

# Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

[www.wellowparish.info](http://www.wellowparish.info)

**Minutes of the Parish Council Meeting held  
on Monday 6th November 2023 at 7.30pm  
in Wellow Village Hall.**

Present: Dave Workman (Chairman), Nick Chapman; Mike Clarkson; Chris Cook.

In attendance: Matt McCabe (District Councillor); twelve residents; and Clerk (Olga Shepherd)

## PUBLIC PARTICIPATION

1. A resident proposed a programme for the maintenance of Ford river bank area with the aim to create an area that enhances the location and is a habitat to promote a healthy river and protection for the wildlife. The Parish Council strongly recommended that a qualified engineer must make an assessment to make sure that the removal of structural stonework from the river bank does not cause any problems. The Environment Agency must also be consulted before any structural work takes place. A quote for all works must be obtained for the Parish Council's approval prior to committing any PC funds. Once a quote is received, the Parish Council will consider and budget for the next financial year.

A planning application to BANES was submitted by the Parish Council to obtain permission to pollard willow trees in the Conservation Area. It was AGREED that the PC will pay £150 for pollarding the two willow trees once permission is granted.

2. It was NOTED that overgrown vegetation was trimmed back on Packhorse Bridge by a local volunteer. It was AGREED that landowners should be reminded that it is their responsibility to trim back any vegetation from their properties overhanging roads or footpaths.
3. Flooding issue from Wellow Road: The Parish Council AGREED to enquire whether farmers working on adjacent fields are doing anything different this year, which might have caused the excess flooding. Once this information is received, the Parish Council will ask BANES for any possible mitigation solutions.
4. The Parish Sweeper mentioned the potholes on Henley View. It was NOTED that the land is owned by BANES, but not adopted in BANES Highways maintenance programme. A councillor AGREED to take a look to see if these potholes can be filled with concrete.
5. A resident raised an issue of ownership of the Village Shop (shareholding). The Chairman requested that this is discussed by the Village Shop Committee.
6. It was NOTED that a new Village Hall Management has been appointed. Mrs Bea Dowty is appointed as the Chair and Secretary. Mrs. Katie Millar is the Treasurer.

### 1.11.23 Apologies

Apology received from Jonathan Luck

### 2.11.23 Declaration of Interests

No Interests were declared

### 3.11.23 Minutes

The Minutes of the Parish Council Meeting on 4<sup>th</sup> September 2023 were APPROVED and signed by the Chairman.

### 4.11.23 Planning Applications

a. The Planning Committee for application 22/02169/EOUT for Sulis Down development is taking place on 15<sup>th</sup> November 2023. Wellow PC will submit a request for a time slot to speak at the Planning Committee on behalf of Wellow Parish Council.

b. The Village Survey showed a large majority of respondents in favour of small, sympathetic residential developments on the edges of the village. Therefore the Parish Council will support an application to re-zone the derelict site at the top of Stoney Littleton Lane to allow planning permission to be sought for a small housing development. The Parish Council will email BANES to notify.

c. Yew trees at the Church yard – a request was sent to BANES to investigate the health of the tree and confirm that it not a danger to the public. It must be inspected once again.

#### d. The following planning applications were considered:

Planning Application number and address	Description of proposal	Parish Council comments
23/03521/FUL Dawn Rise, High Street	Erection of a replacement dwelling on the footprint of an existing dwelling on site.	SUPPORT
23/00981/FUL Sunnyside Bath Hill	Removal of redundant north end chimney stack and make good the roof line by replacing the chimney with a stone apex, lead and coping stone	SUPPORT.
23/03903/TCA Footpath Railway Lane To Mill Hill	2 no. Willow, pollard	As this is an application made by the Parish Council, the decision is left to BANES tree officer.

**b. To NOTE planning applications decisions by BANES Council since the last PC meeting.**

<b>Planning Application number and address</b>	<b>Description of proposal</b>	<b>Decision by BANES</b>
23/03132/TCA Canteen Cottage, Canteen Lane	T1-Ash. Fell tree has die-back	No objection

**5.11.23 The Church Clock**

1. It was NOTED that repairs to the Church Clock have been completed. A specialist's report on additional clock maintenance work was considered by the Parish Council. These works will improve the clock's condition and ensure that problems are avoided in the future. It was AGREED to use part of the CIL money to pay £820 quoted for the additional clock maintenance work.

**6.11.23 Wellow Community Bus**

The Community Bus Group Chairman reported on the recent repeated breakdowns of the Community Bus, which have required the hiring of replacement minibuses to keep services going for several weeks. A replacement reconditioned diesel engine has been installed. It is hoped that the bus will be back in service next week.

It was reported that WECA approved the Wellow Community Bus grant application for £25,000 towards the purchase of a new bus in place of the current one. These funds will be used to replenish the Community Bus working capital with £10,000 and £15,000 will be allocated towards the purchase of a new bus. Further fundraising will be organised by the Community Bus Committee. Events are being planned, one of them is a Curry and Bollywood Dance evening on 18 November.

A request has been made to the Village Show Team, the Hort Soc and Wellow Rec for a donation towards the new bus fund. The Bus Group were recommended to apply to the Community Chest to be granted a share of the proceeds from the Sparkle Party in December.

