

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

**MINUTES OF THE MEETING of the Parish Council (WPC) held on Monday 17 September 2018 at 20:00 at Wellow Village Hall BA2 8PU**

**Present:** Councillors S. Betts, S. Chivers, D. Clarkson, J. Handel  
S. Kotchie. M. Hartigan, B. Wright (Chair) P. Caudle (Vice-chair)

**In attendance:** Ward Councillor N. Butters, K. Griffiths (clerk,) Robin Campbell (outgoing clerk) and 6 members of the public

**PUBLIC PARTICIPATION**

- Stuart Cole raised the following concerns:
- The Humphries are leaving Wellow parish and will be missed, a gathering was suggested to wish them well. Suggested a sendoff. Cllr Clarkson confirmed a sendoff had been facilitated by the sports club
- There is a pothole in the road located near to the village shop. Cllr Caudle confirmed that she was in touch with BANES re this issue
- The community bus is scratched
- Structure of the Fullers Earth Works vulnerable and unsafe. Cllr Kotchie confirmed he had looked at the structure and deemed it fragile. Clerk to contact Roland Hames of BANES and request structural engineer make an assessment

**END OF PUBLIC PARTICIPATION**

**18.103 Apologies**

Apologies for absence were received and accepted from Cllr H. Andrews who was looking after a sick friend. It was then noted by Cllr Wright that Cllr Andrews has been excused until further notice whilst enforcement action is pending

**18.104 Interests**

None

**18.105 Minutes** The minutes of the Parish Council Meeting of 18 July 2018 were APPROVED as a true record and signed by the Chair.

**18.106 Clerk**

(a) The outgoing clerk, R. Campbell was thanked immensely for all the hard work and support he has offered to WPC over the last 4 years.

(b) Kirsten Griffiths welcomed and appointed as clerk and RFO by the Councillors

(c) Scribe quotation considered and approved by Cllr Caudle (Proposer) and Cllr Clarkson (Seconder.)

### 18.107 Planning

(a) Councillors CONSIDERED the following applications:

18/03833/CLEU Church Farm Buildings Ford Rd. Wellow BA2 8QF	Use of the site for commercial storage and workshop, including vehicle repair and maintenance (Certificate of Lawfulness for an Existing Use).	Cllr Caudle noting that WPC cannot object unless they have compelling reason to do so. Noted that parking infringes pavement and vehicles may be untaxed. No objection (proposer Cllr Hartigan, seconder Cllr Chivers)
18/03973/REM 4.9.18 Knoll Farm White Ox Mead Lane BA2 8PL	Removal of condition 6 of application 1552 (Erection of a bungalow, with services, on land adjoining White Ox, Mead Lane, Peasedown St John and the use of an existing vehicular access thereto)	No comment (proposer Cllr Kotchie, seconder Cllr Betts)
18/03494/TCA	T1 trees within 5m of the viaduct-fell. T2 uprooted sycamore-fell. T3 dying sycamore -fell. T4 maple-fell. Jane Brewer	Deferred. Jane Brewer to make decision on safety grounds
18/03119/FUL Upper Twinhoe Farm Upper Twinhoe Wellow	Provision of Horse Walker Christine Moorfield	Already supported previously
18/03118/FUL The Steam Mill Railway Lane BA2 8QG	Repositioning the entrance porch door and blocking up an internal opening to create a self-contained flat. Hayden Foster	Already addressed at previous PC meeting

(b) B&NES decisions were NOTED as follows

The Manor House High Street Wellow, BA2 8QQ	T1 Lime. Thin and lower canopy. Remove limbs overhanging neighboring property	Permitted
18/03408/TCA	T1 Poplar-fell. Jane Brewer	No objection
18/01998/FUL Hilltrough High Street Wellow, BA2	Demolition of the rear conservatory and side car port, erection of front and rear	Permitted

8PU	extensions and conversion of the roof to provide first floor	
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(c) Enforcement

BANES to be contacted regarding Little Horse Croft Farm – clerk to contact Richard Stott .

