

# Wellow Parish Council

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BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET  
[www.wellowparish.info](http://www.wellowparish.info)

## **MINUTES OF THE MEETING of the full Council (WPC) held on Monday 20 November 2017 at 20:00 at Wellow Village Hall BA2 8PU**

**Present:** Councillors S. Betts, P. Caudle, D. Clarkson, J. Handel, M. Hartigan, S. Kotchie, D.W. Wright (Chair)

**In attendance:** Ward Councillor N. Butters (part), R. Campbell (Clerk), 10 members of the public

### **PUBLIC PARTICIPATION**

- Stewart Cole referred to proposed cutbacks at B & NES and the need for the local community to do more. Signs needed cleaning. Some walls were in poor condition. Litter picking days would be needed in areas he did not cover
- Ian Harris drew attention to the proposed expansion of Bristol airport and the possibility that Wellow would be affected by the flight path. He suggested that the Parish Council should monitor the situation and liaise with other councils. He had been involved with similar groups when he had lived near Gatwick and would be prepared to be so again.

The Chairman noted that an online consultation was available until 17 January 2018. The Clerk to publish the link to this and to a parish council coordinating site

17.127 **Apologies** Apologies for absence were received and ACCEPTED from Cllrs S. Chivers (family reasons) and H. Andrews (unwell)

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

17.129 **Minutes** The minutes of the Parish Council Meeting of 16/10/17 were APPROVED as a true record and signed by the Chair.

### 17.130 **Reports**

(a) Clerk (report circulated). Actions from previous meetings are noted under the relevant minute, except:

- B & NES now appear to be emptying the waste bin at the entrance to Manor Close. To be monitored
- Hinton Charterhouse PC say that the new owners of Tuggy's Barn have undertaken to sort out problems such as the standing water in the entrance driveway.

(b) Playpark No report

(c) Parish Liaison Meeting Cllr Caudle and the Clerk had attended. Minutes had been circulated. The overarching theme was reduced funding and increasing spending on adult and child social care, with the consequent need for cutbacks in other areas.

(d) Wellow Recreation A report had been circulated and published on Wellow Parish Post

(e) Joint Spatial Plan and Local Plan consultation Cllrs Caudle and Clarkson reported on a meeting of B & NES Council which had included these items.

The West of England Joint Authority deals with housing and transport needs to 2036 and it is intended to submit the JSP to the Secretary of State in March.

The Local Plan, which B & NES Council resolved to publish, performs the same function for B & NES, plus consideration of how to safeguard the environment and promote good design.

17.131 **Planning**

(a) Councillors considered the following applications:

17/05042/TCA <b>RESOLVED to support</b> (proposed Cllr Caudle, 2 <sup>nd</sup> Cllr Kotchie, unanimous).	Knightsfield High St Wellow BA2 8QE	1x Cypress T1 – fell
17/05192/FUL & 17/05193/LBA <b>RESOLVED to support</b> (proposed Cllr Kotchie, 2 <sup>nd</sup> Cllr Hartigan, unanimous).	Willow Farm House High Street Wellow BA2 8PU  Cllr Caudle said the new applications put right what had gone wrong previously	Internal and external alterations to include erection of two storey rear extension, demolition of existing two-storey extension. Raised new roof to outbuilding, rebuild front of garage, new roof to garage and new rooflight to main house (Resubmission).

A time extension had been granted to allow consideration of the following late application at December's meeting.

17/05618/FUL	Rainbow Brake 2 Station Road Wellow BA2 8QB	Erection of single storey extensions and remodelling to ground floor layout
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(b) The following decisions by B & NES were noted:

17/03658/VAR Little Horse Croft Farm	Variation of condition 2 of application 15/05562/FUL	Permit 16.11.117
17/04883/FUL Wellow Hurst	Upwards extension to change a lean-to roof to a Pitched roof. Chloe Buckingham	Permit 24.11.17
17/04200/TCA The Maltings, Mill Hill	T1 Yew - Reshape with a 20-25% crown reduction	No objection 9.10.17
17/01968/FUL Vera House, Railway Lane	One-and-a-half storey extension, internal and external alterations and car parking spaces	Permit 11.10.17

(c) Enforcement It was noted that a meeting with Richard Stott, B & NES Team Manager Planning and Enforcement, and Mark Reynolds, Group Manager Development, would take place to review mooted enforcement issues at Little Horse Croft Farm. A date to be chased. B & NES also to be chased for a response to WPC's concerns about parking opposite the Trekking Centre.

**17.132 Highways and rights of way**

(a) Parking

*Hungerford Terrace* Following a meeting with the Traffic engineer, Councillors considered the provision of yellow or white lines at Hungerford Terrace to try and help traffic flow. Yellow lines were not favoured. Cllr Kotchie said the white line outside George House, The Square had helped reduce thoughtless parking.

*The Square and Bath Hill* Councillors were encouraged to take photos of bad parking in The Square and at St Julian's School. Cllr Clarkson hoped the school would take responsibility for ensuring where possible that parents did not park on the pavement.

