

# Wellow Parish Council

BATHAVON SOUTH WARD of BATH & NORTH-EAST SOMERSET

**MINUTES OF THE PARISH COUNCIL MEETING**  
**held at 8.00 pm on Tuesday 1 September 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, S. Chivers, D. Clarkson, J. Handel, M. Hartigan

**In attendance:** District Councillor N. Butters, R. Campbell (Clerk), six members of the public

**PUBLIC PARTICIPATION** The Chair had advised that his train was delayed. Vice-chair Debbie Clarkson welcomed everyone and opened public participation. Comments are noted in *italic*. They do not form part of the minutes

- *The partial replacement of bollards at the High Street chicance was unsightly. Dog excrement was a problem in the village*

These matters are dealt with under 15.110 (i) and 15.112 (ii) below.

CLlr Clarkson thanked the speaker and closed public participation.

15.104 **Apologies**

Apologies were received and accepted from Councillors P.Caudle (away) and S. Chauveau (on business)

15.105 **Declarations**

None

CLlr Wright joined the meeting, offered his apologies and took the chair.

15.106 **Minutes**

The minutes of the PC meeting of 7 July 2015 were agreed to be a true record. They were signed by the Chair.

The Clerk undertook to produce draft minutes of meetings within a week whenever possible.

15.107 **Clerk's Report**

Items from the preceding meeting were dealt with under agenda headings below.

The Clerk reported that the external audit report had been signed without qualification.

The auditor had noted in relation to the 2013-14 accounts that the council tax support grant should have been listed under other expenditure, not as part of the precept. This adjustment had not been made in the preceding year column in this year's accounting statements, but this did not affect their opinion. The audit report and accounts will be posted on the website.

15.108 **Planning**

(i) Applications

Councillors considered the following applications and recommended as follows:

**15/03531/TCA** Watersmeet, Mill Hill, Wellow, Bath

Proposal: Fell to ground level 1 tree Aesculus x Cornea, diseased with phytophthora.

**RESOLVED:** (proposed Cllr Chivers, 2<sup>nd</sup> Cllr Andrews, unanimous) to **support**.

**15/03546/FUL** Upper Twinhoe Farm, Upper Twinhoe, Wellow, Bath

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

**RESOLVED:** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Chivers, unanimous) to **support**

Comment: Permission should be for agricultural use only.

**15/03110/LBA** Church Farm House High Street Wellow Bath BA2 8QS. 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.

The Council agreed that their response would be **no comment**.

(ii) Logging at Litle Horse Croft Farm

A letter had been received from the Enforcement Officer for circulation to members. A letter to be sent to her stressing the depth of local concern at the ongoing activity.

(iii) Planning and enforcement decisions and updates The following had been received:

15/03048/FUL Canteen House Canteen Lane

Erection of single storey extension, internal remodelling/refurbishment of existing dwelling and demolition of outbuildings. PERMIT

15/02965/FUL Church House High Street Wellow Bath. Erection of single storey side extension, new window, door openings and a velux rooflight. PERMIT

15/00741/MRES Application Type: Minerals and Waste Reserved Matters, Fosseway Environment Park Fosseway, Bath Bath APPROVE

15/03074/TCA Church Farm House High Street Wellow Bath Bath And North East Somerset. NO OBJECTION.

(iv) Planning training Details would be given in October

15.109 **New Sports Facilities**

(i) Notice at outdoor gym

A report from Cllr Chauveau had been circulated to members. Chris Wordsworth had agreed to order a sign. Permission had been received from Duncan Hammerton to attach sign to his wall facing the outdoor gym. Cllr Chauveau will fix the sign.

(ii) & (iii) Update Andy Smith of the Parish Council Sports Project Management Group gave an update, which included the following:

- All was in order from a financial perspective. Most of the money raised had now been spent, within budget. VAT recovery continued to meet final payments.
- He hoped all would be able to attend the launch on Saturday 5 September. Sports would include cycling, netball, cricket and boules as well as tennis. There would be a boot camp. He encouraged people to sign up and have a good time. All would be free on the day.

- He confirmed in response to a question from Cllr Handel that cricket helmets would be worn.
- Site maintenance was paid for one year; after that it would be down to the parish council or CIO.
- 259 members had signed up for tennis; 15 people had played that night.
- A grant of £20K towards the hoped-for pavilion was being made.
- An agronomist from Sport England had inspected the site. Whilst the present drainage arrangements were satisfactory, to improve drainage of the clay soil further it would be necessary to dig deep channels every five metres at a cost of about £28K. Sport England had offered this money. It was proposed to wait and see how much winter usage there was before making a decision in January or February. Sport England will pay the cost of the agronomist.
- There were two teams of women netball players who met weekly
- The ECB had provided an unexpected grant of £5.5K, which will allow for a better finish between the bowling and batting areas.
- Wednesday evening pétanque sessions were growing
- The outdoor gym area now had a good hoggin surface.
- A bench commemorating the Millenium had been purchased and sited on the Playing Field; it was hoped that a donatioin would allow for a second bench.
- Communications with St Julian's School were good and it was hoped pupils would play tennis, netball and football on the new facilities. Information had been provided ot the school on accessing annual funding for these activities.

