

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING
HELD IN THE WVCA HALL ON WEDNESDAY 5th APRIL 2023**

Present: Cllrs N Kirk (Chairman), M Dury (Vice-Chairman), S Bangham, S Bryant,
R Chandler, T Griffin, C Lewis, P O'Leary, S Dyer (Clerk) & one member of the public.

2023/158 PUBLIC PARTICIPATION

A Councillor brought up the issue of the state of the road in Staunton Lane when it leaves the main road and runs towards the industrial area where there are garages. It was pointed out that this is a private road which the residents are responsible for. Issues were also raised on the state of the roads and potholes in Church Road, where there is also a sinking drain, Maggs Lane & Stockwood Lane. The speed of traffic along Staunton Lane was again brought up by another Councillor.

2023/159 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors J Fox-Bowen, P Orchard & V Perry, these apologies and the reasons for not attending, were accepted by all present. Also apologies have been received from District Councillor Paul May.

**2023/160 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH
VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)**

None received.

**2023/161 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2023/162 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL
MEETING HELD ON 1st MARCH 2023**

The minutes of the meeting held on 1st March 2023, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk - Chairman.

**2023/163 TO NOTE THE WORK THE CLEAN & GREEN TEAM CARRIED OUT AND
RECEIVE AN UPDATE ON THE LITTER PICK**

The Green & Clean Team cleared the footpath from Norton Lane towards the village and an area in Sleep Lane & the weeds on the footpath in Maggs Lane, our thanks to them. Six volunteers turned up on a very wet Monday afternoon to take part in the first Village litter pick of 2023, which ran alongside B&NES Council's Clean and Green Campaign. Around 7 bags of rubbish were collected from pavements, footpaths and open spaces around Whitchurch Village to help make the area look clean and tidy. A huge thank you to all those who took part in the event.

2023/164 TO RECEIVE A REPORT ON THE PARISH LIAISON MEETING

The Clerk & Chairman attended this meeting in Keynsham and gave a report:- Malcolm Parsons of capital Delivery at WECA, gave an update on the new Westlink service and took questions. The service uses existing bus stops and will run from 7am-7pm Monday – Saturday. You can either use the App/Website/Call Centre to book a journey up to 24hrs in advance. The cost is £2 adults & £1 children, concessions can also be used, the start date for this new service is Monday 3rd April.

An update was given by Richard Daone & Simon de Beer with regards to the Local Plan 2022-2042, work on options and formal consultations will take place during 2023 with a draft plan being produced in 2024. A local housing needs survey will be required in the

next 6 months. They will be in touch with Parishes again shortly for further engagement in the process.

2023/165 TO RECEIVE ANY UPDATES ON THE KINGS CORONATION EVENT IN MAY AND AGREE ANY FURTHER ACTIONS

The number of residents who have signed up for this event is nearly at capacity. A separate working party meeting was held recently to discuss this event in detail, it was agreed to meet at 12 noon to set up on the day. A freezer will be installed in the kitchen by a Councillor to put ice-lollies in. Sandwiches will be collected on Saturday and stored in Councillors fridges overnight.

Two members of the public joined the meeting.

2023/166 PLANNING & TRAFFIC

a) To note the current Planning Application list.

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

b) To consider and agree a response to the following planning applications:-

Application 23/00858/CDCOU – Parkstone Estates (Chippenham) Ltd, 89 Bristol Road, Whitchurch, BS14 0PS

Prior approval request for change of use from retail space (Use Class E) to 1no. Self-contained one bedroom residential flat (Use Class C3).

OBJECT - It will be another employment opportunity lost and is against Policy WV 1.5 - Retain employment in the village of the WVNP.

Application 23/00933/FUL - Mr Stuart Dalton, Elmhurst, Woollard Lane, BS14 0QR
Erection of single storey extension to the rear

SUPPORT - this application if the extension is within the percentage increase allowed on properties within the Green Belt.

Application 23/00782/FUL - RCIH Developments Ltd, 18 Churchways, Whitchurch
Proposed attached self-contained dwelling house.

OBJECT - The increased use of the cul-de-sac turning head together with the generation of conflicting traffic movements, resulting from the proposed development, would be prejudicial to highway safety. Contrary to Policy T.24 of the BANES Local Plan

2023/167 CLERKS REPORT

The Returning Officer has today confirmed the result of the election of Councillors for Whitchurch Village Council, ten Councillors have duly been elected without contest. The appropriate notices have been placed on the website and noticeboards as required. There is therefore one vacancy which will need to be filled by co-option.

All elected Councillors will need to complete a Declaration of Acceptance of Office & Registers of Members Interest form before the next Village Council meeting.

Rescheduled resurfacing work has been carried out in the Witheys this week as it was postponed due to the weather conditions in March.

Advance notice that Staunton Lane will be closed for Bristol Water to carry out works from Saturday 20th May for a maximum of 4 days but it is anticipated to be for 2 days.

Excess rubbish was reported to B&NES in the hedges and road in Stockwood Lane and this has since been cleared.

As you are aware there is an unauthorised encampment on Whitchurch Green at present which B&NES Environmental Team are aware of and will conduct an assessment on in due course.

