

Wellow Parish Council

Clerk
Geoff White
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Minutes of a meeting of the Parish Council held on Tuesday, September 2nd 2014 at 8pm in the Village Hall.

Present: Cllrs Andrews, Bailey, Betts, Caudle, Clarkson, Doman, Karthausser, Prentice and Wheeler along with twenty one members of the public including Dist Cllr Butters.

Agenda:

14.079 To accept apologies for absence

None – all councilors were present.

14.080 Declarations of interest in any matters on the agenda or in June 2014 Minutes

Cllr Doman declared an interest in Agenda Item 14.087.

14.081 Public Participation

Stewart Cole said that there were a lot of branches overhanging into the road in various locations. The Clerk agreed to ask Richard Holland to circulate a note via Parish Post asking owners to check whether any of their trees / foliage were encroaching on to the road and, if so, to cut them back. **GW**

Cllr Betts mentioned that Western Power would probably cut some of the vegetation at Bubblers Dytche as it was interfering with power lines.

Richard Holland asked the Clerk to remind Council Connect about the broken post on the chicane at the west end and about the weeds growing on the chicane. **GW**

14.082 To confirm the Minutes of the meeting held on July 1st 2014.

Cllr Doman asked for an addition to be made under Item 14.078, “Any other reports”. The Chairman had referred to the meeting held on the playing field regarding the siting of the outdoor gym and Cllr Doman wanted clarification

regarding the status of such meeting.

As a result the Chairman added the following to the minutes:

Only some councilors were invited to a meeting on the playing field to discuss the siting of the outdoor gym equipment. The Chair was asked to confirm his status when being asked to chair such meetings.

The amended meetings were approved unanimously and signed by the Chairman.

14.083 **Planning**

Cllr Clarkson reported to the Council her findings re the applications at the Maltings (14/03463/FUL and 14/03464/LBA) and proposed that the Council support the application. This was seconded by Cllr Bailey and passed unanimously.

Cllr Andrews proposed that the Council support the tree application at Willow Barn. This was seconded by Cllr Caudle and passed unanimously.

Cllrs Clarkson and Andrews will report back to B&NES. **DC/HA**

The Chairman referred to the list of five applications on the agenda, all of which had been approved. The Council duly noted these decisions.

The Chairman also asked the Council to note the rejection of the appeal in respect of Bubblers Dytche.

14.084 **Finance**

The Clerk pointed out that there were two amendments to the financial report, the Clerk's office allowance should be £10 rather than £5 as no payment was made in August and there was an additional payment of £7.96 in respect of the purchase of ring binders. The Chairman proposed that the financial report be accepted and this was seconded by Cllr Andrews and passed unanimously.

Cllr Betts asked when we would be likely to receive the VAT refund which the Clerk had applied for. The Clerk suggested that it would probably be two or three weeks.

Cllrs Andrews, Caudle and Clarkson signed the various cheques and initialed the relevant invoices / payment advices.

14.085 **Wellow Sports**

Cllr Caudle said that residents of Hungerford Terrace were worried about the possibility of vandalism of the outdoor gym equipment.

A number of residents had not received the recent circulation of a newsletter by the sports committee. It was agreed that steps should be taken to make sure that everyone in the parish received such documents bearing mind that White Ox Mead and a group of houses at Midford were actually within the parish boundary of Wellow.

Andy Smith, a member of the audience explained some of the issues surrounding grants and insurance.

After some discussion Cllr Caudle proposed that the Parish Council note the responses to her set of questions. This was seconded by Cllr Karthausser and passed unanimously.

14.086 **Management of the whole playing field**

The Chairman explained the background leading to this item. He said that no better suggestions had been put forward as an alternative to a CIO and proposed that the Council go ahead.

After it was pointed out that the Council should seek guidance from the Charity Commission regarding the legality of such a move it was agreed that the Chair would consult the Charity Commission and the item was postponed until October. **HP**

14.087 **Offer of a field for sports / tennis**

Cllr Doman withdrew as he had already declared an interest under Item 14.080.

