

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING  
HELD IN THE WVCA HALL ON THURSDAY 21<sup>st</sup> APRIL 2022**

Present: Cllrs: N Kirk (Chairman), S Bryant, R Chandler, J Fox-Bowen, C Lewis, P O'Leary, P Orchard, S Dyer (Clerk), District Councillor Paul May B&NES & two members of the public

**2022/158 PUBLIC PARTICIPATION**

A member of the public spoke on the recent proposals for 'No parking at any time' restrictions to be installed in Staunton Fields/Oldbridge Road.

B&NES put up three notices for the whole estate, which he stated many residents would not even see, the contact e-mail address on the notices was incorrect and he feels the proposals are disproportionate to the issues experience regarding parking on this development.

The Chairman thanked him for his observations and advised that the Village Council have recently received an update on the proposals from B&NES Council, 17 residents objected to them, 2 were in favour, so the recommendation from the B&NES Traffic Management Team is that the proposed restrictions are not implemented.

It was agreed to ask the local police to monitor the area and to deal with illegal parking as and when it occurs.

**2022/159 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Cllrs M Dury, T Griffin, & 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.

**2022/160 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH  
VILLAGE COUNCIL'S CODE OF CONDUCT  
(ADOPTED ON 7<sup>th</sup> NOVEMBER 2012)**

Cllr P Orchard declared an interest in agenda item 11b) Application No 22/01227/PIP 19 Dene Road.

**2022/161 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS  
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2022/162 CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING  
HELD ON 2<sup>nd</sup> MARCH 2022**

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

**2022/163 TO CONSIDER APPLICATIONS TO CO-OPT TO FILL THE COUNCILLOR  
VACANCY**

One application has been received from a resident Stephen Bangham, it was resolved that he is co-opted onto the Village Council. The Clerk will arrange for him to sign the Declaration of Acceptance of Office before the next meeting on 4<sup>th</sup> May, if possible.

**2022/164 TO RECEIVE UPDATES ON THE QUEEN'S JUBILEE EVENTS PLANNING  
AND AGREE ANY ACTIONS REQUIRE**

Forty six residents have signed up for the Tea Party to date, with one week left to go. The beacon is due to be delivered next week, the gas will need to be ordered.

Jubilee signs from the Royal British Legion have now been received to be placed on lampposts.

The cubs/scouts are unable to help with any of the events as the leaders are not available. It was resolved that a final working party meeting will be organised in May to go over the final details before the events.

**2022/165 TO CONSIDER ITEMS TO BE INCLUDED IN THE WEEK IN**

It was resolved to include details of the recent litter pick, new Councillor and Jubilee events in the news items to be included in the 'Week In' newspaper.

**2022/166 TO CONSIDER A REQUEST FOR AN ADVERTISING BANNER TO BE PLACED ON THE PLAYPARK FENCING**

After a discussion it was agreed that a sign can be placed on the fence for three months at no cost, but the Clerk to check the size of the banner before it is put up.

**2022/167 TO NOTE THE REPORT ON THE MEETING WITH B&NES REGARDING LIVEABLE NEIGHBOURHOODS**

Cllrs S Bryant, R Chandler & Ward Councillor Paul May attended this meeting and a report has previously been circulated. It was a very positive meeting and B&NES were very open to some kind of crossing across the A37 to the Playpark/Allotment site. It will be progressed sooner rather than later, with possibly a 2023 start, when the type of crossings have been considered.

**2022/168 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:-**

**Application 22/00757/FUL** - Creo Property Solutions, Central Garage, 93 Bristol Road, Whitchurch, BS14 0PS

Demolition and replacement of existing garage repair building and Change of Use for new mixed use development comprising two commercial units (Use Class E (c) and E (g) and two maisonettes (Use Class C3)

It was resolved to object to this application, the proposed plans do not provide the relevant number of parking spaces to meet Policy ST7 of B&NES Placemaking Plan.

