

## **MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 9<sup>th</sup> AUGUST 2023**

It was resolved that in the absence of the Chairman & Vice-Chairman Cllr Sharon Bryant will chair the meeting.

Present: Cllrs S Bryant (Chair), S Bangham, R Chandler, J Fox-Bowen, C Lewis, P O'Leary, P Orchard, V Perry, S Dyer (Clerk), District Councillor Paul May, Mirna Tarzikhan – Project Manager WECA, Helen Holm – Technical Consultant, AECOM & 11 members of the public.

The Chair welcomed everyone to the meeting, including a prospective new Councillor Alexandra Currie.

She explained that we will give the representatives, from the Somer Valley Links consultation the opportunity to answer the questions previously sent to them first, then break so everyone can look at the plans and ask questions and then come back for members of the public and Councillors to speak if they wish.

### **2023/50 PUBLIC PARTICIPATION**

These were the answers given to the questions:-

Firstly the costs for the proposals are:-

0.6 million for the junction A37/Staunton Lane

1.17 million for the bus lane

1.8 million for the A37 quiet route

It was explained that data from 2019 stated that in the morning rush hour 13 vehicles turned right from the A37 into Staunton Lane and in the evening rush hour it was 19.

The proposed right hand lane will be for the length of 2 vehicles.

They explained how the consultation had been publicized but this did not address how those residents who do not use digital platforms were made aware of the consultation.

After viewing the plans three members of the public then had 3 mins each to speak.

These included the following comments:-

Cannot understand widening some of the pavements when they are wide enough any way and these will not be used for dual usage.

There are less HGV's on the road since Bristol launched their clean air zone.

Local businesses are reliant on the parking spaces which are planned to be removed.

Plans to increase the pavement will reduce the A37 by 1.5 metres why?

The plans to reduce pavements on the opposite side of the road are ridiculous when these are used as the safe route to Whitchurch Primary School.

The modelling has used information from 2019 which is not only out of date but is also when the houses in Horseworld were being built.

Our village is being thought of as just a road and no consideration has been given to the people who live here.

The National Cycle Route already goes through the village.

Cannot see any benefit to put a bus lane in this location at all, there is no logic to it especially for one bus which runs every half an hour.

The proposals are not considering the Liveable Neighbourhoods projects.

The Chair thanked everyone for their comments and encouraged everyone to send their thoughts in by Sunday 13<sup>th</sup> August. She also thanked the representatives for attending and hope that they will consider the feedback they have heard this evening.

**Five members of the public & the two representatives from the Somer Valley Links project left the meeting at 8.25pm.**

A member of the public spoke about issue with the traffic turning right into Norton Lane and HGV's meeting on the old railway bridge.

**2023/51 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Councillors N Kirk & M Dury, these apologies and the reasons for nonattendance, were accepted by all present.

**2023/52 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)**

Cllr C Lewis declared an interest in agenda item 9 c) Application No. 23/02345/FUL

**2023/53 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2023/54 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 5<sup>th</sup> JULY 2023**

The minutes of the meeting held on 5<sup>th</sup> July 2023, previously circulated, were agreed and signed as a true record of the meeting, by S Bryant – Chair.

**2023/55 TO REVIEW AND AGREE ANY AMENDMENTS TO THE DATA BREACH POLICY, GENERAL PRIVACY NOTICE & SUBJECT ACCESS REQUEST PROCEDURE**

It was agreed to amend 1 a) on the Subject Access Request Procedure by deleting social media & fax as ways of requesting a subject access request. It was resolved that no other changes are required, the documents will be reviewed again in a years' time.

**2023/56 TO RECEIVE ANY UPDATES ON TAKING RESPONSIBILITY FOR A NEW PLANTER JUST OFF A37, BRISTOL ROAD**

The Clerk advised Paul Garrod B&NES, that the Village Council are happy to take responsibility for the license, as long as the residents agree to plant & maintain the planter and it must be of the same style as the other planters around the village. A photo was sent to him of the existing planters we have in the village. He replied saying that sounds very positive and that he will now need to get confirmation that the planter can be funded from the Liveable Neighbourhood scheme.

**2023/57 TO RECEIVE A REPORT ON THE KEYNSHAM AREA FORUM**

Cllr Joe Fox-Bowen attended this meeting on Thursday 6<sup>th</sup> July and gave an update on the meeting which included a presentation on the Somerdale Shed & Community Garden project, an update from Avon Fire & Rescue about Home Fire Safety visit checks & the Somer Valley Links consultation.

The Chair thanked Joe for the report the contents of which were noted.

**2023/58 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 whether to start making site visits to properties with planning applications pending**

After giving consideration to this suggestion it was agreed that it was a good idea, it will be put on the agenda again in September to agree a strategy for this and whether lanyards with Councillors identification should be made.

**Cllr C Lewis left the room**

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

**Application No. 23/02345/FUL** – Mr A Knight, 26 Church Road, Whitchurch, BS14 0PP  
Erection of single storey extension (Regularisation)

After consideration it was resolved to support this application which is within the Housing Development Boundary.

