

Wellow Parish Council

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

**MINUTES OF THE MEETING held at 20:00
on Monday 21 November 2016 in Wellow Village Hall BA2 8PU**

Present: Councillors D. Wright (Chair), D. Clarkson (Vice-chair), H. Andrews, S. Betts, S. Chivers, J. Handle S. Kotchie. M. Hartigan

In attendance: R. Campbell (Clerk), 12 members of the public

PUBLIC PARTICI PATION

- Broadband vouchers: Mike Clarkson expressed frustration at the neglect by Connecting Devon and Somerset and by BT of over half the village who were still connected to Box 3 by 4km of old copper cable and received broadband speeds of less than the minimum 2Mbps. He said 90 properties were eligible to apply to a voucher scheme for up to £500 each, to fund an interim solution to increase speeds. The intention was to pool these vouchers and produce a community solution, for which there were several possibilities. Over 30 had so far applied. The deadline was 30th November and the vouchers had to be spent by the end of March 2017. He and colleagues would be knocking on doors in the coming days.
- Community bus: Mr Clarkson said the village had now received from the Government a new bus worth £32K, for free. The vehicle had more seats, a side step and was better all round. The old bus was for sale. He had gone round community bus groups and there was now a nibble of interest.
- Proposed parliamentary constituency boundary changes: Mr Clarkson urged anyone interested in the changes, under which Bathavon N, S and W would be absorbed into the Bath constituency as part of proposals to reduce the number of MPS, to write to the Boundary Commission at www.bce2018.org
Drains Stewart Cole said the drains near the fox and Badger were still blocked. The Clerk to chase B & NES.
- Dog fouling in the Churchyard: Mr Cole reported this. It was suggested that the Church should erect its own notices
- Fallen leaves Mr Cole reported that he had so far filled 155 bags, with more to come.

The Chair thanked the speakers, closed public participation and opened the Parish Council meeting.

16.142 **Apologies** None. All members were present.

16.143 **Interests** There were no declarations of interests.

16.144 **Vacancy** There were no candidates to fill the vacancy for a councillor. The Chair urged members to continue spreading the word.

16.145 **Minutes**

The minutes of the Parish Council meeting of 17 October 2016 were agreed to be a true record. They were signed by the Chair.

16.146 The Clerk's reported on actions from previous meetings.

16.147 **Planning & Housing**

(a) Applications Members considered the following:

16/05111/OUT New Willow Farm, Littleton Lane, Wellow BA2 8PU

Proposal: Redevelopment of the farmyard comprising the demolition of the existing buildings and the erection of up to 12 dwellings with associated access and landscaping. Case officer: Tessa Hampden.

A public consultation had taken place.

Cllr Clarkson presented her report.

The Chair asked each member to state their views on the proposal. The following points were made by one or more members:

- There was a strong degree of sympathy with need to diversify, but there was a need to balance that with protecting the Green Belt and AONB.
- The Parish Council's response had to be based on planning policy and the core strategy
- Only exceptional circumstances could permit development here and these had not been demonstrated
- The village should be allowed to grow but this development was too large and would cause harm to the environment
- The plan was not well worked; more off-street parking was needed. It would be interesting to explore what exceptional circumstances might be.

The Chair said the Parish Council needed to make an objective, fact-based decision. From the remarks made, he considered there was a unanimous wish to object to the proposal but to comment that village should be allowed to grow. The application did not provide exceptional circumstances.

Cllr Clarkson said there was a hurdle to justify exceptional circumstances which was not cleared in the application.

The parish might do a neighbourhood plan in the future and identify where houses could be built.

RESOLVED (proposed Cllr Hartigan, 2nd Cllr Andrews, unanimous) to **oppose** the application.

16/05466/TCA Church Farm House High Street Wellow BA2 8QS

Proposal: Group of seven Silver Birch (G1) - reduce height by 8 - 10 feet. Case officer Jane Brewer.

This application is being **withdrawn**.

16/05478/TCA Willow Barn High Street Wellow BA2 8PU

Proposal: Lombardy Poplar (T1) - 20% crown thin. Officer: Jane Brewer.

Cllr Chivers had visited the site and said she thought the tree suitable for 20% reduction

RESOLVED (proposed Cllr Chivers, 2nd Cllr Andrews, unanimous) to **support** the application.

(b) Updates B & NES had advised the following decision:

16/04514/TCA Cloud Rocks, Bull's Hill, Wellow, BA2 8QS. T1 Ash – Fell.

No objection

(c) Affordable rural housing. It was agreed to ask the B & NES Rural Housing Team

to come and talk on rural housing needs, at the January meeting if possible.

(d) Sulis Down Development Ward Councillor Butters made the point that he was 'not supporting South Stoke over Wellow'.

