

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING  
HELD IN THE WVCA HALL ON WEDNESDAY 2<sup>nd</sup> MARCH 2022**

Present: Cllrs: N Kirk (Chairman), S Bryant, R Chandler, M Dury, J Fox-Bowen, C Lewis, P O'Leary,  
S Dyer (Clerk), District Councillor Paul May B&NES & Bristol Ward Councillor Tim Kent

**2022/140 PUBLIC PARTICIPATION**

Liberal Democrat Councillor for Hengrove and Whitchurch Park Ward Tim Kent spoke regarding planning application No.22/00238/PIP, Woodland area, Ridgeway Gardens, Whitchurch and how building on this site would have a detrimental effect on residents in his Ward. He has been contacted by many residents, who have all sent in objections to the application.

**2022/141 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Cllrs T Griffin, P Orchard & V Perry, who are unable to attend due to either illness or family commitments. The apologies and reasons for non-attendance were accepted by all present.

**2022/142 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH  
VILLAGE COUNCIL'S CODE OF CONDUCT  
(ADOPTED ON 7th NOVEMBER 2012)**

None received.

**2022/143 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS  
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2022/144 CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING  
HELD ON 2<sup>nd</sup> FEBRUARY 2022**

The minutes of the meeting held on 2<sup>nd</sup> of February 2022, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk (Chairman).

**2022/145 TO NOTE AND ACCEPT THE RESIGNATION OF A COUNCILLOR**

John Pearce has sent in his resignation to the Council and this was accepted. The Clerk will now take the necessary steps to advise the Monitoring Officer at B&NES Council of this and then the vacant position can be advertised.

**2022/146 TO CONSIDER BEING INVOLVED IN THE GREAT BRITISH SPRING CLEAN**

It was resolved that a Clean Up of the village will be take place on 2<sup>nd</sup> April 2022 from 10am-12noon to coincide with this year's Great British Spring Clean.

This will be advertised on the newsletter, noticeboards and Facebook, also the cubs/scouts will be invited and Whitchurch Wombles informed of the date.

**2022/147 TO REVIEW STANDING ORDERS AND AGREE ANY AMENDMENTS**

A copy of the Standing Orders had previously been circulated to all Councillors and it was resolved that no amendments are necessary at the present time.

**2022/148 TO REVIEW THE RISK ASSESSMENT & MANAGEMENT POLICY AND  
AGREE ANY AMENDMENTS**

It was resolved to make the following amendments:-

Risk 5 – add - Invoices are scanned and sent to Councilors before payments are authorised.

Risk 18 – change to - All records are backed up each week onto a USB Flash drive, which is then held away from the office.

Risk 21 – change to – All records are backed up each week onto a USB Flash drive, which is then held away from the office.

**2022/149 TO DISCUSS THE QUEEN'S JUBILEE EVENTS PLANNING AND AGREE ANY ACTIONS REQUIRED**

It was agreed to hold a separate working party meeting to discuss these events in detail. The Clerk will book a hall for Weds 16<sup>th</sup> March at 7.30pm for this purposed and confirm the date and time when booked. The beacon has been ordered and it was agreed the tea party will be held from 2.30pm – 4.30pm.

**2022/150 TO RECEIVE A REPORT ON THE MEETING WITH B&NES REGARDING LIVEABLE NEIGHBOURHOODS AND AGREE ANY ACTIONS REQUIRED**

A virtual meeting has been organised for Monday 7<sup>th</sup> March at 2pm, Cllrs S Bryant, R Chandler & Ward Councillor Paul May will join via zoom.

**2022/151 TO CONSIDER THE DRAFT ACTION PLAN AND AGREE ANY AMENDMENTS**

It was resolved to accept the Draft Action, which had been circulated to all Councillors before the meeting.

**2022/152 TO CONSIDER THE DRAFT CONTENTS OF A NEWLETTER**

The contents of the draft copy of the newsletter were agreed, including the Councillor Vacancy, Village Clean Up & information on the Queen's Platinum Jubilee events. The Clerk will get this to the printers next week, so they can be delivered ASAP.

**2022/153 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 application:-**

**22/00238/PIP Chapel Homes**, Woodland area Ridgeway Gardens, Whitchurch  
Permission in Principle to construct 5no. dwellings

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

The area is within the Green Belt – It would affect the openness of the Green Belt, **Policy CP8** and no special circumstances have been demonstrated to allow for development within the Green Belt.

Within the **RA1 & RA5** allocations of the approved Core Strategy, Whitchurch Village has fulfilled its development needs and there is no evidence to indicate that further housing is required.

It is outside the Housing Development Boundary of Whitchurch Village

It is in conflict to the Whitchurch Village Neighbourhood Development Plan –

**Policy WV2.1 a)** Positive green buffer management between Whitchurch Village and Bristol.

'Development will not be permitted outside the housing development boundary, if individually or cumulatively it would result in increasing the coalescence between Whitchurch Village and Bristol or reducing their separate identity by:

- a) Reducing the gap between Whitchurch Village and Bristol'

This application would do exactly that – reduce the gap between Whitchurch Village and Bristol and subsequently reduce the green buffer.