**Application No. 23/01965/FUL** – Miss Angela Evans, Stables & Paddock, Hursley Hill, BS14 0QZ

Erection of two additional stables

After consideration it was resolved to support this application with a condition that as the stables are within the Green Belt they are used solely as stables and are not for residential use.

**Cllr C Lewis returned to the meeting & two members of the public left the meeting**

**d) To consider the Somer Valley Links consultation and agree a response to the two proposals in Whitchurch Village – the bus lane and alterations to the Staunton Lane/A37 junction**

It was resolved to send a response to include the following comments:-

Disappointed with the way in which this consultation has been carried out.

Maps of the proposed changes to the A37/Staunton Lane junction in Whitchurch Village were not included in the original consultation upload, so no one was aware of what they were actually commenting on. This was amended when brought to the attention of WECA by residents and the Village Council.

At the Farrington Gurney drop-in event there were no printed maps of the proposals for Whitchurch Village but there were for every other area.

Not enough has been done to make residents who do not use digital platforms aware of this important consultation.

**Whitchurch Bus Lane**

Strongly object to a bus lane in this location and cannot see any benefit for it to be installed. It is a complete waste of 1.17 million pounds for a bus which runs every half an hour and is rarely held up in this location. Everyone agreed it was a road from nowhere to nowhere. It is also relevant that the information you have used from First Bus is from 2018 and therefore five years out of date and pre-pandemic.

It would also make it difficult to cross the A37 to the bus stops, playpark, allotment site and sports facilities as there will be an extra bus lane to cross. The proposed new crossing agreed in this location is now subject to further review.

The proposal is in direct conflict to the Liveable Neighbourhood Scheme which is to encourage residents to walk safely around the village and to use local facilities.

**A37 Quiet Route**

More information on this as details have not been communicated sufficiently. We need to know how this will impact Whitchurch Village and the existing Cycle Route which runs through the village.

### **Whitchurch Village – Staunton Lane/A37 Junction**

Strongly object to the proposals for this junction and cannot see how this will benefit any of the residents of Whitchurch Village and they would have a detrimental effect to those living in this location.

Plans to widen the road, by taking away the pavement outside local resident's properties and also local businesses adjacent to the footway, would have a detrimental impact as the carriageway would be brought closer to the properties and potentially bring increased noise and a reduction of air quality to these people.

The plans to widen the pavement from Church Road to the bus stop and remove the only free parking bays outside the businesses will have a devastating impact on local businesses. The loss of these well-used parking bays would affect every business in the village, would reduce trade and be in conflict with Policy WV 1.5 – Retain employment in the village.

Bath & North East Councils Feasibility Study of May 2019 concludes that the amount of vehicles in question who turn right, is too low to justify the expense and detriment to people who live in this location, so would not be beneficial or cost effective. The figures were also taken at a time when the Horseworld development was being built and there were many more lorry movements in and out of the site using Staunton Lane/A37 junction. Safety concerns on the plans to reduce the pavement width on the opposite side of the road from the bus stop to the Witheys. This pavement is used as the only safe route to school on this side of the road for children living in many parts of the village including the Horseworld development, Staunton Fields development, Hamilton Way and Staunton Lane. This again is in direct conflict with the Liveable Neighbourhoods scheme to get people walking more freely and safely around our village, by reducing the width of the pavement in this location their safety would be compromised.

No consideration has been made for the people who live in Whitchurch Village and that the proposals will not benefit the community.

#### **e) To receive a report on the new Local Plan workshop held on 27<sup>th</sup> July and agree any actions required.**

Cllrs S Bryant & R Chandler attended the workshop along with District Councillor Paul May. A report on the meeting was given, results of the partial update of the Neighbourhood Plan were presented at the meeting, some of the Placemaking principles for Whitchurch Village will be amended and the Settlement Connectivity plan, which shows lots of the facilities in Bristol not B&NES will be looked at again. Another meeting will be held in three months' time.

### **2023/59 CLERKS REPORT**

During the last month the hedgerow on the corner of Farrier Way adjoining Sleep Lane which is overgrown has been reported to B&NES & some mattresses which were dumped outside the Playpark, these have since been removed.

The Clerk has submitted the nine designated Local Green Spaces, as agreed, to B&NES and has received an acknowledgment that they have been received.

B&NES Community Awards 2023/24 have been announced with ten different categories, the closing date for nominations is Friday 8<sup>th</sup> September.

Notice has been received that Church Road will be temporarily be closed from its junction with Church Meadows to outside number 5 Church Road on 24<sup>th</sup> August for a maximum of 2 days. This is to enable National Grid to carry out replacement of a decayed electricity pole.

The funds have now been received from B&NES for the maintenance and longer term management of the ten trees which were planted earlier in the year. The trees are now thriving due to the recent downpours and have also been watered when required. Some of the funding is for the first three years to get the trees established and the rest is for longer term management of them for a period of fifteen years.

