

# 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 16 October 2017 at 20:00**  
**at Wellow Village Hall BA2 8PU**

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

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

## **Public Participation**

- Lyn Doman complained about rude and arrogant cyclists taking part in a recent event which had included Hinton Hill and Ford Road to the Trekking Centre (see minute 17.119d)
- Stewart Cole reported spring water running on Mill Hill; he was still concerned about the condition of the wall by Hungerford Terrace; and he reported that the gully near the chicane at the W. entrance to Wellow was still blocked (see minute 17.119 for all items).

Mr Cole also expressed concern about a number of large trees in residents' gardens. Cllr Chivers said that sometimes removing limbs made trees more unstable.

The Chairman suggested that Mr Cole report specific examples of concern to WPC.

- Andy Clarke said that the concrete hardstanding at Hungerford Terrace should be designated for loading only. A recent increase in cars parked there had made passing more difficult, leading to motorists, mostly from outside the village, becoming irate. He parked by the Village Shop (see minute 17.119a).
- Michael Clarkson spoke on an email he had sent to WPC pointing out the persistent standing water at the entrance to Tuggy's Barn, Wellow Lane, and the rough road edge opposite, both in Hinton Charterhouse Parish. He expressed concern about the state of the road at Combe Hay Bridge and about water which could freeze in winter running from the Combe Hay side (see minute 17.119b).

## **17.114 Apologies**

Apologies for absence were received and ACCEPTED from Cllr J. Handel (working).  
Ward Cllr N. Butters and Mr R. Holland sent their apologies.

## **17.115 Interests**

There were no declarations of interests.

**17.116 Minutes** The minutes of the Parish Council Meeting of 18/9/17 were APPROVED as a true record and signed by the Chair

## **17.117 Reports**

(a) Playing Field drainage. A comprehensive report had been circulated by Andy Smith. A letter to be sent thanking him for his monumental work on the project. He and Mike

Clarkson were due to meet the contractor later that week to deal with snagging issues. Field recovery would take some time.

(b) Pavilion project (report circulated). Cllr Clarkson said work was progressing well in a collaborative spirit, divided into three areas: funding; external and internal layout; access and operation. A financial report would be made at November's WPC meeting.

(c) Playpark Wildwood had been asked to quote for work on the tree by the swings

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

- Curo insist the waste bin at Manor Close is B & NES's responsibility. To be checked.
- The Playing Field Deed of Dedication has been registered
- Lyn Doman has kindly staked the holes in the Playing Field W. fence.
- B & NES have been notified that the Wellow Car Park complaint is being held. Gullies in Station Road have been cleared.

#### 17.118 Planning

(a) Councillors considered the following applications:

<p>17/04883/FUL 11.10.17 <b>RESOLVED to support</b> (proposed Cllr Betts, 2<sup>nd</sup> Cllr Chivers, unanimous)</p>	<p>Wellow Hurst High Street Wellow BA2 8PU</p> <hr/> <p>Observations: owners' current amenity is adversely affected by overlooking. Proposal would remedy this and</p>	<p>Upwards extension to change a lean-to roof to a Pitched roof.</p> <hr/> <p>enhance property's appearance. There would be no negative impact on the Conservation Area or AONB. The design and materials are acceptable.</p>
<p>17/03658/VAR New information 06.10.17 AGREED to leave to planning officer.</p>	<p>Little Horse Croft Farm Ford Road Wellow BA2 8QF</p>	<p>Vary condition 2 of permission 15/05562/FUL (agricultural barn, hardstanding, use of Biomass boiler) (Regularisation) 27.5.2016.</p>

(b) The following decisions by B & NES were noted:

17/04883/FUL The Maltings Mill Hill	T1 Yew - Reshape with a 20-25% crown reduction	No objection 9.10.17
17/04102/TCA 2 The Batch	T1-4 Ash in copse to rear of 2 The Batch: Pollard	No objection 26/09/17
17/03914/FUL & 17/03915/LBA Greenhayes High Street	Single storey extension to replace existing conservatory. New porch	Permit & Consent 22/9/17
17/01968/FUL Vera House, Railway Lane	One-and-a-half storey extension, alterations, car parking spaces	Permit 11/10/17

(c) There were no enforcement updates

(d) A report on the Spatial Plan, New Local Plan & HELAA briefing had been circulated. Cllr Caudle said the meeting had been well attended and searching questions asked of the planner. No transport rep. had attended. Whitchurch Parish Council had extracted a promise from the Chair that no more housing would be built in that parish until a transport infrastructure plan was in place.

#### 17.119 **Highways and rights of way**

(a) Parking in village blackspots AGREED to ask the Area Traffic Engineer to attend a meeting at Hungerford Terrace to discuss how to alleviate vehicle passing problems.

The condition of the wall by Hungerford Terrace had been reported to B & NES, who had inspected. To be further reported only if the condition worsened.

(b) Highways maintenance. Some of the items on the list of minor works agreed with the Highways Inspector on 19 September had now been completed.

Cllr Caudle had reported the demolished 20mph sign at the west end.

Additional items to be reported: water running down Mill Hill, blocked gully near west end chicane; standing water and road surface at Tuggy's Barn and road surface opposite (Hinton Charterhouse PC also to be contacted); road surface and running water at Combe Hay Bridge.

(c) Village Gates/signs/planting at chicanes Cllr Caudle said the proposed work (details circulated) would cost about £4K. She did not think further discussion would be fruitful until WPC had found the necessary funding.

(d) Cycling. The Clerk to find out who had organized the recent cycling event and then contact them about the behaviour of riders.

#### 17.120 **Wellow Playing Field and Playpark**

(a) The Service Level Agreement with Wellow Recreation (approved 17.107a) was signed after the meeting.

(b) Fencing One of the three quotations did not conform to the requested specification. A replacement to be sought.

**17.121 Insurance**

Container outside Village Hall An insurance cost of £160 p.a. had been quoted. AGREED WPC would not insure.

**17.122 Church clock**

Repairs to the number 3 hammer would cost 'in the order of £800 + VAT'. If WPC is responsible for repair (to be checked), a firm quotation to be obtained from the horological engineer.

**17.123 Finance**

(a) Month 6 financial statement (circulated). This was APPROVED

(b) Precept consultation WPC considers it nonsense at the level of small parishes to propose referendums for a precept increase of 2%.

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

1956	Mendip Toilet Hire 28/8 – 25/9/17 inc. VAT	96.00
1957	R. Campbell – home office allowance first half postage, consumables	134.08
1958	S. J. Cole – October 2017	240.00
1959	R.G. Campbell – October 2017	321.76
1960	Professional Sportsturf Design (NW) Ltd – drainage contract administration, inc. VAT 908.00	5,448.00

**RESOLVED** (proposed Cllr Kotchie, 2<sup>nd</sup> Cllr Chivers, unanimous) to pay (late receipt):

1961	Hugh James – professional charges re Deed of Dedication, inc. VAT	917.00
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**17.124 Risk assessment** Members' registers of interests had been updated where necessary.

**17.125 Information**

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

(b) Completion of the Rural Service Facilities Survey was noted.

(c) Miscellaneous: Cllr Clarkson enquired about the date for Christmas Carols. It was hoped to form a choir.

**17.126 Meetings** The date of the next meeting was confirmed as follows:

20 Nov 20:00	Parish Council meeting To include budget parameters	Wellow Village Hall
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The Chair thanked all for attending and closed the meeting at 21:35.