

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING  
HELD IN WVCA HALL ON WEDNESDAY 4<sup>th</sup> MARCH 2020**

Present: Cllrs: N Kirk (Chairman), S Bryant, R Chandler, M Donovan, M Dury, C Lewis, P O’Leary, P Orchard, V Perry,  
Mrs S Dyer (Clerk), Mrs M Watts (Assistant Clerk) and three members of the public.

**2020/164 PUBLIC PARTICIPATION**

A member of the public spoke about planning application 20/00428/FUL and expressed the views and concerns of local residents living close by.

The Chairman thanked them for their comments and explained that the application will be discussed later in the meeting and the views of the Village Council members will be forwarded to B&NES Council Planning department, who ultimately make the decisions on applications.

**Three members of the public left the meeting.**

A Councillor again brought up the state of the road in Staunton Lane and how dangerous it has become, this has been chased with B&NES Council Highways by the Clerk & Cllr Paul May. Also the mini roundabout as you drive towards Stockwood, the Clerk has again reported this.

A Councillor reported issues with dog mess around the village and is happy to sponsor dog bag dispensers to be placed on posts around the village in areas where this issue is worse.

**2020/165 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Cllrs T Griffin & J Pearce who are unable to attend the meeting due to family and work commitments. The apologies and the reasons for non-attendance were accepted by all present at the meeting.

Apologies were also sent from Cllr Paul May who was unable to get to the meeting.

**2020/166 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER  
WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT  
(ADOPTED ON 7<sup>th</sup> NOVEMBER 2012)**

No declarations received.

**2020/167 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS  
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2020/168 CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL  
MEETING HELD ON 5<sup>th</sup> FEBRUARY 2020**

The minutes of the meeting held on 5<sup>th</sup> February 2020, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk (Chairman).

**2020/169 TO RECEIVE AN UPDATE ON THE COMMUNITY LIBRARY BOX**

The box has been made and should be put up later this week. It can then be filled with books and a logo ordered to put on it.

### **2020/170 TO NOTE THE DATE FOR A COMMUNITY CLEAN UP**

The Clean-up is booked for Saturday 28<sup>th</sup> March from 10am-12noon, equipment has been ordered, scouts advised but no response from them, it is on our website and in the newsletter. Matt Donovan will add it to the Village Council Facebook page.

### **2020/171 TO RECEIVE ANY UPDATES ON THE STATE OF THE TOBY CARVERY PREMISES AND AGREE THE WAY FORWARD**

The Chairman has visited the Toby Carvery to speak with the Manager, who is quite new but understands the issues at the site. The Chairman pointed out the issues with the bins and rubbish being left at the front of the property and this has now seems to have been rectified. The issue now is with the appearance of the premises with broken fencing, a light which is not working properly and the general appearance of the pub. It was agreed that a Councillor will take photos and a letter will be sent to the owners Mitchells & Butlers.

### **2020/172 TO REVIEW THE STANDING ORDERS AND AGREE ANY CHANGES**

It was resolved that the current Standing Orders, previously circulated to all Councillors, were in order and no amendments need to be made.

### **2020/173 TO REVIEW THE RISK ASSESSMENT & MANGEMENT POLICY**

It was resolved to add the following to this policy:-

Issue - Loss of funds due to high balances not being protected.

Mitigation Measures - Ensure balance of current account is below £85K protection limit by transferring funds to the NS&I account which is 100% backed by the HM Treasury, so all money invested is secure.

### **2020/174 TO RECEIVE ANY UPDATES ON THE MILLENNIUM CLOCK**

The clock has now been installed in its new position, electricity supply switched on and the time checked. So after many months it is now up and running.

### **2020/175 TO RECEIVE INFORMATION ON THE PLANS PUT IN PLACE FOR THE VE DAY 75 CELEBRATIONS AND AGREE ANY FURTHER ACTIONS.**

Details of plans for the above have been included in the current newsletter. Everything seems to be going along fine, except the flat bed lorry for the band. Several Councillors agreed to try different contacts for this. Another meeting will need to be held in April to finalise the arrangements.

It was pointed out that the grass is very wet at the cricket ground at present by hopefully this will dry out in the next 2 months.