Cllr Andrews said that the site is not safe for children to use as there are no pavements in the area.

After further discussion the Chairman put forward the following proposal:

The Parish Council does not think that the proposed location for tennis courts / sports on Willow Farm is appropriate.

This was seconded by Cllr Andrews and passed by 4 votes to 1 with 3 abstentions.

14.088 **Conditions**

The Chairman read through the list of 7 conditions and reported on the current status of each.

- The Parish Council is satisfied that funding for any works is achieved before commencement of the works.

The condition was imposed so that we were not left with partly completed work and with no funds to complete. Outstanding.

- The Parish Council is satisfied that the project is financially sustainable, and that financial risks to the Parish Council are minimised and acceptable. *(as a minimum, the WSC to provide a business plan)*

WPC needs to see a business plan showing numbers – of activity, members, etc, and income and expenditure, and the buildup of a sinking fund. The terms of the leases to the CASC and the proposed CIO will also help to meet this condition. Outstanding.

- IF it is determined that the 1958 Deed is valid, then the conditions of the deed must be upheld. *(Current advice is that, if the deed is valid, then the WSC proposal will need to be approved by the Charity Commission.)*

Met

- Ñ1 Planning permission and any constraints applied by planners or Wellow Parish Council *(eg control over the lighting and pavilion)*

Planning permission obtained, subject to some conditions. Outstanding.

- Ñ1 Some form of legal entity, to be agreed by the Parish Council, will be formed to contain the liabilities of the sports/tennis and to manage the sports/tennis. The Management Committee of this legal entity will include provision for two Parish Councilors. The legal entity will be “not-for-profit”, and offer limited liability to the trustees.

The CASC and the terms of the lease granted by WPC (or the proposed CIO) to the CASC will satisfy this condition. WPC needs to agree the terms of the lease. Outstanding

Ñ1 Provision must be made to meet the "public benefit". (*eg some agreed mechanism to allow those who cannot afford to pay to access the facilities*)

The CASC and the proposed CIO will satisfy this condition. Outstanding.

Ñ1 The Parish Council is satisfied that drainage from the playing field will not be made worse (*and efforts should be made to improve it*)

The drainage report has met this condition, provided that its recommendations are implemented. Outstanding.

14.089 **Patchway Town Council**

The Chairman proposed the following:

Wellow Parish Council agree to support Patchway Town Council's plans for the sale of electricity.

This was seconded by Cllr Doman and passed unanimously. The Clerk will write to them accordingly. **GW**

14.090 **Any other reports**

Cllr Caudle gave an update regarding the barn development at Hinton Charterhouse.

Cllr Betts thanked everyone who had participated in the Flower Show. She said that some of the play equipment was in need of repair and Cllr Wheeler agreed to look into it. **TW**

Cllr Clarkson said that she wanted to write an enforcement letter to B&NES re the logging activities at the Trekking Centre. **DC**

Cllr Karthausser asked the Clerk to remind B&NES about the work needed on the depth gauge and on the packhorse bridge over the ford. Dist. Cllr Butters asked to be copied in. **GW**

Cllr Wheeler asked why so much money had been spent on re-surfacing Farm Lane and the roads at the top, lanes which are hardly used, while the main road between Wellow and Peasedown was in such a poor state of repair. Dist Cllr Butters asked the Clerk to write to him about it so that he could seek answers. **GW**

The Chairman reported that he was in discussion with Robin Campbell, Parish Clerk of Hemmington, with a view to his taking on the same role for Wellow Parish Council.

14.091 **Date of next meeting**

The date of the next meeting was confirmed as Tuesday, October 7th at 8pm in the Village Hall.

The meeting closed at 10.15pm.

Geoffrey White
Parish Clerk
September 12th 2014