

Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

MINUTES OF THE PARISH COUNCIL MEETING
held at 8.00 pm on Tuesday 6 October 2015 in Wellow Village Hall

*Actions – marked **A** at right– are on the Clerk and on any Councillor whose initials also appear*

Present: Councillors B. Wright (Chair), H. Andrews, S. Betts, P. Caudle, S. Chauveau, S. Chivers, D. Clarkson, J. Handel

In attendance:, R. Campbell (Clerk), Nick Brown (internal auditor), six members of the public

PUBLIC PARTICIPATION

The Chair welcomed everyone and opened public participation.

- *Internal Auditor Nick Brown introduced himself and gave details of his accounting background and his experience in auditing parish councils.*

He was thanked and then left the meeting

- *Stewart Cole said that new railings on the corner by the school were bent right round, a tree on Farm Lane near the dovecote needed attention and the white railings on the packhorse bridge were still coming apart.*

To be reported to Highways

- *He also said that a newly trimmed hedge at the bridge could scratch vehicles.*

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

15.119 **Apologies**

Apologies were received and accepted from Cllr M. Hartigan, working abroad

15.120 **Declarations**

There were none

15.121 **Minutes**

The minutes of the Parish Council meeting of 1 September 2015 were agreed to be a true record. They were signed by the Chair.

15.122 **Clerk's Report**

- Fly tipping at Bath Hill had been reported to and cleared by B & NES
- The following had been installed by B & NES: yellow lines at the School, a gradient sign at Bull's Hill, new wooden chicane posts at Wellow Lane

15.123 **Planning**

(i) Applications

Councillors considered the following applications:

15-04035-FUL Brook Lodge Bull's Hill, Wellow, Bath BA2 8QS

Proposal: Erection of detached double garage and greenhouse following demolition of existing garage and greenhouse. Councillors noted that the public

right of way was not affected

RESOLVED (proposed Cllr Clarkson, 2nd Cllr Andrews, unanimous) to **support**

15-03827-FUL Upper Twinhoe Farm Upper Twinhoe, Wellow Bath BA2 8QX
Proposal: Change of use of agricultural land to horse gallop.

RESOLVED (proposed Cllr Caudle, 2nd Cllr Betts, unanimous) to **support**

Comments:

- gates should be erected where the gallop crosses the public footpath
- there should be signs on the bridle path
- whilst not expressing a preference, the Parish Council notes that white rather than green railings are the norm for visibility and safety

(ii) Planning decisions and updates

15/02202/FUL The Old Works Railway Lane Wellow Bath BA2 8QG

Proposal: Conversion of The Old Works building to form 1no. dwelling with detached garage and associated works including the demolition and rebuild of the north elevation. Decision: **permit**

15/03110/LBA Church Farm House High Street Wellow

Proposal: External work including replacing clay tiles with stone tiles on west roof slope, repair work to chimneys and dormer windows and replacement of two external doors and one gate. Decision: **consent**

15-03546-FUL Upper Twinhoe Farm Upper Twinhoe Wellow Bath

Proposal: Erection of a barn following demolition of existing barn.

Decision: **permit**

15/01590/LBA Canteen Cottage, Canteen Lane, Wellow

Proposal: External alterations to include the replacement of all windows and the erection of a porch following the demolition of the existing porch.

Decision: **consent**

(iii) Enforcement Little Horse Croft Farm: A retrospective application was not thought to have been submitted so far.

Agreed to ask B & NES enforcement for a more comprehensive response than had been received to date.

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(iv) Planning training Planning training sessions signed up to by Councillors were noted.

15.124 **New Sports Facilities**

(i) CIO This was taken next. Hugh Prentice reminded Councillors that the CIO was intended to spare the parish council day-to-day management of the Playing Field and to act as 'glue' for all the sports activities, with one bank account.

Since reporting to WPC in July, a public meeting had been held and three suggested improvements included in the constitution. The application to the Charity Commission was about to be sent off. Hugh Prentice said the six initial trustees would resign at the first AGM and it was hoped that the new trustees would include members of the sports groups. The initial trustees proposed to meet on the last Thursday of the month. They would:

- Smooth the way for joint working (matters such as double booking, parking, etc). They would ask the Village Hall Committee to take part in this.
- Agree their exact remit from WPC, asking one or two councilors to come

and help work it out and bring the result to the November PC meeting for ratification.

- Agree the funding requirement. There were three funding scenarios. All payments could be made by the CIO, who might have to register for VAT; the CIO could act as agent for WPC, who would order and be billed directly for VAT-able expenditure; or payments could all continue to go through WPC. He suggested a working group should resolve this and it was agreed this should be Mr Prentice plus Councillors Wright, Chauveau, Andrews and the Clerk.

He noted that WPC had budgeted £1700 for the CIO in 2015/16; half had been paid to the Village Hall Committee and the remaining £850 was now needed, expenditure having been incurred. From the floor, Richard Cromwell said the PC could not reclaim VAT on a grant.

Having established that the CIO must be in place with the Charity Commission before a bank account could be set up (anticipated for the end of October), Councillors felt they could not make a payment then and there.

The Chairman said the options should be explored by the working group and considered by the PC in November, with a view to issuing a cheque then.

Cllr Betts asked what would happen to the responsibilities of the present Playing Field Councillor. Mr Prentice suggested that they become a member of the working group.

Cllr Betts asked how money would be raised if all sports except tennis were to be free.

Mike Clarkson said each group will organise their own sport and will be asked to pay a small amount for each match to the CIO.