### **2020/176 PLANNING AND TRAFFIC**

#### **a) To note the current Planning Application list.**

The current Planning application listed in Appendix A, previously circulated to all Councillors was noted.

#### **b) To consider and agree a response to the following planning applications:- 20/00428/FUL – 127 Bristol Road - Change of use of barn to be used for occasional use for Airbnb and/or as a meeting place.**

It was resolved to object to this application with the following reasons:-

In the delegated report for the original changes permitted for the barn it states that it shall not be occupied at any time other than for purposes ancillary to the residential dwelling known as 127 Bristol Road and shall not be occupied as an independent dwelling unit.

The reason states: The accommodation approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers contrary to Policy D6 of the B&NES Placemaking Plan. Policy D6 should be taken into account for the change of use of the barn to be used for Airbnb and/or as a meeting place. The level of privacy to existing properties in Blackacre will be compromised with the overlooking of their properties, either from Airbnb guests or people using the barn for meetings. This would therefore be contrary to Policy D6. b). There are no plans for the provision of parking if the barn is used for Airbnb or a meeting/workshop. There is very limited residential parking in Whitchurch Village and complaints are frequently received from residents regarding this issue. There is one bus service which runs from Wells to the Centre of Bristol but if people are travelling from anywhere other than this they will be reliant on using their cars. Policy ST7 of B&NES Placemaking Plan - Parking b) there should be no increase in on-street parking in the vicinity of the site which would affect highway safety and/or residential amenity. This policy will not be adhered to if permission is granted for a meeting space.

**20/00452/FUL – Mama Bear’s Day Nursery, 59 Bristol Road – Erection of single-storey extension to existing nursery facility, with associated works. Landscaping proposals to alter play area and car parking arrangements.**

It was resolved no comments be forwarded on this application.

**2020/177 CLERKS REPORT**

The Clerk has reported the following issues to B&NES during the last month:- Fly tipping outside the playpark, flooding in Woollard Lane near the junction of Sleep Lane and outside the cemetery and pot holes and road damage on the mini roundabout in Stockwood Lane.

Notification has been received that the blocked drains outside the cemetery have been cleared.

The Village logo has now been placed over the 30mph signs as advised by the Police, they will now be able to continue enforcement on this road.

**Meetings**

The next Parishes Liaison meeting is on Tuesday 31<sup>st</sup> March at 6.30pm in Keynsham. Two Climate Emergency Action Days have been arranged by ALCA, one on Sat 18<sup>th</sup> April and the other on Monday 20<sup>th</sup> April. The cost is £15 per person and there must be at least one councillor from the relevant council in attendance.

**2020/178 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Cllr Paul May was unable to attend the meeting.

**2020/179 FIELD CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

**a) To Grant Exclusive Rights of Burial**

Richard Charles Laphorne                      Plot No. G133                      Deed No. 1419  
Ref: (Charles William Laphorne, Ena Patricia Laphorne, Simon Laphorne & Gerald Paul Laphorne)

Andrew Thornett                                      Plot No. G342                      Deed No. 1420  
Ref: (Lorraine Ann Thornett)

M Donovan proposed, M Dury seconded and the meeting duly passed the Exclusive Rights of Burial.

**b) To receive an update on the Playpark refurbishment, agree the tender and actions required**

A meeting has been held with Jane Robson from B&NES Parks department, Cllrs T Griffin, P Orchard and the Clerk to obtain advice on writing a suitable a tender. Jane gave a copy of a tender they use at B&NES and also gave details of another parish who have recently written a tender for a Playpark refurbishment. The Clerk now has copies of their tender and has received some excellent advice.

Confirmation has been received from B&NES parks department that an order needs to be place for the work by 7<sup>th</sup> July 2020. So the tender needs to be drawn up and put on the contracts finder website asap.

A working party meeting has been arranged for Weds 11<sup>th</sup> March and it was resolved that the tender can be agreed at this meeting by the councillors present, a copy will be circulated to all councillors on completion for their comments, it will then be submitted.

**c) To note the complaint made regarding a Memorial Headstone at the cemetery and agree actions required.**

The Clerk explained the issue and has asked for the complaint to be put in writing to bring to this meeting but has not yet received this.

It was agreed that the Clerk will go ahead and ask the Memorial Mason to alter the headstone to within the sizes in the regulations, for which permission has been granted.