The Chairman invited questions; there being none, he thanked Andy Smith for his comprehensive update.

#### 15.110 **Highways and Rights of Way**

(i) Traffic calming The Chair said this was a big subject to deal with that evening. Cllr Andrews said that the impending 300 new houses at Southstoke would bring extra traffic down Combe Hay Lane and then Bath Hill.

District Cllr Butters said a planning condition was that there would be no turning left, but Councillors thought traffic would simply go round the roundabout. Cllr Butters said the developers were late in holding their workshop. He encouraged the parish council to attend and state Wellow's case when the workshop was eventually held.

It was agreed to ask Highways to make a site visit to Wellow to discuss traffic calming and other matters.

#### (ii) Update

- White lining had been completed
- Wooden chicane marker posts had been replaced on Bath Hill
- Metal replacement posts at Wellow Lane chicane were due to be replaced again with wooden posts

The following have been reported following an inspection by Cllr Caudle:

- Overgrown grass verge to the west of Hungerford Terrace by the bus stop
- Missing gradient sign on Bulls Hill
- Blocked storm water drain on Bulls Hill, going out of the village

District Cllr Butters said that B & NES's legal department had linked some 50 schemes for yellow lines together, to the frustration of Highways. A problem with one held all the others up. It might be some time before the yellow lines at St Julian's School appeared.

(iii) Parking for visiting cyclists

An email had been received lamenting the lack of racks for visiting cyclists in Wellow. Councillors said they had not opposed racks, as had been suggested, but nor could they promote them. The correspondent to be so advised.

**15.111 Defibrillator**

(i) Phone box The purchasing process was under way.

(ii) Cabinet and installation Cllr Handel reported that a number of people and the Village Hall Committee had kindly made donations towards the cost of a heated, alarmed cabinet. David Phillips had agreed to redirect his previously offered £400 to this end. All donors to be thanked. The Parish council also had in hand the £246 proceeds of a quiz night at the Fox and Badger.

It was proposed to site the defibrillator outside the Village Hall until the phone box was ready. Cllr Handel had researched the market and proposed a cabinet from Turtle Engineering.

The Clerk to establish if the box is insurable.

**RESOLVED** (proposed Cllr Handel., 2<sup>nd</sup> Cllr Chivers, unanimous) to purchase a cabinet from Turtle Engineering at a cost of £690 including VAT. The model to have glass to smash to reach the key.

**15.112 Playing field and children's play park**

(i) Drug taking a report from Cllr Chauveau had been circulated. Cllr Andrews referred to this. Groups of youths have had visited the playing field and left behind nitrous oxide capsules and drug snap bags.

Before considering action such as locking the gates at night, it was agreed to ask PCSO Louise Jones to come to a parish council meeting and advise.

(ii) Dog excrement this was a problem on the Playing Field and more widely in the village. From the floor a resident cited the footpath by Manor Farm. People needed to be educated about the dangers of excrement.

Agreed in principle to put a notice on the Playing Field saying all dogs must be on a lead. To be held pending the visit of the PCSO.

The dog warden to be asked to replace no fouling signs on the Playing Field.

More bins were needed in the village; it was uncertain if B & NES would supply any.

Cllr Chauveau to be asked to review overhanging trees in the play park.

(iii) Equipment safety

**15.113 Clothing bank**

This item was held over until October

**15.114 Domain name**

The Council thanked Joe Karthausser for his offer (Public Participation, 7 July) to

pass on at cost (£100) the domain name wellow.org, but decided to continue with the existing name.

**15.115 Finance**

(i) Bank signatory

**RESOLVED** (proposed Cllr Clarkson, 2<sup>nd</sup> Cllr Hartigan, unanimous) to add the Clerk to the list of bank signatories, not to sign cheques but so that the bank would talk to him.

(ii) Financial statement To be circulated

(iii) Financial information from outside bodies To be considered in October

(iv) Payments

**RESOLVED** (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Andrews, unanimous) to pay the following:

The following approved (salary/wages budgeted) payments had been made since the last meeting

Chq		£
1768	Fosse Contracts Ltd (Minute 15.100 iii)	24,000.00
1769	Luminance Pro (Minute 15.100 iii)	6,000.00
1770	Sightline Landscapes (Minute 15.100 iii)	900.00
1771	CANCELLED	-
1772	Chris Wordsworth, expenses (Minute 15.100 iii)	165.89
1773	S. J.Cole, wages (part)	215.82
1774	R. Campbell, Clerk's salary July	320.32
1775	Fosse Contracts Ltd (Minute 15.100 iii)	5,311.60
1776	Luminance Pro (Minute 15.100 iii)	6,044.00
1777	Tildanet Ltd, cricket nets( Minute 15.100 iii)	1,440.02

**15.116 Training**

This would be held in Wellow Village Hall on Tuesday 13 October, starting at 7.00pm. Councillor Janet Young from Combe Hay would also attend.

**15.117 Reports**

Following a request from a resident, Cllr Chivers will again ask B & NES about the tree believed to be causing cracking to the wall in front of Church Farm House.

**15.118 Next Meeting**

The date of the next meeting was confirmed as Tuesday 6 October 2015 at 8.00pm in Wellow Village Hall.

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