

Wellow Parish Council

Clerk
Geoff White
Myrtle Cottage, Wellow, BA2 8QS
Tel: 01225 830159

Minutes of meeting held Monday 10th March 2014 at 8pm in the village Hall

Present: Cllrs Betts, Clarkson, Bailey, Karthausser, Caudle, Andrews, Wheeler, Doman and Prentice (Chairman). Acting Clerk: Martin

7 Members of the public in attendance.

14.025 To accept apologies for absence:

The Chairman advised that the Clerk had suffered a family bereavement and accordingly would not be in attendance and as a consequence had asked the former Chairman, Alex Martin, to take the minutes.

14.026 **Declarations of interest** in any matters on the agenda or in February 2014 minutes:

None.

14.027 **Public participation:**

The Chairman adjourned the meeting for members of the public to address the Council:

(i) The Parish Sweeper advised that the drains in the Parish required clearing. The Chairman undertook to advise BANES

Chairman/Clerk

(ii) The Internal Auditor, Mr. Holland enquired as to the current status regarding the updated Parish Plan. The Chairman advised that this should now be referred to as the Neighbourhood Plan and that it was currently on hold due to a lack of resources. His request for assistance was met with a nil response.

(iii) An email from parishioner, Marcel Speller regarding the state of the Pack Horse Bridge, the implications arising from abnormal weather conditions and the state of the highway between the Bridge and Baggridge was read out. It was agreed to encompass this in the discussion in minute no. 14.034.

The Chairman reconvened the meeting.

14.028 To **confirm minutes** of the meeting held on January 21st 2014 and on February 10th 2014.

(i) The Chairman advised amended minutes had been circulated prior to the meeting and drew attention to the relevant amendments discussed at the February meeting. These were agreed to be a true and accurate record by a majority vote; 9 in favour, 1 abstention and were therefore signed by the Chairman.

(ii) The minutes of the meeting of February 10th 2014 having been circulated in advance, were agreed unanimously to be an accurate and true record were accordingly signed by the Chairman.

14.029 **Planning Applications**

Application Number: 14/00535/LBA

Site Location: Land and Buildings To Rear Of 1-7 High Street, Mill Hill Wellow

Description of Proposal: External alterations to include changes to glazed screen to kitchen and roof materials on barn to approved scheme 13/02813/LBA.

Cllrs Caudle and Clarkson introduced this item explaining that the application was to change the agreed roofing materials to one which had previously existed on the barns and the removal of wooden posts from the connecting link. It was explained that the Planning Officer for the full application was happy with the changes and had approved them through “delegated power.” The matter had then been passed for listed building approval. The case officer had been spoken to and had expressed opinion that it was his view that the proposal would be supported. Accordingly, Cllr Caudle proposed that the Council “SUPPORT” the application. This was carried unanimously.

Application Number: 14/00720/FUL

Site Location: Middle Twinhoe Cottage, Twinhoe

Description of Proposal: Remodelling of existing dwelling and replacement extension.

Cllrs Caudle and Clarkson introduced this item praising the quality of the application detail. Cllr Caudle proposed that the Council “SUPPORT” the application. This was carried unanimously.

Application Number: 14/00814/TCA

Site Location: The Steam Mill, Railway Lane, Wellow

Description of Proposal: 1x Apple and 1x Maple – fell

Cllr Andrews introduced this item proposing “SUPPORT.” This was carried unanimously.

Decisions Received:

The following applications have been approved:

Site Location: Manor Stables Farm Lane Wellow

Description of Proposal: Erection of single storey extension following the demolition of existing extension

Site Location: Church Farm House High Street

Description of Proposal: Internal alterations to include replacement of modern cellar stair, upgrading of bathrooms including lining to walls and insertion of part height stud partition to Master Bedroom to form bed head and hanging space (Regularisation)

Site Location: Church Farm House High Street Wellow

Description of Proposal: Internal alterations to include removal of unsympathetic 20th Century fabric, fixtures and finishes, with suitable replacement, removal of original fabric beyond repair, renewal with same or equivalent as appropriate and minor reconfiguration of modern second floor stud partitioning (retrospective).

14.030

Wellow Playing Field grass cutting - B&NES contract:

Proposal: *To accept B&NES' contract for grounds maintenance @ £495.21 + VAT*

In the absence of the Clerk, this item was introduced by the Chairman, who proposed acceptance of the contract on the same basis as last year. This was carried unanimously.

14.031

Playing Field keys:

Proposal 1: *A key will be held by the Chairman, Vice-Chairman and Clerk and other Councillors as agreed at the meeting.*

Proposal 2: *Parishioners can gain access to the field via a key holder who will unlock the bollard and lock it again afterwards.*

Proposal 3: *On no account can keys be lent to a third party*

It was agreed unanimously that in addition to the foregoing, Cllrs Andrews and Betts would hold keys. Cllr Clarkson proposed that residents of Hungerford Tce should be advised of the new arrangements. This was agreed unanimously.

14.032

Finance:

To receive the finance report and to raise any queries.

