existing drive entrance	PERMITTED
25/00577/TCA Teazel Cottage, High Street, Wellow, Bath BA2 8QS	T1 Acer griseum – Reduce by 1m.	NO OBJECTION
25/00593/TCA Land at rear of Manor Cottage, Farm Lane, Wellow, Bath	T2 Ash – reduce by 2m. T3 Ash – crown reduce by 2m. T4 Indian bean tree – reduce by 1.5m. T5 Dragons claw willow – reduce by 2m. T6 Ash – remove. T7 Ash – reduce by 1m	NO OBJECTION

25/00639/FUL Hilltrough. High Street, Wellow, Bath BA2 8PU	Remodeling to rear elevation of property and addition of 2 recessed balconies at first floor	PERMITTED
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5.05.25 Wellow Community Bus

There are plans underway to help raise funding for the bus due to a shortfall from a cancelled regular booking

6.05.25 Highways & Transport:

Nothing to report

7.05.25 Wellow Recreation

Resurfacing of the Village Hall drive - quotes given are very expensive and other interested parties that may be liable for contribution to the resurfacing are to be contacted, with the likelihood that the project will be pushed back to next year.

8.05.25 Tree Maintenance

There was no update on tree maintenance at this time

9.05.25 Burial Board

A review of records had identified two graves which were unregistered – this is now rectified

Grass cutting is still in progress, and a compost heap has been created which will hopefully help to alleviate the rubbish problems

There are paths that need to be cleared and the possibility of gathering a voluntary group to help was raised.

Grave numbering has been resolved

10.05.25 Other Matters

1) Litter pick on 29 March 2025 was successful

2) Sustrans meeting was attended by about 35 people. A design is being put together for future consultation, and funding for any projects will come from BANES

11.05.25 Finance and Administration:

There is a small surplus, but costs increasing.

Insurance has increased by 44% & it was agreed to reduce some aspects of cover to help reduce the premium

Ongoing issue with EDF for supply to the phone box is now resolved

12.05.25 Any Other Business

Date for AGM was set for 7th July

Query on development in Norton Lane, was discussed and resolved.

A planning meeting with BANES was confirmed for May 17th in Camerton. Wellow PC will be represented

It was mentioned that the Church path maintenance was good this year with wild flowers left to grow.

14.03.25 Date of the next meeting:

7th July 2025 (AGM)

8th September 2025

3rd November 2025