Cllr Clarkson said the police did not seem interested in vehicles parking close to the junction of Bath Hill and The Square unless a hazard had been created, in which case they would attend.

(b) Updates

- B & NES had said that a capital project to make good damaged pipes under Mill Hill and so cure the current stream of surface water could not take place until next financial year. Sandbags to divert the water were being delivered. The Highways Inspector had proposed digging an emergency channel but confirmation was awaited.
- Mr Ken Swift was invited to report on the poor state of the road at the junction of Goosebury Buildings and Norton Lane and also at Windmill Hill. He catalogued a history of maintenance neglect and resulting difficulties for vehicles, especially in wet and freezing conditions

It was agreed to ask the Highways Inspector to a site meeting to consider both the above and to advise Mr Swift, Mr Harris and other interested residents when this would take place.

(c) Village 'gates' Cllr Caudle had been in correspondence with B & NES about specifications and costs and was currently awaiting a reply. It was agreed to postpone consideration of an application to the to the B & NES Community Empowerment Fund until December.

**17.133 Pavilion**

(a) A report had been received from the Pavilion Working Group but not all Councillors had received a copy. This to be sent.

Cllr Clarkson said interested parties had been working harmoniously to ensure that the pavilion would be run smoothly and would be available to as many people as possible, including play park users and visiting sports teams. Some rules would be needed to ensure security. The necessary funding was available, though the project could not proceed until the money was in WPC's bank account.

(b) **RESOLVED** (proposed Cllr Hartigan, 2nd Cllr Kotchie, one abstention) to proceed to the next level by obtaining firm quotations for approval by the PC. To be a December agenda item.

**17.134 Wellow Playing Field and Playpark**

(a) Councillors noted the success of the 2017 outdoor theatre production. Organiser Ron Humphries, who was again thanked, said it had been a community event which had been supported by 270 people and had made a good profit for the community.

Councillors approved the use of the field for a production of *The Cherry Orchard*, again by the Miracle Theatre Company, on 19 July 2018

(b) A further fencing quotation was still pending.

**17.135 Green Gym**

Councillors agreed to recognize and support this initiative. A self-managed group of conservation volunteers would do gardening for the community, with health benefits for the volunteers.

The Horticultural Society had kindly agreed to pay the registration costs for the group.

Cllr Clarkson said there could be projects in which the Parish Council would appoint the Green Gym as a working group.

**17.136 Christmas Tree**

Councillors warmly thanked Darren Herrington (of Somerset Forestry), Richard Holland's son-in-law, for his generous offer of a Christmas tree for The Batch. They were delighted to accept.

**17.137 Waste and recycling**

Cllr Clarkson reported that there was anger in the village at plastic bags of dog waste being flung into hedges or left at the roadside. An item to be put in the Parish Newsletter asking people to put such bags in the bins provided.

**17.138 Church clock**

(a) **RESOLVED** (proposed Cllr Hartigan, 2nd Cllr Clarkson, unanimous) to accept responsibility for repair of the Church clock and to include an appropriate sum in next year's budget.

(b) The ball-park figure for repair, of £800, (minute 17.122) had not yet been confirmed in a detailed quotation.

**17.139 Finance**

(a) The Month 7 financial statement, which had been circulated, was approved.

(b) Councilors noted preliminary bids for grant funding for next year's budget, which would be considered in December.

(c) **RESOLVED** (proposed Cllr Caudle, 2<sup>nd</sup> Cllr Kotchie unanimous) to pay

	Mendip Toilet Hire 25/9 – 30/10/17 inc. VAT	120.00
	Payman– payroll processing April – October 2017, inc. VAT	72.00
	S. J. Cole – November 2017	255.00
	R.G. Campbell – November 2017	321.96
	Ecosolve Ltd – drainage work per interim certificate, inc VAT	24,395.30
	A. Elvin – Church grass cutting 2017 <b>PC/SK unan</b>	167.44

**17.140 Risk assessment** No items for review this month

**17.141 Information**

(a) An update on the General Data Protection Regulation had been circulated. It was noted that an external Data Protection Officer would have to be appointed. However, Cllr Hartigan questioned whether the Parish Council needed to be registered under the General Data Protection Regulations, which come into force in May 2018. To be a December agenda item.

(b) A note of correspondence received had been circulated. No actions were identified

(c) Miscellaneous reports

- Mr Alex Martin had written to enquire whether WPC had considered B & NES's proposals for community libraries. He was now less interested, as the mobile library would remain for the time being.
- Ward Cllr Butters said B & NES had not gone into sufficient detail about its proposals for community libraries. The Cabinet would have to consider community libraries again.  
He encouraged WPC to send a representative to future meetings of the Bathavon South Forum
- Cllr Handel raised the subject of people alone at Christmas. It was agreed to put a note in the Parish Newsletter encouraging people who know of someone who will be alone to contact WPC via Cllr Handel.

17.142 **Meetings** The date of the next Parish Council meeting was confirmed

18 Dec 20:00	Parish Council meeting	Wellow Village Hall
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The Chair thanked all for attending and closed the meeting at 22:06.