**Policy WV 3.1** – Proposals for new housing in Whitchurch Village must ensure that the new homes are well integrated within the existing village.

The new homes will not be integrated within the existing village due to the proposed location.

**Policy WV 2.4** – Wildlife Corridors and Ecological Network – Development must avoid harming existing ecological assets.

The site in question provides a safe haven for wildlife and a natural home for bats, deer, badgers, foxes, squirrels & birds.

The proposal would therefore have a detrimental effect and harm the wildlife on this site.

**c) To receive an update on the meeting held with B&NES regarding issues with the zebra crossing in Staunton Lane and consider a quote for work to be carried out in this location.**

The Clerk & Chairman met with B&NES Traffic & Safety Officer regarding the safety issues at the crossing in Staunton Lane.

He has agreed to put two signs up warning there is a crossing on the approach and ask for the road markings to be repainted.

He has arranged for a quote to install some traffic calming bollards in the centre of the road in two places to try to reduce the speed of traffic.

B&NES have no funding for this in the 2022/2023 budget, but this is something which CiL funds could be spent on.

The quote received is for £4,370.00 and this includes temporary traffic lights and installation costs.

Paul May will check with Paul Garrod that the bollards once installed will not be the responsibility of the Village Council and that B&NES will be responsible for them even if they are paid for by the Village Council.

It was resolved to go ahead with the recommendations made by B&NES, which will be paid for from CiL funds, as long as confirmation is received regarding ongoing maintenance and liability.

**d) To discuss the proposed traffic changes on the A37 at the West Town Lane/Wells Road junction.**

The proposed changes were discussed but as the consultation ended on 28<sup>th</sup> January no formal comments can now be made. Tim Kent advised the meeting that around 300 replies had been received on the consultation.

**2022/154 CLERKS REPORT**

The automatic enrolment re-declaration of compliance has been completed and confirmation received from the Pensions Regulator.

A letter has been received from Batemans Skips to say the amount of dog feces in the skip at the cemetery has steadily increased and they are not licensed to accept this material.

There is a SLCC meeting for Clerks on Friday 4<sup>th</sup> March in Bleadon.

On Weds 9<sup>th</sup> March the Whitchurch Village Community Association are holding their AGM starting at 7.45pm in the hall.

An invitation has been received from Public Power Solutions, a renewable energy development company owned by Swindon Borough Council, to a consultation event on Weds 9<sup>th</sup> March from 3pm-7.30pm at the Village Hall in Queen Charlton. (the first hour is reserved for councillors only)

They are proposing to develop a solar park on land at Engine House Lane, west of Queen Charlton.

WECA have reached the end of the public engagement on the A37 & A367 corridors and are looking to arrange a meeting to share the Engagement report and the next stage of the project.

The dates for this are Tues 8<sup>th</sup> March 6-7pm or Thurs 10<sup>th</sup> March 6-7pm

The next Parishes Liaison meeting is due to be held on Weds 23<sup>rd</sup> March at 6.30pm via zoom.

A recording of the Parish/Town Council virtual briefing on the B&NES new Local Plan has been forwarded to all Councillors, if there are any questions after watching this please forward them to the Clerk, who will send them to B&NES.

### **2022/155 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Paul has expressed his concerns to the Leader of B&NES Council that WECA are producing documents which no one can understand.

The Anaerobic Digester Facility planning application is due to go to B&NES Planning Committee on 9<sup>th</sup> March, Paul will speak on behalf of the village in objecting to this application.

Paul is meeting with WECA to discuss Park & Ride sites and how multi hubs would be better than one large hub.

The Chairman thanked Paul for the updates.

### **2022/156 FIELD CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

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

Jonathan Masters Ref: (William Hewitt)	Plot No. A112	Deed No. 1455
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Rosal Marae Moran Ref: (Malachy Moran)	Plot No. H111a	Deed No. 1456
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Shane Francis Wiltshire Ref: (Rosemary Marguerite Wiltshire)	Plot No. H54a	Deed No. 1457
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Barbara Janet Barnes Ref: (Barry Francis Barnes)	Plot No. J11	Deed No. 1458
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Neil Frederick Husher Ref: (Victor John Husher & Ellen Julianne Husher)	Plot No. J7	Deed No. 1459
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M Dury proposed, P O'Leary seconded and the meeting duly passed the Exclusive Rights of Burial.

#### **b) To consider Garden Maintenance quotes received and agree a contractor**

The Clerk has sent the contract to five different companies and only two quotes have been received.

The two quotes were compared and it was resolved that a three year contract is given to Lee Gillam – Your Solutions.

#### **c) To receive updates on installation issues at the Playpark**

An invoice for the security fencing has finally been paid by Mant Leisure, another up to date invoice will be sent.

No update has been received regarding installing the activity net correctly to date.