Cllr Andrews said the School will pay for tennis and netball coaching from money they receive from B & NES for this purpose. Cllr Wright checked that this income would be for maintenance, not profit, which was confirmed.

(ii) Update Mike Clarkson reported that the successful project was nearly complete. A few snagging issues remained to be dealt with but in a few weeks it would become the PC's responsibility to look after the facilities.

(iii) Sign Chris Wordsworth had reported that no supplier would guarantee the durability of the sign (warning that the gym equipment was for people 14 and older) he had offered to obtain. In view of the fact that the gym equipment was widely used by different age groups, he wondered whether it was still necessary. It was agreed to ask Mr Wordsworth if he would please obtain the sign nonetheless.

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15.125 **Highways and Rights of Way**

(i) Highways update Stefan Chivers of B & NES had advised that he was willing to attend a site meeting to review Wellow's traffic problems again, but had asked that the village be united in new ideas as to what it wanted. He had said that analysed data did not suggest a speeding problem and warned that there was very little funding.

It was agreed that Cllrs Clarkson and Betts would generate ideas for transmission to B & NES

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DC/SB

(ii) Rights of way updates Cllr Caudle was waiting to hear from the Rights of Way Officer to demonstrate to them the problem with footpath VA25/14 from Bath

A PC

Hill, which comes to a premature end in a field.

15.126 **Defibrillator and phone box**

The phone box is a listed building. Listed building consent will have to be obtained before the defibrillator can be attached to it.

The Clerk to consult Hinton Charterhouse.

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Cllr Handel will look for pro-forma plans on line.

A JH

Meanwhile the cabinet would be attached to the outside of the Village Hall.

One further piece of equipment was required. To be considered in November.

15.127 **Village Hall, playing field and play park**

(i) Parking arrangements Cllr Andrews said it was unclear who could park at the Village Hall. Did mothers with children have the right?

Cllr Betts said that parking was for Village Hall users. However, she would ask the Committee if those using the sports facilities can park on the left when there is no event in the Hall.

(ii) Drug taking The Village Hall Committee have now arranged for the lower gate to be shut at all times when the Hall is not in use, but it was thought that people on foot were still using the area for drug taking. Anyone seeing this was requested to dial 101.

PCSO Louise Jones, who was currently on leave, to be asked if she would attend the November meeting and advise.

(iii) Equipment safety Cllr Chauvea reported all playground equipment as being in good condition.

15.128 **Cleansing and recycling**

(i) Dog excrement It was agreed to ask the B & NES dog warden to provide signs for the Playing Field and Play Park.

(ii) New litter bin Cllr Caudle reported a resident's complain that the bin on The Batch often overflowed with litter and dog waste. It was agreed to ask B & NES for a new, larger bin and also for a bin opposite the School.

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The new bin which had appeared at Manor Close was being used.

(iii) Clothing bank It was agreed to obtain more information and to consider in November a request by the Great Western Air Ambulance Charity to site a clothing bank in Wellow.

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(iv) Parish Sweeper Scheme Cllr Caudle and the Clerk will meet Patricia Vincent of B & NES in Wellow for a review of the scheme.

A PC

15.129 **Finance**

(i) Financial statement The statement to 30 September was approved

(ii) Parish newsletter Councillors responded favourably to a request for a grant to the Parish Newsletter for 2015/16. The new standard application form to be sent and the matter included in November's agenda.

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(iii) Budget Grant application forms for year 2016/17 to be sent out for return by the end of October and reviewed at the 3 November meeting. A draft budget then to be prepared for consideration in December.

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(iv) Grant-receiving bodies See (iii), above.

(v) Pensions Regulator It was noted that Wellow Parish Council has been auto-

enrolled in the workplace pensions scheme, as is required. The 'staging date' for Wellow is 1 July 2017 but it is unlikely that the threshold for contributions will be reached

(vi) **RESOLVED** (proposed Cllr Chivers, 2nd Cllr Andrews, unanimous) to pay the following:

	£
S. J.Cole, Village Cleaner's wages	268.14
R. Campbell, Clerk's salary September, inc. tax refund	323.12
Wellow Parlour Shop (grant)	450.00
Wellow Community Bus Group (grant)	250.00
Wellow & Shoscombe Joint Burial Board (grant)	525.00
Grant Thornton UK LLP, external audit	360.00 inc VAT
Juia Handel, defibrillator batteries	15.52
TrueSpeed Communications Ltd, domain name renewal	18.00 inc VAT

(vii) The following previously approved payments, made since the last meeting, were noted.

	£
PSD Agronomy, feasibility study (cost to be recovered)	1035.00 inc VAT
Tildenet Ltd, hire of cricket net for launch day	195.00 inc VAT
Greensward Sports Consultancy, install cricket & soccer facilities, quarterly maintenance	9882.16 inc VAT
A. Smith, storage box	124.99 inc VAT
Information Commissioner, annual registration (approved 1 September, minute 15.115)	35.00

15.130 **Reports**

Bathavon Forum Cllr Clarkson reported on an interesting meeting at which she had had the opportunity to meet other local councillors and to learn about the Clinical Commissioning Group's plans to deliver integrated health and social care in B & NES.

Environs of Bath Sub-committee The Clerk reported on a meeting of parishes immediately surrounding Bath, chaired by Robert Hellard of South Stoke Parish Council.

It was agreed to write to B & NES reiterating opposition to any increase beyond 300 houses in the proposed development at South Stoke.

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15.131 **Next Meeting**

The date of the next meeting was confirmed as Tuesday 3 November 2015 at 8.00pm in Wellow Village Hall.

The Chairman thanked everyone for attending and closed the meeting at 9.55pm