

# Wellow Parish Council

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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

**Monday September 8th 2025 at 7.30pm in the Village Hall**

## MINUTES

### Public Participation

Before the Parish Council Meeting commences Parishioners may address the Council on matters of local concern. A three-minute slot is allocated for each point raised.

- The Parish Sweeper raised concerns that ‘customers only’ parking spaces by the village shop are being taken up by residents. Chairman asked that signs are put on offending cars to raise awareness
- He also raised concerns about various trees in the car park & on Farm Lane, as well as root disruption on the path outside the church. A reminder to be sent to BANES highways concerning the path
- A representative from Sustrans outlined another village engagement on October 21<sup>st</sup> to show present designs & to obtain some feedback. A poster will be submitted to the Parish Post prior to the meeting

### **1.09.25 Welcome and Apologies for absence**

Dave Workman (Chair), Sarah Sell, Mike Clarkson, Chris Cooke, Matt McCabe & the Parish Clerk

Apologies received from Jonathan Luck, Nick Chapman

### **2.09.25 Interests.**

Sarah Sell declared an interest in item 2 in the Planning Applications

### **3.09.25 To confirm the minutes of the Parish Council Meeting on July 7<sup>th</sup> 2025 & also the EPC on July 23<sup>rd</sup> 2025 for accuracy:** draft previously circulated to all Councillors.

Minutes were approved

### **4.09.25 Planning Applications**

a. To consider the following planning applications:

| Planning Application number and address                                 | Description of proposal                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/03062/FUL<br>Elmlea, Railway Lane, Wellow<br>Bath BA2 8QG            | Erection of two story side, and single story rear extension, alterations to bay windows, and associated works, following demolition of outbuildings and front porch.<br><b>A decision on this application is deferred to BANES due to lack of accurate information on the change of size of the building</b> |
| 25/03301/TCA<br>Church Farm House, High Street,<br>Wellow, Bath BA2 8QS | T2-Topiarised Yew, fell, outgrown location T3-Wedding Cake, formative prune, crown clean T4-Yew, crown lift to 0.75m G5-Lilac group, reduce top and sides up to 1-1.5 m<br><b>This application is to be passed on to Jane Brewer the tree officer</b>                                                        |

b. To NOTE planning application decisions by B&NES Council since the last PC meeting.

These applications were noted

#### **5.09.25 Wellow Community Bus**

Concerns on the viability of the bus were raised, due to diminished use for school runs, and reduced sponsorship.

A volunteer fundraiser has been engaged, to try to identify new grants & sponsors

A grant will be applied for

Some of the hours that the bus runs can be reduced due to very low usage by passengers

Possibility of having a village fundraiser was suggested

#### **6.09.25 Highways & Transport:**

1) Report from Sustrans (Alban Luffnan)

Sustrans is to be re-named as 'Walk, Wheels, Cycle Trust' from October

2) Overnight stays in village car park

Camper vans have been staying overnight in the village car park

Concerns were raised about increasing numbers, and the hygiene implications of people staying there. Also, that these vans may encourage more unwanted overnight/longer term stays.

It was suggested that the barrier that was in place is restored, but there were reservations about this due to safety concerns about vehicles being unable to turn.

Signs stating no overnight parking were also suggested along with parking charges.

It was agreed that residents immediately adjacent to the car park were spoken to about their wishes & concerns about measures taken to discourage these stays, and that BANES would be requested to modify the wording on their website.

### **7.09.25 Wellow Recreation**

#### **1) Resurfacing of the Village Hall drive in 2026**

There is no budget for resurfacing the drive in 2025, and as the drive is getting worse, provision should be made for 2026.

Several quotes have been obtained with Wainwrights being the best.

It is suggested that a meeting is set up with Wainwrights for a preliminary budget set, and all interested parties are contacted and asked for a contribution.

It was suggested that the waste bin that necessitates a very large lorry to collect (hence doing more damage to the drive) is replaced with a smaller bin that is more easily collected.

#### **2) Rotting sleepers in Boules Piste**

Sleepers rotting around the piste are a safety concern, and the cost of replacing would be around £1000.

It was suggested that the perimeter is levelled rather than having the raised edge, which would then only be a one-off cost.

### **8.09.25 Tree Maintenance**

#### **1) To receive an update on proposed tree works.**

- Tree outside Manor Lodge  
BANES have been chased about this tree in addition to other tree works that need to be carried out. There is also a tree in Farm Lane that requires attention and also a tree outside the church that requires the branches trimming back in order to be able to read a sign.
- Bridge at Stoney Littleton  
No progress has been made with deciding who is responsible for this maintenance of this bridge. Further investigations will be undertaken

### **9.09.25 Burial Board**

A contractor has been appointed to cut the grass & hedges, and 8 volunteers have come forward to help keep the cemetery tidy.

#### **10.09.25 Finance and Administration:**

- Routine transactions all continue, in addition a payment to pay for some playpark repairs is going out Cllr McCabe offered to arrange payment for that from the councillor's fund. His offer was gratefully accepted.
- The Audit in in hand and after reviewing the relevant forms, it was agreed that they were in order & would be signed by the Chairman and sent on to BDO.
- It was noted that no depreciation of assets is included in the accounts.
- Two issues have arisen as a result of the external audit.
- Firstly, the auditor confirmed that if our turnover was less than £25k/annum we would not need to conduct an external audit. Our Turnover exceeds this amount because we are buying for other groups in the village in order that they can reclaim the Vat. The external audit costs WPC circa £400/annum.
- Secondly the auditor focused on the banking services that the WPC has been providing to external groups in the village and recommended that as we have not control of the source or use of these funds that we should cease this activity as soon as is practically possible.

#### **11.09.25 Any Other Business**

There was no other business and the meeting closed at 20.50

#### **14.09.25 Date of the next meeting:**

**3<sup>rd</sup> November 2025**