It was resolved the Chairman will phone Charles Mant to advise that we will have to take legal advice if this issue is not sorted out very soon.

## **2022/157 FINANCE**

### **a) To note and agree the payment of accounts dated 2<sup>nd</sup> March 2022**

The schedule of payments dated 2<sup>nd</sup> March 2022, as listed in Appendix B were agreed. It was resolved that Cllrs J Fox-Bowen & C Lewis, will authorise the online payments.

### **b) To resolve to close the NatWest Bank account**

It was resolved that this account is no longer required, a letter signed by two Cllrs N Kirk & R Chandler will be sent to NatWest and the balanced transferred to the Unity Trust account.

### **d) To consider ideas for CiL funds and any quotes received**

Information has been received from B&NES on how to set up and sow wild flower meadows and where to purchase the seeds. It was resolved to go ahead with this. The Clerk has spoken to Matt Soan the Nursery Supervisor at B&NES regarding hanging flower baskets and he has given advice on where to order them. He is able to fill them with flowers and install them up at a cost of around £65.00 each but is not able to water them. It was resolved to go ahead and order ten baskets and ask Lee Gillam if he can water them.

The Clerk explained that the bollards at the cemetery cannot be locked due to the actual locks not working. It was resolved to go ahead with the quote of £265.00 as long as it is as strong as the original bollards.

The meeting ended at 9.30p.m.

The next meeting will be held on Wednesday 6<sup>th</sup> April 2022.

## Appendix A

### PLANNING APPLICATION LIST – 2<sup>nd</sup> March 2022

#### APPLICATIONS

07/03/2021  
21/00419/EFUL  
Resourceful Earth, Charlton Field Lane  
Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage Tank, CHP Engine (x4), Transformer, GRP Substation, GRP Technical Room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements.

**OBJECT – copy of objection attached.**

22/10/2021  
21/00419/EFUL  
Resourceful Energy Anaerobic Limited  
Charlton Field Lane, Queen Charlton, B&NES  
Development of an Anaerobic Digester Facility and other works  
Revised information

**OBJECT – the original objections made in March 2021 still stand.**

17/05/2021  
21/02321/OUT  
Mr & Mrs Andrews  
Oaklea, Sleep Lane, Whitchurch, Bristol  
Outline application for the demolition of existing buildings and redevelopment of the land adjacent to Oaklea to provide 3no single storey dwellings with associated soft/hard landscaping, access improvements, parking and drainage with all matters except for access reserved.

**OBJECT** to this outline application as it is within the Green Belt - Policy CP8 and does not demonstrate any special circumstances to allow for development within the GB

It is outside the Housing Development Boundary.

It is in conflict to Policy WV2.1 - Whitchurch Village NDP b)

16/07/2021  
10/01/2022

**REFUSED**

**APPEAL REF: APP/F0114/W/21/3287000**

07/01/2022  
21/05687/FUL

Ms Turnbull  
The Cattle, 5 Staunton Manor Courtyard, Maes Knoll Drive, Whitchurch, BS14 0FP

Erection of single storey side extension.

**OBJECT to the above application as it is not in keeping with the character, setting & appearance of the Grade II listed Manor House and the surrounding buildings.**

09/02/2022  
22/00238/PIP

Chapel Hill Homes Ltd  
Woodland Area, Ridgeway Gardens, Whitchurch,  
Permission in Principle to construct 5no. dwellings

#### RESULTS

23/06/2021  
21/02876/FUL

Parkstone Estates (Chippenham) Ltd  
89, Bristol Road, Whitchurch, Bristol, BS14 0PS  
Demolition of existing storage building to form 2no 2 bed flats  
**PERMITTED**

12/01/2022  
22/00097/FUL

Mr & Mrs Percival  
Tellisford, Norton Lane, Whitchurch, BS14 0BT  
Hip to gable extension. Makeover to the facade of the building and  
additional glazing  
**PERMITTED**

## Appendix B

### MONTHLY PAYMENT OF ACCOUNTS

DATE: 2<sup>nd</sup> MARCH 2022

D/D	British Telecom	Phone/broadband	46.74	7.79
D/D	SSE	Electric Clock – February	42.38	2.01
BT	21CC Group Ltd	Platinum Jubilee Beacon	588.00	98.00
BT	Various	Salaries, mileage	1,732.86	
BT	WVCA	Rent & meetings – Feb	201.00	
BT	Your Solution	Maintenance	90.00	
BT	B&NES Council	Pension Fund	429.17	
BT	H M Revenue & Custom	PAYE & NIC February	282.49	
BT	Open Spaces Soc	Membership	45.00	
BT	WVCG	Deposit refunds allotments	20.00	
BT	Batemans Skips	Skip @ cemetery	312.00	52.00
BT	Bryant Electrical	Lights in Millennium Garden	774.84	129.14
SC	Unity Trust Bank	Charges	18.00	
		<b>Total Payments</b>	<b>£4,582.48</b>	<b>£288.94</b>