

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING
HELD IN THE WVCA HALL ON WEDNESDAY 6th DECEMBER 2023**

Present: Cllrs N Kirk (Chair), S Bangham, S Bryant, R Chandler, M Dury, J Fox-Bowen, C Lewis, P O'Leary, P Orchard, V Perry, S Dyer (Clerk), & 2 members of the public.

The Chair welcomed everyone to the meeting.

2023/108 PUBLIC PARTICIPATION

A Councillor stated that the recent rainfall caused lots of flooding in and around the village. Tesco at Gilda Parade was closed today as a sledgehammer was put through the window to break in.

The Clerk reminded everyone of Peter Edwards funeral arrangements.

2023/109 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillor A Currie who is unwell, this apology and the reason for non- attendance was accepted by all present.

**2023/110 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH
VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)**

Cllr M Dury declared an interest in agenda item 13. B)

**2023/111 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2023/112 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL
MEETING HELD ON 1st NOVEMBER 2023**

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

2023/113 TO CONSIDER AND AGREE THE MEETING DATES FOR 2024

It was resolved to accept the meeting dates previously circulated, except January which will held on 10th January 2024.

**2023/114 TO DISCUSS THE CHRISTMAS LIGHTS 'SWITCH ON' EVENT AND AGREE
ANY CHANGES FOR 2024. NOTE THE DATE & TIME FOR JUDGING THE
CHRISTMAS LIGHTS COMPETITION**

The Chairman thanked everyone who helped at the event which went off very smoothly and was well attended.

It was agreed that another marshal is needed at the end of the barriers outside M&G Estate agents, the Clerk to enquire how much temporary lights would cost to be placed in the centre of the village and whether the Salvation Army should play before the switch on. The competition judging will take place on Wednesday 13th December meet at the Toby Carvery at 7.30pm.

**2023/115 TO DISCUSS THE DISTRIBUTION OF NEWSLETTERS AND AGREE THE
WAY FORWARD WITH THIS**

After a discussion on this it was agreed that the contents of the newsletter will be agreed at the October meeting so they can be printed earlier and then there will be more time to deliver them.

The Chairman pointed out that those who are still working have less time to help with this than those who are retired.

2023/116 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 application:-

23/04121/PIP – Woodlands, Staunton Lane, Whitchurch, BS14 0QL

Permission in Principle planning application for the development of up to 3 dwellings and associated works.

It was resolved to object to this application for the following reasons –

The proposed development would be inappropriate development within the Green Belt. No special circumstances are demonstrated to outweigh this and it is therefore contrary to Policy GB2 Development in Green Belt Villages & Core Policy CP8.

Infilling as defined in the NPPF is limited to the building of one or two houses therefore the application for three dwellings does not meet this criteria.

Land in Whitchurch Village has already been removed from the Green Belt in exceptional circumstances to meet Policy RA5 strategic site for development. There is therefore no need for further development on Green Belt land within Whitchurch Village.

The proposed development is outside the Housing Development Boundary and is therefore contrary to Policy RA1 of the Bath & North East Somerset Council Core Strategy & Policy WV 2.1 of the Neighbourhood Plan as it would increase the density of development within existing curtilages.

Development is not suitable in this location due to the poor state of the unadopted access road to the site. The information provided from www.crashmap.co.uk database does actually show a serious accident in Staunton Lane in 2018, so the information provided in 5.45 of the Planning Statement is in fact misleading.

c) To receive an update from Avon & Somerset Police Speed Enforcement Officer regarding the speed of traffic along Staunton/Stockwood Lane & consider the update from B&NES with regards purchasing Speed Indicator Devices and agree the way forward with this.

An update was given which was received from the Avon & Somerset Speed Enforcement Officer regarding the speed of traffic recorded along Staunton/Stockwood Lane. In a week just over 53,000 vehicles speed was recorded with the average speed calculated as 28.4mph. As this falls under the posted speed limit of 30mph it does not warrant a speed enforcement site to be set up here, the highest speed was 57mph.