Proposal: To accept the finance report

Proposal: To approve payments as follows:

<i>Stewart Cole</i>	<i>£ 261.60</i>
<i>Clerk</i>	<i>£ 217.95</i>
<i>Office allowance</i>	<i>£ 5.00</i>
<i>Special delivery postage (Wellow Sports documents)</i>	<i>£ 6.95</i>
<i>N Foster (Play area)</i>	<i>£1193.76</i>
<i>MJ Harwood Plant Hire Ltd (Installation of bollards)</i>	<i>£1254.00</i>

The Chairman advised that due to the indisposition of the Clerk, it was not possible to present a financial report and therefore the proposal was withdrawn. He proposed approval of the payments listed. This was carried unanimously. The Chairman advised that the playground was now fully functional and requested of Richard Holland that an item to this effect be put on the Parish Post. Mr. Holland agreed asking for the wording to be used. Cllr Wheeler was asked to provide suitable wording.

TW

14.033

Wellow Sports update:

A report from Cllrs Andrews and Clarkson had been circulated in advance of the meeting and questions were invited.

- Cllr Betts queried the change of name and where monies raised so far were lodged. The reason for the change of name to Wellow Valley Tennis Club was explained and all monies raised so far were currently held by one of the WVTC Committee while a bank account was being opened. Cllr Clarkson explained that this was a tortuous process but was being actioned as a matter of urgency.
- Cllr Betts requested the management structure of WVTC be provided for all. Cllr Andrews agreed to provide.

HA

- Cllr Caudle queried why, if the PC was the applicant for the development, were the monies raised not held by them. From the floor, a committee member of the WVTC advised that all monies raised would at the appropriate time, be handed over to the PC. Cllr Caudle explained that she was concerned that in the event the proposals were not proceeded with, it may be problematic to return monies to individual contributors.
- From the floor, another member of WVTC enlarged upon the problems opening a bank account for a Community Amateur Sports Club. He advised that the monies raised would be available to meet the seven criteria as laid down by the PC and that it was hoped to go out to tender for all works by the end of summer 2014 .
- The Internal Auditor enquired whether the proposed sinking fund was to be under the control of the PC or WVTC and the implications, if any, on external audit fees. With regard to the sinking fund, the Chairman referred to the proposals for the playing field to be managed by a Charitable Interest Organisation and that the appointed working party looking into the best way of managing the playing field will examine such issues. The external audit fees are based on income to the Parish Council.
Concluding the discussion, the Chairman asked for a further report at the next meeting.

HA/DC

14.034

Packhorse Bridge:

Proposal: To agree priorities for the packhorse bridge

The Chairman had asked in advance of this meeting for a discussion to clarify what the objective(s) are to be for the bridge.

Cllr Andrews advised:

- There has been a significant increase in the usage of the bridge due to recent adverse weather conditions and a balance between accessibility for users, safety and heritage needs to be struck.
- People who are unfamiliar with the bridge are reluctant to use it.
- There is a disparity between the actual width and the current regulations.
- The survey recently undertaken by BANES did not address traffic usage merely examining pedestrian issues.
- The bridge is a Grade II listed monument.
- Cllr Karthausser stressed that people use the bridge because they have to, not because they want to and some education of users is required and rather than develop the bridge, develop the ford.

Discussion then focused on what the PC should ask BANES to do. It was agreed:

- To ask for the pipes under the ford to be unblocked
- To dredge the Brook immediately downstream of the ford
- To remove the projecting north bank of the Brook immediately downstream of the ford
- To request a proper survey of the bridge for traffic use.
- To make a permanent repair to the railings
- Enquire whether vehicle containment measures are required for the south exit of the bridge

Chairman/Clerk

In addition to the foregoing, it was agreed to enquire of English Heritage what their view on the bridge is.

Chairman/Clerk

14.035

Any other reports:

- Cllr Andrews reported that two trees had been received for the play park and that Scott Watson would plant them.
- Cllr Wheeler requested a Community Speedwatch warning notice be placed on the south entrance to the village.

DC

- The Chairman reminded members of the Broadband update published on the Parish Post and asked for everyone to sign the petition. He further advised that it was the intention to ask Wansdyke Telecom CIC to make a presentation at a future meeting.
- Cllr Caudle referred to the proposal to change the management of the playing field and of her attempt to obtain the original of the lease and deed (in which the Parish Council leased the village hall to the Village Hall Committee) from Thrings. Thrings have confirmed they do not have them, suggesting that a copy could be obtained from the Charity Commission.
- Cllr Karthauser advised that he had submitted an updated “notice of registrable interests” and that some 40 parishioners had so far signed the broadband petition referred to by the Chairman. The Chairman advised that all Councillors whose circumstances had changed since their last declaration should similarly update their notice of registrable interest for lodging with the Clerk.
- Cllr Betts requested that the subject of flooding be added to the next agenda referring particularly to the situation with the Village Hall and its surrounds. The Chairman reported he had met with a drainage engineer from B&NES who provided some advice on the legal issues. The owner of higher land has the right to discharge water onto lower land. The owner of the lower land does not have a duty to accept the water! The owner of the lower land can be sued for nuisance if s/he put up defences to prevent the water coming onto their land and the

defences cause the water to become a nuisance to either the higher land owner or others. If either party builds drainage systems they have a duty to maintain them. Cllr Caudle advised of attempts to obtain from ALCA and/or NALC a legal view on flooding which had not been responded to. This matter has been taken up with the ALCA secretary.

- The Chairman advised members that the Clerk has indicated his intention to resign following the May 2014 meeting.

14.036 **Date of next meeting:**

Confirmed as Monday April 14th at 8pm in the Village Hall.

AM 14.03.14