There are no parking spaces included for the two new commercial units, any vehicles using the parking spaces will need to reverse out of the site across the pavement onto the A37 road due to the lack of space, this would have a detrimental impact on road safety in this location.

Policy No's WV4.2 – Traffic Impacts of Developments & WV4.3 Traffic & Safety should also be considered.

**Application 22/01098/FUL** - Mr Bradleigh Purnell, 50 Church Road, Whitchurch, BS14 0PN, Erection of a two storey side extension.

It was resolved to Support this application.

**Application 22/01227/PIP** - Mr Ollis, West Holme, 19 Dene Road, Whitchurch, BS14 0PG Erection of one dwelling to the rear of the existing dwelling following demolition of existing garage.

It was resolved to Object to this application as have concerns over the access and parking to the property which is located in a private road, just off Dene Road, where parking is at a premium.

As the application is Permission in Principle it does not provide enough detail for Policy D7 & D6 – 'it is not harmful to residential amenity' - to be taken into consideration.

**c) To receive an update on the meeting held with B&NES regarding issues with the zebra crossing in Staunton Lane**

Paul May checked with Paul Garrod, B&NES who confirmed that if the Parish Council is able to fund some improvements it would not carry any liability or responsibility if B&NES were to design and install them, nor for ongoing maintenance.

He also stated that they do not have the capacity on their 2022/2023 works programme to carry out the original proposals, instead they will look at a road marking and signing scheme which they think will help visually narrowing the road coming around the bend.

This could be completed in the next few months.

A plan has been received but includes refreshing the lines on the zebra crossing and mini roundabout and includes some new lines and signs.

The Clerk has asked for confirmation that the Village Council will not need to pay for refreshing the lines already there and has asked for the costs of the new lines and signs.

**2022/169 CLERKS REPORT**

Thank you to all Councillors who volunteered to deliver the newsletter around the village. The Village Clean Up held on Saturday 2<sup>nd</sup> April, was again a huge success, with around 21 people in total, joining in to help make the village look clean and tidy, eighteen bags of rubbish were collected on the day.

A huge thanks to all those Councillors and residents who took part.

Issues with the recycling not being collected in Sleep Lane have been reported to B&NES and a promise made that a supervisor will monitor the collections in this area.

There were two allotment plots not renewed this year but these have now been filled with two of the people on the waiting list, thanks to Tony Griffin for all his help with this.

Notification has been received from B&NES that the entire footpath in Maggs Lane is being replaced. A date has not yet been set for this as they are hoping to carry out the works in the summer half term, weekdays only.

Information has been received from Bateman Skips that their charges are being increased by 5.75% from 4<sup>th</sup> April 2022.

The flower baskets for the floral displays to be installed on some of the lamp posts in the village, have been ordered and sent directly to B&NES Nursery in Bath, where they will be filled and then erected as agreed.

**2022/170 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Paul explained that the AD Plant appeal has now been received by B&NES. Paul is going to ask B&NES if they will compulsory purchase the piece of land so it can be used for other things. As he can see that this cycle of applications & appeals going on and on for this site.

Paul will meet with Simon De Beer, B&NES to discuss the SDS sites.

There are permanent issues with Cleveland Bridge in Bath.

He has received complaints regarding recycling collections on the Horse World site, so will contact the relevant person in B&NES Council regarding these.

The Chairman thanked Paul for the updates.

**2022/171 FIELD CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

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

Eunice Mary Pearce	Plot No. H130a	Deed No. 1460
Ref: (Alan Percy Pearce)		

Stephen Ronald Selman	Plot No. A113	Deed No. 1461
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Ref: (Megan Rosemary Merle Wade &  
Arthur Sidney Wilfred Wade)

Jacqueline Susan Bebbington      Plot No. J8      Deed No. 1462  
Ref: (Shaun Kelson Bebbington)

P Orchard proposed, R Chandler seconded and the meeting duly passed the Exclusive Rights of Burial.

