

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING
HELD IN THE WVCA HALL ON WEDNESDAY 10th JANUARY 2024**

Present: Cllrs M Dury (Vice-Chair), S Bangham, S Bryant, R Chandler, A Currie, J Fox-Bowen, C Lewis, P O’Leary, P Orchard, V Perry, S Dyer (Clerk), District Councillor Paul May & 1 member of the public.

Cllr M Dury (Vice-Chair) chaired the meeting in the absence of Chairman N Kirk. He wished everyone a Happy New Year & welcomed them to the meeting.

2024/121 PUBLIC PARTICIPATION

A Councillor stated that Sleep Lane was closed for a time today by Bristol Water, no notification has been received by the Clerk about this.

Most of the dog poo bag dispensers made by Cllr Colette Lewis have been vandalised or stolen. Colette will make some replacements and the Clerk will order more bags to be put in them.

Concerns were expressed regarding the lack of lighting on the cycle path and other public footpaths in the Village. This will be put on the agenda for the next meeting to be discussed further.

2024/122 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave an apology for Councillor N Kirk who has another commitment this evening, this apology and the reason for non- attendance was accepted by all present.

2024/123 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

None declared.

2024/124 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2024/125 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 6th DECEMBER 2023

The minutes of the meeting held on 6th December 2023, previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair.

2024/126 TO NOTE THE WINNERS OF THE CHRISTMAS LIGHTS COMPETITION

Three properties were chosen this year one in Church Road, Church Meadows & Farrier Way, the winning residents appreciated their prizes. It was agreed that it was worth continuing with the competition for residential properties.

2024/127 TO AGREE A DATE FOR THE CHRISTMAS LIGHTS ‘SWITCH ON’ EVENT AND TO CONSIDER WHETHER TO HOLD A FUN DAY THIS YEAR

After consideration it was agreed that the Christmas Lights ‘switch on’ will be held on Friday 6th December this year.

There are plans to light the beacon on Thursday 6th June 2024 to commemorate the 80th Anniversary of D-Day landings, it was agreed that a family picnic with games etc. could be held on the same evening. It was agreed to put this on next month’s agenda to discuss and make plans for this event.

2024/128 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:-

23/04552/FUL Creo Properties, Central Garage, 93 Bristol Road, Whitchurch
Erection of two three bedroom houses with associated car parking following demolition of existing single storey car repair workshop.

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

The demolition of the existing car repair workshop would be a loss of employment and business in Whitchurch Village and would be in detriment to Policy WV 1.5 – Retain employment in the village, of the Whitchurch Village Neighbourhood Plan.

Many residents previously used the garage for their car repairs and MOT's and there has been no visible attempt to market the site as a business, therefore it will be another loss of an essential service & amenity to the community.

Vehicles using the parking spaces will reverse out of the site across the pavement onto the A37 road due to the lack of turning 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.

It would be an overdevelopment of the site, the design of the proposed properties is out character of other properties in this area, as the plans are three storeys high with balconies at the windows. They would also have a negative impact on the listed building, Yew Tree cottage, which is situated at the rear of the site.

There is no need for more residential accommodation in this location.

2024/129 CLERKS REPORT

One of the light columns along Bristol Road opposite Sleep Lane is not working, this has been reported to B&NES but we have been informed that it is a National Grid problem.

Thank you to Pat Orchard & Vi Perry who cleared the Millennium Garden before Christmas, there are still lots of plants to plant when the weather gets better.

This year around £230 was collected for the Salvation Army at the Christmas Lights 'switch on'. This will be used to purchase food and presents, to distribute to local families at Christmas.

Meetings

A Playfield/Cemetery/Allotment Committee meeting is planned for Weds 17th January & Finance meeting for Weds 24th January both at 7.30pm in the WCVA small hall.

The Chairman welcomed Paul May back after his recent illness.

2024/130 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that the new Local Plan options will soon be out for consultation starting in February. He plans to hold a public meeting to explain the options and gather resident's opinions on these.

B&NES have now put together a business case which will be submitted to WECA in the next two weeks. If accepted this will enable them access to grant funds which will help fund the next round of Liveable Neighbourhood projects, this includes the crossing on the A37 which was promised last year.

Paul explained the budget issues with Children's/Adults services which are overspending in the region of four million pounds.

He is on the Avon Fire Brigade board where there have been serious issues highlighted recently which need to be dealt with.

A resident has complained about parking along The Witheys, this will be put on next month's agenda for the Village Council to discuss further.

The Chairman thanked Paul for the updates.

2024/131 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Kathryn Graham

Plot No. H196a

Deed No. 1486

Ref: (Hubert Joseph Coyne)

P Orchard proposed, V Perry seconded and the meeting duly passed the Exclusive Rights of Burial.

2024/132 FINANCE

a) To note and agree the payment of accounts dated 10th January 2024

The schedule of payments dated 10th January 2024 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs S Bangham & J Fox-Bowen.

The meeting ended at 8.47 p.m.

The next meeting will be held on Wednesday 7th February 2024.

Appendix A

PLANNING APPLICATION LIST – 10th JANUARY 2024 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.
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. 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 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.

13/12/2023
23/04552/FUL

Creo Properties Ltd
Central Garage, 93 Bristol Road, Whitchurch, BS14 0PS
Erection of two three bedroom houses with associated car parking following demolition of existing single storey car repair workshop

RESULTS

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

11/12/2023

PERMITTED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 10th January 2024

D/D	British Telecom	Phone/broadband	53.94	8.99
D/D	SSE	Electricity Clock	53.54	8.92
DR	Lloyds Bank	Credit card Nov	201.18	
DR	Lloyds Bank	Credit card Dec	156.00	
DR	Unity Trust	Bank charges	18.00	
BT	Various	Salaries & sundry items	2,008.70	
BT	WVCA	Rent & meeting – Dec	198.00	
BT	Your Solution	Maintenance	295.00	
BT	B&NES Council	Pension Fund	461.17	
BT	H M Revenue & Customs	PAYE & NIC December	372.13	
BT	C Lewis	Gifts for Knit & natter	34.21	
BT	N Kirk	Chairman expenses	39.00	
BT	S.A.S.(Bristol)	Equipment for switch on	398.04	66.34
BT	GB Sport & Leisure	Playpark inspection	60.00	10.00
BT	Kn office	Stationery	116.71	19.45
BT	SLCC	Membership fee	229.00	
		Total Payments	£4,694.62	£113.70