A new contract for the BT phone & broadband is in the process of being implemented, we can hopefully have a digital line with much faster broadband for £44.95 per month with a £39.95 one off upfront & delivery charge. Open reach will need to come out and survey the office and surrounding area for this.

2023/168 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul May sent his apologies to the meeting.

2023/169 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To consider a request to plant a tree at the cemetery and/or scatter ashes on an existing plot

The request was read out by the Clerk, after consideration it was resolved that as long as the relevant authorisation was received from the family then ashes could either be interred or scattered on the grave in question but the request to plant a tree at the cemetery was not granted.

b) To note the Tree Planting – Unilateral Agreement

Fifteen trees have been planted around the village with developer funding secured by B&NES Council. The Chair & Vice-Chair have both signed an Unilateral Agreement for the rest of the funds to be transferred to the Village Council for the initial establishment maintenance of the trees for three years after their planting & funds towards management of the trees for a period of 15 years following their planting. This was noted by all Councillors present.

c) To receive an update on the Allotment tenancies

The Clerk & Assistant have recently shown potential plot holders the vacant plots at the allotment site and they have all agreed to take up the tenancy of these plots. Most existing plot holders have also paid their fees for 2023/2024.

2023/170 FINANCE

a) To note and agree the payment of accounts dated 5th April 2023

The schedule of payments dated 5th April 2023, as listed in Appendix B were agreed, Cllrs S Bangham & S Bryant will authorise the online payments.

b) To agree the payments for May are authorised by two Councillors before the 10th May meeting and ratified at the meeting.

As the next Village Council meeting is not being held until Weds 10th May due to the elections, it was resolved that the payments for May will be made at the beginning of the month as usual, authorised by Cllrs C Lewis & P O'Leary and then ratified at the next meeting.

c) To consider a request from Whitchurch Village Action Group for funding

A representative from Whitchurch Action Group explained what they are planning and the costs, also a letter was read out by the Clerk from the group who are planning to send out a survey to all village residents asking relevant questions about their surroundings. The results will then be used as evidence, which B&NES will require, when drawing up the Local Plan and the Neighbourhood Plan, which will also need updating very soon. It was resolved that a grant of £600.00 is granted to WVAG for printing and postage for the survey. The results of the survey will be shared with the Village Council.

The meeting ended at 8.45.p.m.

The next meeting will be held on Wednesday 10th May 2023, this will also be the date of the Annual meeting of Whitchurch Village Council.

Appendix A APPLICATIONS

19/10/2022
22/04117/FUL

Mr Smart
Tynning House, Hursley Hill, Whitchurch, Bristol, BS14 0QZ
Erection of detached dwelling following demolition of existing HMO property (Resubmission).
SUPPORT this application - the square footage meets the following NPPF 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'.
There should be a condition made that the existing building is demolished before the new dwelling is built and all recommendations made by B&NES Highways should be met.

25/01/2023
22/04997/FUL

Mr Jordan Franklin
Vans 365 Wilmin, Staunton Lane, Whitchurch, BS14 0QL
Erection of a 4 bed, 7 person dwelling on land adjacent/between Wilmin & The Elms, Staunton Lane, to follow removal of existing caravan and demolition of existing garage and lean-to-structure.
NO COMMENT

07/03/2023
23/008581/CDCOU

Parkstone Estates
89 Bristol Road, Whitchurch, Bristol, BS14 0PS
Prior approval request for change of use from retail space (Use Class E) to No. 1 self-contained one bedroom residential flat (Use Class C3)

10/03/2023
23/00933/FUL

Mr Stuart Dalton
Elmhurst, Woollard Lane, Whitchurch, Bristol, BS14 0QR
Erection of single storey extension to the rear.

15/03/2023
23/00782/FUL

RCIH Developments
18 Churchways, Whitchurch, BS14 0PL
Proposed attached self-contained dwelling house

RESULTS

22/11/2022
22/004414/PIP

Mr Daniel Hunt
Greenacre, Staunton Lane, Whitchurch, BS14 0QL
Stage 1 Permission in principle application for the development of a single dwelling.
PERMITTED

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, see detailed objection comments.

15/03/2022
08/06/2022
16/03/2023

REFUSED
APPEAL REF: 3296575
APPEAL DISMISSED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 5th APRIL 2022

D/D	British Telecom	Phone/broadband	51.31	8.55
D/D	SSE	Electric Clock – March	49.23	2.34
BT	Various	Salaries, postage, sundry items & Kings Coronation event	2,192.04	
BT	WVCA	Rent & meetings – March	211.50	
BT	Your Solution	Maintenance	554.00	
BT	B&NES Council	Pension Fund	493.11	
BT	H M Revenue & Customs	PAYE & NIC March	363.97	
BT	Apollo Cleaning	PAT Testing	42.00	7.00
BT	Martin Francis	Website hosting	54.00	
BT	Bristol Bus Forms	Printing newsletter	84.00	14.00
BT	G B Sport & Leisure	Playpark Inspection	60.00	10.00
BT	Landscape Supply	Tree watering bags	449.10	74.85
BT	Mr N Kirk	Travel expenses	15.30	
		Total Payments	£4,619.56	£116.74