**b) To receive any updates on installation issues at the Playpark**

The Chairman spoke with Charles Mant to advise that we will have to take legal advice if this issue is not sorted out very soon.

He has promised to arrange for a different contractor to rectify the issues as soon as possible.

The Clerk checked if this could be completed before the Easter holidays but the answer was no.

It was resolved to keep chasing Mant until the issue is sorted out.

**2022/172 FINANCE**

**a) To note the payments dated 2<sup>nd</sup> March 2022 were authorised by Cllrs J Fox-Bowen & P Orchard**

This was noted.

**b) To note and agree the payment of accounts dated 6<sup>th</sup> April 2022**

The schedule of payments dated 6<sup>th</sup> April 2022, as listed in Appendix B were ratified. Cllrs S Bryant & P Orchard authorised the online payments.

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

No further quotes have been received to date.

The meeting ended at 8.50p.m.

The next meeting will be held on Wednesday 4<sup>th</sup> May 2022.

## Appendix A

### PLANNING APPLICATION LIST – 6<sup>th</sup> April 2022

#### APPLICATIONS

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. <b>OBJECT</b> 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	<b>REFUSED</b> <b>APPEAL REF: APP/F0114/W/21/3287000</b>
14/07/2021 21/03207/FUL	Mr Smart Tynning House, Hursley Hill, Whitchurch, BS14 0QZ Erection of detached dwelling and detached garage/home office following demolition of existing HMO property. <b>COMMENTS</b> – support this application if the square footage is no larger than the original dwelling, which is difficult to ascertain from the drawings. If it is no larger then it would meet the following <b>NPPF</b> requirement of buildings in the Green Belt. 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'. If the application is approved there should be a condition made that the existing building is demolished before the new dwelling is built.
07/03/2022	<b>REFUSED</b> <b>APPEAL REF: 22/00015/RF</b>
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. <b>OBJECT to the above application as it is not in keeping with the character, setting &amp; appearance of the Grade II listed Manor House and the surrounding buildings.</b>
28/02/2022 22/00757/FUL	Creo Property Solutions Central Garage, 93 Bristol Road, Whitchurch, BS14 0PS Demolition and replacement of existing garage repair building and Change of Use for new mixed use development comprising two commercial units (Use Class E (c) and E (g) and two maisonettes (Use Class C3)
15/03/2022 22/01098/FUL	Mr Bradleigh Purnell 50 Church Road, Whitchurch, BS14 0PN Erection of a two storey side extension

28/03/2022  
22/01227/PIP

Mr Ollis  
West Holme, 19 Dene Road, Whitchurch, BS14 0PG  
Erection of one dwelling to the rear of the existing dwelling following demolition of existing garage.

## RESULTS

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.**

10/03/2022

**REFUSED**

09/02/2022  
22/00238/PIP

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

15/03/2022

**REFUSED**

## Appendix B

### MONTHLY PAYMENT OF ACCOUNTS

DATE: 6<sup>th</sup> APRIL 2022

D/D	British Telecom	Phone/broadband	46.74	7.79
D/D	SSE	Electric Clock – March	46.56	2.21
BT	N Kirk	Travel costs	11.70	
BT	Various	Salaries & sundry payments	2158.41	
BT	WVCA	Rent & meetings – March	246.00	
BT	Your Solution	Maintenance	1,774.37	
BT	B&NES Council	Pension Fund	547.08	
BT	H M Revenue & Custom	PAYE & NIC March	478.77	
BT	Kn office supply	Stationery	147.52	24.58
BT	BBF	Leaflet printing	77.99	13.00
BT	GB Sport & Leisure	Playpark inspection	60.00	10.00
BT	Martin Francis	Website	91.50	
BT	WVCG	Key deposit refund	10.00	
		<b>Total Payments</b>	<b>£5,696.64</b>	<b>£57.58</b>