**7.11.23 Highways & Transport:**

The following updates were received:

- a. The Parish Council received a request from Sustrans to support a project to designate local lanes as 'Quite Lanes' for cycling, wheeling, walking and horse riding. However, the Parish Council agreed that not enough information had been provided to enable them to give their

support. More details will be required for further consideration.

- b. The Application to install a Speed Indication Device: quotes have been received. BANES Highways department has visited the proposed sites. A formal approval from BANES is still required.

Parish Council will work to develop a management plan for the SID in order to keep the batteries charged and to move the device to its other locations in the village. Councillors will also investigate the issue of Chapter 8 Health and Safety training before applying for funding for the SID.

- c. Speed Watch: it was NOTED that Speed Watch is slowing traffic down in the village. A big thank you was expressed to all volunteers.

### **8.11.23 Wellow Recreation**

- The Chairman of Wellow Recreation reported that although Wellow Rec has a good cash position, there has been a reduction in the amount of income during 2023. The Wellow Rec Committee actively working on new ideas to generate income. Cricket training sessions are being offered to children, there are plans to organise community events such as Open Air Cinema and Open Air Theatre. The Pavilion is being promoted for business meetings and parties. Wellow Rec is also working closely with St Julian's School to help maximise its use of the playing field. Wellow Rec is also considering making an application to the Football Association for funding in order to improve the pitch to attract more users.

- Wellow Way 10K event 2024: The Parish Council AGREED to pay for the BANES licence and public liability insurance premium for next year's event.

### **9.11.23 Community Infrastructure Levy:**

It was AGREED that £3,480 of the Community Improvement Levy funds will be allocated as follows:

- a. £820.00 for the maintenance work on the village clock.
- b. £1,000 for repair of the gate on Railway Lane. Quotes are still to be obtained.
- c. £1,500 maximum is to be allocated for a village compost bin ( or 50% of it's cost). Alternatively, the Parish Council will consider purchasing an additional bench in the play park.

### **10.11.23 Wellow and Shoscombe Cemetery**

– The Annual Burial Board Meeting was held on 25<sup>th</sup> October 23. The Minutes of the meeting have been circulated to Wellow PC and Shoscombe PC. Concerns were raised about rubbish being dumped at the cemetery grounds. The Parish Council was notified that no income was received from sale of grave plots at the cemetery this financial year. The expenditure for the upkeep of the cemetery is still expected to be around £3,000/year.

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The Burial Board will review the Burial Board finance in March 2024 and make a decision whether to apply to both Wellow PC and Shoscombe PC for a donation for the financial year 2024-25.

### 11.11.23 Communication and engagement with external bodies:

The following updates were received:

- a) Parish Council's website – Clerk will update at the next meeting.
  
- b) There was a good response to Wellow Parish 5-point Survey with 57 responses from approx. 230 households / 530 residents. The summary of the results will be published in the village Parish Post. Based on this survey, the Parish Council will create an Action Plan.
  
- c) The Parish Council representative attended the Parish Liaison Meeting on the 18<sup>th</sup> October and reported that neighbouring villages have similar concerns as Wellow such as traffic and the need for small housing developments to suit local residents' needs.

### 12.11.23 Finance and Administration:

- a) The Council reviewed the External Audit report for the 2022-23 accounts and NOTED the recommendations.
  
- b) Q2 bank reconciliation and allocation of funds were reviewed and APPROVED.
  
- c) The Village noticeboard renovation has been completed. This work has been done by a Councillor, which saved the Parish Council around £1,000. Everyone thanked the Councillor for his work!
  
- d) The following payments were ratified:

	<b>Net</b>	<b>VAT</b>	<b>Total amount</b>
Church Clock repair			£260.00

Church clock maintenance			£820.00
Brixey's invoice MW12089 (Community bus)	£2,415.67	£483.13	£2,989.00
Haynes engines invoice 3732 (Community bus)	£2,390.00	£478.00	£2,868.00
Greensward Sports Cons inv. SI-12850 (Village Hall Driveway hedge strimming (£300) and athletics track marking on playfield for schools Sports Day_ £120).	£420.00	£84.00	£504.00
<del>Greensward Sport Cons inv. SI-12966 (cut and collect recreational pitch)</del>	<del>£110.00</del>	<del>£22.00</del>	<del>£132.00</del>
MC Renovations – play park gate repair (paid from maintenance account)			£380.00
External Audit 2022-23. BDO Invoice 00431370			£252.00

To NOTE payments made since the last meeting:

	Net	VAT	Total amount
Staff salaries			Available to Council Members
IONOS September invoice	£8.00	£1.60	£9.60
IONOS October invoice	£8.00	£1.60	£9.60

### 13.11.23 Any Other Business

- It was mentioned that for the next general election Wellow and the whole Bathavon South ward, together with Peasedown, Radstock and Midsomer Norton will be included in a new parliamentary constituency: Frome and East Somerset.

Matt McCabe mentioned that funds are available for installation of EV charging points in community halls. The EV charging points require good electrical supply.

**14.11.23 Date of the next meeting:** Monday 8<sup>th</sup> January; Monday 4<sup>th</sup> March.