**18.108 Highways & Transport**

Cllr Kotchie explained that the environment agency had now cleared the ford, and the question now was when BANES are actually going to come and do the work required. Cllr Kotchie to request an update and cc' the clerk in

Cllr Handel explained that members of the public complained about traffic near the school and in particular the dangers it poses. The school has suggested BANES come out and visit for themselves as there is not much it (the school) can really do

Stefan Chivers to be contacted

**18.109 Rights of way**

To note the diversion order made by BANES in relation to public footpaths BA25/13 and BA25/14, Weavers Farm Lodge, Wellow

**18.110 Sports Pavilion**

Things are progressing well. It is hoped the accounts can be closed over the next couple of months. WVT and WVT share financial responsibility. The finances are looking strong

**18.111 Village Hall**

Cllr Betts explained there would be a full meeting at the end of October and was hopeful that by the November WPC meeting she would have a positive answer regarding the issue of container storage.

Re the insurance claim, the insurance company wrote to the treasurer and it is now in the hands of the assessor -hoping not to be liable.

Quote received from 'Scott' for £80.00 to grind the tree stump down. This sum was approved in advance by proposer Cllr Wright and seconder Cllr Kotchie

**18.097 Playing Field, Play Park**

- a) 180sqm would need to be turned into a car park at a cost of between £5 and £6k, also requires planning permission. Is this feasible? Cllr Handel suggested that the starting point would be to consider disabled parking bays as a priority and perhaps then make a formal application to the village hall for a marked bay.
- b) Drainage project: Fencing required around football pith. Work commencing week of the 24<sup>th</sup> Jan 2019, requiring 60 tonnes of sand. £2,700 will be required for the general reserves 'pot' which is why WPC need the insurance claim to come through. Play park maintenance issue to be picked up at next months' meeting. Cllr Wright highlighting that the issue of the fence, in particular, making it safe and compliant to be picked up at next months' meeting
- c) No one present to advance an argument in support of Boules Park maintenance. The general view is that the maintenance of pre-existing assets should be maintained first as a priority. Chair to discuss with Boules Club

- d) Cllr Clarkson explained she would like to place a target board along the fence measuring approx. 1sqm. Proposer Cllr Kotchie and seconder Cllr Wright-approved

### 18.105 Policies

Privacy notice in compliance with GDPR on website, If anyone has any questions these should be directed to the clerk

### 18.100 Finance

- (a) Robin Campbell explained that the clock bill was showing as 'unrepresented' because no bill had been received. R Campbell and the clerk to discuss
- (b) Parish sweeper funding to be reduced in November. Robin Campbell previously sent a report making recommendations. Clerk to obtain copy of the report
- (c) Future grant funding framework-already agreed in principle
- (g) RESOLVED (proposed Cllr Hartigan, 2<sup>nd</sup> Cllr Caudle, unanimous) to pay:

	Mendip Toilet Hire – 25.6 – 24.7.18 (final)_	£120.00
	Data Commissioner's Office – data protection fee	£40.00
	CPRE – consider renewal for 1 year from 9.10.18	£50.00
	Truespeed – domain name renewal, 2 years	Awaiting invoice
	R. Campbell, budgeted office allowance (88.00), stamps (16.08), balance Ecosolve invoice 18407 (20.00)	£116.04
	S. Cole - September	£313.20
	K. Griffiths – September + 10 days August	£345.56

### 18.101 Information

- (a) Correspondence received since the last meeting was noted.

i) Christmas tree festival

memorial request from member of the public. Cllr Andrews deals with this in liaison with Sarah Benyon, the clerk at the church. Cllr Chivers to give details to clerk of a previous bench that was purchased

- ii) Cllr Caudle responded to member of the public concerned with fly infestation

18.074 **Meetings** WPC will next meet on 15 October 2018 at 20:00 in Wellow Village Hall

The Chair thanked all for attending and closed the meeting at 21.35pm

Cllr Chivers will be absent at October's meeting due to holiday