The Clerk read out more information from B&NES regarding Speed Indicator Devices, which are electronic signs which become activated by passing vehicles. It was agreed to obtain a quote for two devices to be installed along Staunton Lane and to enquire if they actually capture data on the speed of traffic.

2023/117 CLERKS REPORT

Plants have been received from the Nursery in Bath, thanks to Ann Leach & Pat Orchard the planters have been replanted. There are still lots of plants to put in the Millennium Garden. The three new trees have been planted in the Playpark and the winter hanging baskets have been installed.

Meetings

A UKSPF workshop is being held on Monday 11th December from 4-6pm at the Keynsham Community Space. This is an opportunity to hear about a capital funding opportunity from Parish Council's in rural areas.

2023/118 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

District Councillor Paul May did not attend the meeting due to health issues

Appendix A
PLANNING APPLICATION LIST – 6th DECEMBER 2023
APPLICATIONS

18/08/2022 22/03284/FUL	Mr John Maddocks Rudgeworth, Woollard Lane, Whitchurch, BS14 0QR Erection of bungalow following demolition of 3no. existing equestrian stables (Resubmission) REFUSED APPEAL REF: 22/03284/FUL
22/08/2023	
15/03/2023 23/00782/FUL	RCIH Developments 18 Churchways, Whitchurch, BS14 0PL 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.
16/08/2023 23/02922/OUT	Mr & Mrs Andrews Oaklea, Sleep Lane, BS14 0QN Erection of 9 Residential Dwellings (Use Class C3) with All Matters Reserved Except for Access OBJECT – for the following reasons:- The proposed development would be inappropriate development within the Green Belt. No special circumstances are demonstrated to outweigh this and it is therefore contrary to Policy GB2 Development in Green Belt Villages & Core Policy CP8. Infilling as defined in the NPPF is limited to the building of one or two houses therefore the application for nine dwellings does not meet this criteria. Land in Whitchurch Village has already been removed from the Green Belt in exceptional circumstances to meet RA5 strategic site for development. There is therefore no need for further development on Green Belt land within Whitchurch Village. The proposed development is outside the Housing Development Boundary and is therefore contrary to Policy RA1 of the Bath & North East Somerset Council Core Strategy & Policy WV 2.1 of the Neighbourhood Plan as it would increase the density of development within existing curtilages.
24/10/2023 23/03873/FUL	Mr Dan Bartley 40 Church Road, Whitchurch, Bristol, BS14 0PP Erection of porch to front elevation, two storey side extension and single storey rear extension SUPPORT this application which is within the Housing development boundary.
10/11/2023 23/04121/PIP	Denmead Woodlands, Staunton Lane, Whitchurch, BS14 0QL Permission in Principle Planning Application for the development of up to 3 dwellings and associated works.

RESULTS28/06/2023
23/02340/VARBristol 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)

03/11/2023

PERMITTED with 4 conditions**Appendix B****MONTHLY PAYMENT OF ACCOUNTS****DATE: 6th December 2023**

D/D	British Telecom	Phone/broadband	53.94	8.99
D/D	SSE	Electricity Clock (already debited on 30/11/23)	55.33	9.22
BT	Whitchurch Village Bowls Club	Grant	5,000.00	
BT	Various	Salaries & sundry items	2,680.07	
BT	WVCA	Rent & meeting – Nov	198.00	
BT	Your Solution	Maintenance	1,087.00	
BT	B&NES Council	Pension Fund	643.00	
BT	H M Revenue & Customs	PAYE & NIC November	714.98	
BT	Coffin's Clocks	Millennium Clock	85.00	
BT	Bristol Business	Printing newsletters	84.00	14.00
BT	Bateman Skips	Skip @ cemetery	353.10	58.85
BT	R Chandler	New Xmas lights	55.99	
BT	BA Leach	Compost for planters	15.00	
BT	N Kirk	Mileage – collect leaflets	11.70	
BT	Coles Nurseries	New trees @ Playpark	756.00	126.00
		Total Payments	£11,793.11	£217.06