

# WELLOW PARISH COUNCIL

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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

Minutes of the Parish Council Meeting held  
on Monday 11<sup>th</sup> July 2022 at 19.30pm in the Village Hall.

Councillors present: Debbie Clarkson (Chairman), David Phillips, Sue Chivers, Nick Chapman, Nigel Thomas

In Attendance: Clerk and 4 residents.

## PUBLIC PARTICIPATION

- A resident mentioned that the speed survey in the village had a high level of support from local residents
- A fly tipping in Gurt's Lane was brought up to the attention of the council

### ● MINUTES OF THE PARISH COUNCIL MEETING

#### 1.7.22 APOLOGIES

Apologies received from Pat Caudle and Dave Workman

#### 2.7.22 INTERESTS

No Interests were declared

#### 3.7.22 MINUTES OF THE PARISH COUNCIL MEETING ON 6<sup>th</sup> June.

The Minutes of the Parish Council meeting on 6<sup>th</sup> June 2022 were approved as a true record and signed by the Chairman.

#### 4.7.22 PLANNING APPLICATIONS

- The following planning applications were considered. Draft Comments to BANES discussed.

Planning Application number and address	Description of proposal	Parish Council decision
22/022169/EOUT Parcel 4234, Combe Hay Lane, Combe Hay, Bath, Bath And North East Somerset,	(i) Outline application for Phases 3 and 4 for up to 300 dwellings; landscaping; drainage; open space; footpaths and emergency access; all matters reserved, except access from Combe Hay Lane via the approved Phase 1 spine road (details of internal roads and footpaths reserved); (ii) Detailed application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; and boundary treatment; to enable construction of the spine road, and (iii) Detailed application for landscaping; mitigation works; allotments; including access; on the field known as Derrymans.	Objections on this application will be prepared on behalf WPC addressing concerns of potential traffic impact on Wellow.
22/00903/VAR Parcel 2200 Norton	Variation of condition 3 (landscaping) on 19/02167/FUL to provide revised landscaping scheme.	SUPPORT as long as variations apply

Lane Wellow		
22/02274/ADCOU Barn At Upper Hayes Bath Hill	Prior approval request for change of use from Agricultural Building to 1no. Dwelling (Use Class C3) and associated operational development.	OBJECT
22/02240/FUL Dawn Rise High Street	Erection of single storey side extension and single storey detached garage following demolition of existing garage and rear terrace. Refurbishment of existing dwelling to include new slate roof, new windows and external wall insulation with timber rain screen cladding.	SUPPORT
22/02372/FUL The Maltings Mill Hill	Erection of Victorian style greenhouse	SUPPORT
22/02500/FUL Little Owl Barn White Ox Mead	Re-development, conversion and alteration of an outbuilding to form a single residential dwelling (Use Class C3), including access, landscaping and associated works	SUPPORT
22/02351/TCA The Old Orchard High Street	Conifer (T1) - Fell.	Decision is left to the planning officer
22/02252/TCA Manor Stables Farm Lane	Apple tree T1 - crown reduction by maximum 2 m and thin via removing crossing, dead and cankerous branches Apple tree T2 - crown reduction by maximum 2 m and thin via removing crossing, dead and cankerous branches Cherry T3 and T4 - multiple stem failures within crown, crown reduction by maximum 3 m to mitigate risk of further branch failure Damson T5 - large amounts of deadwood throughout crown, reduce crown by 2-3 m to mitigate risk of failure	SUPPORT
22/02493/TCA Former Somerset And Dorset Railway East Of Mill Hill	Ash (T1) - Fell in sections to ground level for safety reasons. Sycamore (T2) - Reduce height of crown by approx. 3m. Reduce side branches by approx. 2 metres to balance crown. Sycamore (T3) - Fell section to ground level.	SUPPORT

The following planning decisions by B&NES Council NOTED:

Planning Application number and address	Description of proposal	Decision by BANES
22/01508/FUL Windmill Barn Wellow Road	Construction 2no open timber car ports, one for each house, each with adjacent storage enclosures	PERMIT

### 5.7.22 HIGHWAYS AND TRANSPORT

- Observations and Recommendations, received from Wellow Traffic Group in response to the traffic survey, were discussed. A meeting is to be organised with BANES Highways Officer to discuss potential solutions to speeding.

It was agreed that due to the ongoing problems with exiting Canteen Lane onto the High St due to cars parked inappropriately, WPC would ask B&NES to apply white lines. These are purely advisory but a possible solution to this issue. This action does not require the agreement of the majority of residents as for yellow lines, but it was agreed that before any action is taken Cllr Debbie Clarkson would advise the parish by preparing a diagram of the position of the proposed white lines and circulating this via the Parish Newsletter and the Parish Post.

- Community Speed Watch reported that the CSW sessions are held in different authorised locations and times and that high speeds have been recorded opposite the school and on the west side of the village.

- The Council NOTED that a request was submitted to BANES on verge and grass cutting schedule on Wellow Road and Hinton Hill for protection of wildflowers and rare species.

### 6.7.22 WELLOW FLOWER SHOW – 3 September 2022:

- Wellow Flower Show organisers asked if the parish council is able to help with the organisation. A Councillor volunteered to help at the entrance.

### 7.7.22 CLIMATE CHANGE

- The Grant application for hedge planting at the north side of the playing field has been successful. Hedges are to be delivered in the autumn and the village event involving local volunteers and the school will be organised to plant a new hedge as part of the Queens Green Canopy project.

### 8.7.22 COMMUNITY INFRASTRUCTURE LEVY

The Council discussed various suggested ideas from the Councillors and residents to allocate £3,480 CIL funds, which will benefit the community. The current shortlist of ideas are:

1. create a proper gravel path from Henley View to the car park
2. to install a bench at the Ford
3. to contribute towards the cost of improvements to the drainage and surface of the Village Hall carpark.

This will be discussed further at the next meeting. Residents are invited to put their ideas to the Council.

### 9.7.22 FINANCE AND ADMINISTRATION

a) The following documents reviewed and confirmed fit for purpose:

1. Standing Orders - APPROVED
2. Financial Regulations - APPROVED
3. Asset Register - APPROVED

#### 4. Risk Management Schedule - APPROVED

- b) The Council discussed a proposed new parish council website and email hosting solution by local IT specialists. A suggestion was made by a Councillor that the domain name should be owned by the parish council. Clerk will make an enquiry.
- c) Notice of Public Rights period from 13<sup>th</sup> June 2022 to 22 July 2022 for the accounts ending 31 March 2022 was NOTED by the Council.
- d) Q1 Bank reconciliation: There was a problem with the access to the council's sharing file. The Council agreed that the Clerk will email the documents to Councillors after the meeting for a review and approval.
- e) The following payment's schedule APPROVED:

	Net	VAT	Total amount
The Queen's Jubilee street party expense			£211.84
Entran Traffic Survey invoice R0879	£1,250.00	£250.00	£1,500.00
Clerks expense: printing paper			£7.50

To NOTE payments made since the last meeting:

	Net	VAT	Total amount
Parish Sweeper May salary – paid 28th June 2022			Available to Council Members
Clerks June salary- paid 28th June 2022			Available to Council Members
Clerks home office allowance – June 2022			£24.00

#### 10.7.22 OPEN FORUM:

There was no discussion under this section:

#### 11.7.22 Items to raise for consideration at the next meeting:

- Q1 bank reconciliation – to approve
- CIL ideas
- PC website and email hosting

#### 12.7.22 Parish Council confidential session.

Discussions of confidential nature took place without members of the public present.

#### 13.7.22 Next Parish Council meeting - Monday 5<sup>th</sup> September 2022.