- He outlined the composition of the South of Bath Alliance, which was non-political, and urged Wellow to send a representative.
- It was agreed that Cllr Andrews would represent Wellow Parish Council.
- Cllr Butters recalled that the Core Strategy inspector had, surprisingly, ruled out a second entrance to the site. Any future appeal by the landowner could test this.
- There followed a discussion on the benefits/drawbacks of one entrance to the development as opposed to two, as favoured by Wellow.
- Cllr Butters agreed to try and arrange a visit by a Highways officer to discuss the additional pressure that would inevitably be put on Combe Hay Lane/Bath Hill and Wellow generally as a result of the proposed development, and the question of traffic priority at the development entrance.
- He said Shoscombe were worried about the proposed development on the E. Side of the dual carriageway at Peasedown, increasing traffic on A367 and rat running through the village.
- Cllr Hartigan said Wellow Lane was not suitable for any more traffic.
- Cllr Butters offered to see if a 'smiley face' speed sign could be supplied to Wellow.

(e) Planning consultant It was agreed it would not be appropriate to employ the services of a planning consultant.

(f) Light pollution at Baggridge It was agreed to ask B & NES Enforcement to investigate continuing very bright lights at Baggridge.

16.148 **Play Park and Playing Field**

(a) Tennis court resurfacing The hard surfacing had been finished; colour would be applied in the spring.

(b) Dog fouling notices had still to be ordered. This would now be done.

(c) Drainage Wellow Recreation Chair Hugh Prentice spoke on the revised report from IMA, which showed increased costings. It also spoke of the onus on landowners to prevent water draining from their land. Mr Prentice and Cllr Clarkson would visit the Horlers. As an interim measure from the Parish Council/Wellow Recreation, sandbags at the running track to be considered.

16.149 **Communications**

- No broadband update
- There was to be a meeting the following Thursday with NET, potential operator of a mobile phone mast on St Julian's Church They would deal with planning and other issues in the project, which would provide an annual income to the Church for 20 years if it went ahead.

16.150 **Wellow and Shoscombe Joint Burial Board**

It was agreed that the annual grant (currently £1,050) from the Parish Council represented 'reasonable use of revenue'. The question had been asked by the

Burial Board.

16.151 **Maintenance and repair** Cllr Kotchie said that the gazebo in the Children's play park had been painted. Thanks were extended to those involved.

16.152 **Highways and Rights of Way**

(a) Wellow Car Park and approach Richard Holland reported on his efforts to get B & NES Property Services to carry out a lasting repair, rather than a series of temporary ones. The whole thing should be scarified and compacted, he said. Ward Cllr Butters had put a question to Cabinet and was suggesting a site meeting. He was thanked.

(b) Large vehicles coming through Wellow It was agreed to ask B & NES for 'Unsuitable for heavy goods vehicles' signs.

(c) Professional advice on mitigating traffic flow It was agreed to talk to B & NES before considering fundraising.

16.153 **Training**

It was agreed that the Parish Council should hire the Village Hall for an evening in the second half of January for CPR and defibrillator training.

16.154 **Older residents**

It was agreed to explore a voluntary support scheme for older and more vulnerable residents of Wellow Parish. Cllr Handel will report to the December meeting.

16.155 **Finance**

(a) The Month 7 financial statement was noted

(b) The following payment was noted.

1877	R. Campbell – Clerk's salary September and agreed extra hours August re audit (minute 16.123b)	400.86
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(c) Draft budget 2017/18 guidance: this was not considered.

(d) **RESOLVED** (proposed Cllr Hartigan, 2nd Cllr Chivers, unanimous) to pay the following.

1878	M. Clarkson – cost of materials in connection with defibrillator signage (11.76), leaflets for village meeting (39.97)	51.73
1879	Royds Withy King – draft Wellow Recreation lease, inc. VAT	606.00
1880	Payman – payroll processing one year, inc. VAT	144.00
1881	R. Campbell – repay CPRE subscription 2016-17, postage	66.20
1882	S. Cole – Street Sweeper's wages November	252.00
1885	R. Campbell – Clerk's salary October	296.44
1884	R. Campbell – Clerk's salary November	296.44
1886	D. Workman – repairs to Christmas Tree lights	66.75
1887	Parlour Shop – budgeted grant 2016/17, second half	500.00
1888	Village Hall – budgeted grant 2016/17, second half	425.00
1889	Wellow Community Bus – budgeted grant 2016/17,	250.00

	second half	
1890	Wellow and Shoscombe Joint Burial Board – budgeted grant 2016/17, second half	525.00
1891	Professional Sportsturf Design (NW) Ltd (to be reclaimed from Sport England) – drainage design and specification, inc. VAT (replaces cheque 1876, cancelled)	2772.00

16.156 **Correspondence and Reports**

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

(b) There were no reports.

16.157 **Meetings**

(a) No forthcoming meetings or events were noted.

(b) The date of the next Parish Council meeting was confirmed as Monday 19 December 2016 in Wellow Village Hall, starting at 8:00pm (budget meeting).

The Chairman thanked all for attending and closed the meeting at 21:50.