**2020/180 FINANCE**

**a) To note and agree the payment of accounts dated 4<sup>th</sup> March 2020**

It was resolved the schedule of payments dated 4<sup>th</sup> March 2020, as listed in Appendix B be paid and that Cllrs N Kirk & R Chandler signed the cheques.

**b) To consider the business plan from Whitchurch Primary School to redevelop an area of the school grounds and the amount of CiL funding to put towards this project**

The plan had previously been circulated to all councillors, it was agreed that before we make a decision on this request for funding towards this project more details are needed. How other groups or members of the local community will be able to use the facility. Also the figures in the plan do not add up and need to request an exact amount of funding required from the Village Council for this project.

**c) To agree a new Internal Auditor and any quotes received for this**

The Clerk has received one quote from Paulleys Accountancy Ltd, to carry out the internal audit this year of £450 + VAT. No reply has been received from ALCA to see if they have managed to find someone.

If no other avenues are successful it was resolved to use Paulley Accountancy.

**2020/181 TO RECEIVE A REPORT ON THE CHEW VALLEY AREA FORUM**

Cllr Mark Dury attended this meeting and gave a report on this.

The main theme of the meeting was Climate Emergency, with the presentations designed to both update the Forum following Bath & North East Somerset Council's Climate Emergency declaration in 2019 and showcase some of the activity already taking place within Chew Valley's communities.

**Meeting ended at 9.25 p.m.**

**The next meeting will be held on Wednesday 1<sup>st</sup> April 2020**

**Appendix A**  
**PLANNING APPLICATION LIST – 4<sup>th</sup> March 2020**  
**APPLICATIONS**

09/09/2019  
19/02919/MINW

Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton  
A revised layout and design to the existing AD Plant (approved under `13/04126/MINW) with removal of all bund walling, ponds and soli & stock piles on site with introduction of hard standing, parking, bund walling, silage clamps CNG gas compressing compound, digestate storage bunker etc.

**OBJECT - Whitchurch Village Council support the comments of Compton Dando Parish Council. "Until the matters raised by B&NES Council Landscape Environments Team and Drainage and Flooding Team are addressed, and a full Environment Impact Assessment together with the ecology reports detailing bat roosting and feeding zone information are also addressed, the Village Council feel unable to consider the application fully. Matters relating to highways and traffic safety implications highlighted in the Highway Development Control response, also need addressing in order for the Village Council to fully consider the application."**

**At this stage we would not wish to see increased HGV traffic along local country lanes.**

**Our local councillor Paul May will be meeting with Chris Gomm to further discuss this application to include neighbouring areas.**

05/05/2020  
20/00452/FUL

Mama Bear's Day Nursery  
59 Bristol Road, Whitchurch, BS14 0PU  
Erection of single-storey extension to existing nursery facility, with associated works. Landscaping proposals to alter play area and car parking arrangements.

05/05/2020  
20/00428/FUL

Ms Faye Dicker  
127 Bristol Road, Whitchurch, BS14 0PU  
Change of use of barn to be used for occasional use for AirBandB and/or as a meeting space.

**RESULTS**

18/12/2019  
19/05461/FUL

Mr Dean Edwards  
149, Bristol Road, Whitchurch, Bristol, BS14 0PU  
Erection of two storey side and rear extension with single storey and internal works.

**PERMITTED**

## Appendix B

D/D	British Telecom	Phone/broadband	52.99	8.83
Chq	K Stout	Hedge cutting	365.00	
Chq	Various	Salaries, postage, & travel expenses	1,589.73	
Chq	WVCA	Rent & meeting February	202.50	
Chq	B&NES Council	Pension Fund	405.65	
Chq	H M Revenue Customs	Paye & NIC February	271.82	
Chq	Your Solutions	Maintenance	130.00	
Chq	RW Utilities Ltd	Excavation & plinth clock	2,640.00	440.00
Chq	Bryant Electrical	Feeder pillar etc. clock	794.64	132.44
Chq	Bateman skips	Skip at cemetery	288.00	48.00
Chq	KN office supplies	Stationery	143.96	23.99
Chq	GB Sport & Leisure	Inspection report	48.00	8.00
<b>Total Payments</b>			<b>£6,932.29</b>	<b>£661.26</b>