### **Meetings**

The recent Field/Cemetery/Allotment Committee meeting, which was to be held on site, had to be cancelled due to the weather, this needs to be rearranged.

### **2023/60 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Paul stated that he is going to distribute a newsletter to update residents on the Local Plan. He has been speaking to the Head of Leisure in B&NES and has put them onto the Tennis Club in Pensford, he asked if there were any sports facilities in the village which might benefit from any help. It was agreed the details of the cricket club and rugby club both in Norton Lane will be sent to Paul.

**Paul May left the meeting.**

### **2023/60 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

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

Sophie Dando Ref: (Gloria Lucille Ademante)	Plot No. E140	Deed No. 1478
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Sandra Lawrence Ref: (Grayson Ashleigh Palmer)	Plot No. C41	Deed No. 1479
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Amanda Pursey Ref: (Anne Hughes)	Plot No. A110	Deed No. 1480
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Patrick O'Driscoll Ref: (Kevin O'Driscoll)	Plot No. E59	Deed No. 1481
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Mia Milkins Ref: (Michelangelo Salvatore Russello)	Plot No. E60	Deed No. 1482
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R Chandler proposed, C Lewis seconded and the meeting duly passed the Exclusive Rights of Burial.

### **2023/61 FINANCE**

#### **a) To note and ratify the payment of accounts dated 2<sup>nd</sup> August 2023**

The schedule of payments dated 2<sup>nd</sup> August, as listed in Appendix B, which have previously been circulated to all Councillors and subsequently authorised by Cllrs S Bryant & J Fox-Bowen, were noted and ratified.

The meeting ended at 9.25 p.m.

The next meeting will be held on Wednesday 6<sup>th</sup> September 2023

## Appendix A

### PLANNING APPLICATION LIST – 9<sup>th</sup> August 2023

#### APPLICATIONS

15/03/2023 23/00782/FUL	RCIH Developments 18 Churchways, Whitchurch, BS14 0PL Proposed attached self-contained dwelling house <b>OBJECT</b> - 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.
15/05/2023 23/01535/PIP	Mr Trought Strathmore, Staunton Lane, Whitchurch, BS14 0QL Permission in Principle Planning Application for the erection of 1no. dwelling and associated works. <b>OBJECT</b> – the proposed development is outside of the Housing Development boundary and is within designated green belt land, there are no special circumstance associated with the application. Policy RA5 has previously removed land from the Green Belt for a strategic site and there is no current need for any further development in the Green Belt. Refer to the application on this site in 2017 which Highways objected to, what has changed since this date?
24/05/2023 23/01591/FUL	Mr Tweedy 4 Staunton Manor Courtyard, Maes Knoll Drive, Whitchurch Erection of a small-scale porch at the entrance to the property <b>SUPPORT</b> – this application as long as in keeping with the building and of a size applicable for a porch
24/05/2023 23/01592/LBA	Mr Tweedy – Listed Building Consent 4 Staunton Manor Courtyard, Maes Knoll Drive, Whitchurch Erection of a small-scale porch at the entrance to the property <b>SUPPORT</b> – this application as long as in keeping with the building and of a size applicable for a porch
15/06/2023 23/02183/FUL	Mr Alan Greenwood Melverley, 88 Bristol Road, Whitchurch, Bristol, BS14 0QW Erection of outbuilding/garden room <b>SUPPORT</b> this application
28/06/2023 23/02340/VAR	Bristol Barbarians RFC Norton Lane, Whitchurch, Bristol, BS14 0BT Variation of condition 4 (Plans List (Compliance)) of application 17/02398/FUL (Erection of new club house, facilities and associated works) <b>SUPPORT</b> - Whitchurch Village Council are happy for the variation of condition 4 but feel that a new condition should be made that the existing club house is demolished within a set time frame of the new one being built.

06/07/2023  
23/02345/FUL

Mr A Knight  
26 Church Road, Whitchurch, BS14 0PP  
Erection of single storey extension (Regularisation)

20/07/2023  
23/01965/FUL

Miss Angela Evans  
Stables & Paddock, Hursley Hill, BS14 0QZ  
Erection of two additional stables

## Appendix B

### MONTHLY PAYMENT OF ACCOUNTS

DATE: 2<sup>nd</sup> August 2023

D/D	British Telecom	Phone/broadband	61.45	10.24
D/D	SSE	Electric Clock – July	43.72	2.08
BT	Various	Salaries, postage & sundry items	1,858.12	
BT	WVCA	Rent & meeting – July	198.00	
BT	Your Solution	Maintenance	1,645.97	
BT	B&NES Council	Pension Fund	435.86	
BT	H M Revenue & Customs	PAYE & NIC July	301.97	
BT	G B Sport & Leisure	Quarterly playpark report	60.00	10.00
BT	Kn office supplies	Stationery	118.69	19.78
		<b>Total Payments</b>	<b>£4,723.78</b>	<b>£42.10</b>