

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING
HELD IN THE WVCA HALL ON WEDNESDAY 6th MARCH 2024**

Present: Cllrs N Kirk (Chair), S Bangham, A Currie, M Dury, J Fox-Bowen, P O'Leary, P Orchard, V Perry, S Dyer (Clerk) & District Councillor Paul May.

2024/148 PUBLIC PARTICIPATION

A Councillor stated that he has received confirmation that the through-traffic restriction on Queen Charlton Lane has been made permanent. This was despite this being a joint scheme at the time with the road crossing on the A37.

Another Councillor stated that there is going to be an increase in bus services through the Village shortly which will increase to 8 buses every hour. Another Councillor has recently used the 172 bus and stated it was an excellent service. The Westlink service is being reviewed as it is being misused and not used for the journeys it was planned for.

Another Councillor stated that the light columns on the A37 which have already been reported are still not working. B&NES state that this is a National Grid issue.

2024/149 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors S Bryant, R Chandler & C Lewis who were unable to attend due to other commitments, these apologies and the reason for non-attendance were accepted by all present.

**2024/150 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 17. Staffing & Cllr S Bangham declared an interest in agenda item 12 b) Planning Application No. 24/00620/FUL

**2024/151 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2024/152 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL
MEETING HELD ON 7th FEBRUARY 2024**

The minutes of the meeting held on 7th February 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

**2024/153 TO REVIEW THE RISK ASSESSMENT & MANAGEMENT POLICY AND
AGREE ANY CHANGES REQUIRED**

The policy was reviewed and it was agreed no changes are required.

2024/154 TO REVIEW STANDING ORDERS

It was resolved to change the figures on 15 c) Public Contracts limit to £30,000.00 the same as the Financial Regulations.

**2024/155 TO RECEIVE UPDATES ON PLANS TO LIGHT THE CYCLE PATH AND
AGREE THE WAY FORWARD WITH THIS**

B&NES have replied to say that as this is a rural section of the cycle path there are likely ecological implications which need to be considered and suggesting that the Village Council engage a specialist to produce a case study that will support the development whilst mitigating the ecological issues.

It was agreed to investigate the costs involved in obtaining an ecological report/case study.

2024/156 TO CONSIDER A DATE FOR A VILLAGE SPRING CLEAN

The Great British Spring Clean returns, it was resolved to arrange a Village Spring Clean on Saturday 20th April from 10-11.30am, all Councillors present agreed on this date as they can help. The Scout group will be invited to come along and join in.

2024/157 TO RECEIVE UPDATES ON THE EVENTS TAKING PLACE ON THURSDAY 6th JUNE AND AGREE FURTHER ACTIONS

The Clerk confirm that a bouncy castle & games have been booked, table tennis bats & balls purchased together with a first aid kit.

Cllr Joe Fox-Bowen confirmed that David Medlock the Deputy Lieutenant will attend. Cllr Nick Kirk has contacted the British Legion and they will be involved. Martin Squires hopes to bring his decorated Jeep along. Cllr Mark Dury confirmed that the cricket club will be open for refreshments and toilet facilities. An event application will need to be completed as soon as possible.

2024/158 TO RECEIVE A REPORT FROM THE KEYNSHAM AREA FORUM MEETING

Cllr Joe Fox-Bowen gave a report on this meeting which he attended online, which included updates on Salford Sports Club improvements, Keynsham Recycling Hub reuse shop, Curo with information to improvements on their Tintagel Close and Bath Road developments & details on the New Local Plan consultation.

The Chairman thanked Joe for the report and for attending this meeting.

2024/159 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.

Cllr S Bangham left the meeting.

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

24/00620/FUL – Mr Hunt, Greenacre Staunton Lane, Whitchurch, BS14 0QL

Erection of a detached two storey 5 bedroom dwelling with double garage.

After consideration it was resolved to Object to this application for the following reasons:-

The proposed development is an 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.

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.

Further development is not suitable in this location due to the poor state of the unadopted access road to the site.

Cllr S Bangham rejoined the meeting.

23/02591/FUL – Mr Hoy, Besley Hill Estate Agents, 91 Bristol Road, Whitchurch, BS14 0PS

Part demolition and construction of 4no 1 bed flats in detached two storey block with associated access.

After a conscious decision it was resolved to support this application as as the proposal, by way of appearance and siting, would have a positive effect on the appearance of the area.

c) To discuss parking issues in Staunton Lane and agree any actions

Further to complaints received regarding cars parking on the pavement in Staunton Lane, blocking the view for cars pulling out of Staunton Lane, it was resolved to send a request to B&NES Council for double yellow lines to be installed from the mini roundabout in Stockwood, Stockwood Lane to the mini roundabout in Whitchurch Village, Staunton Lane. As during weekends cars also park outside the football/rugby club along Stockwood Lane blocking the road.

d) To consider the quote received for two Speed Indicator Devices to be installed in Staunton Lane.

Two quotes have been received for two Speed Indicator Devices to be installed along Staunton Lane. Option 1 - 2 solar powered devices, total cost £9,356.00 +VAT, Option 2 - 2 mains powered devices, total cost £8,049.00 +VAT. It was resolved that these can be paid out of CiL funds. David Boardman, Senior Engineer, B&NES Road Safety Team, has recommended the Solar devices, which can be moved if necessary and is happy to come along to speak with the Village Council and advise on the siting of the devices. It was agreed to ask David Boardman to come out to meet members of the Village Council to discuss this further.

e) To discuss the New Local Plan Options for Whitchurch Village and agree the way forward

The public event held on Monday 4th March at 7.30pm with representatives from the Wrong Road, Whitchurch Village Action Group & Whitchurch Village Council in attendance, was a great success. The majority of those present at the event wished to save the Green Belt from further development in the village.

B&NES also held a consultation event in the URC Church earlier this evening showing plans for the our proposals for development, which are all on Green Belt land.

It was resolved to send back comments to the four options, stating that the Green Belt surrounding Whitchurch Village was reviewed when Horseworld was built and there are no special circumstances to review it again for further development, as per the NPPF. Cllr Paul May will send through the Green Belt arguments to the Clerk.

Cllr Paul May left the meeting at 8.45pm.

2024/160 CLERKS REPORT

The time on the Millennium Clock has now been corrected. Thank you to Cllrs Vi Perry & Pat Orchard for planting the Millennium garden, which looks really colorful.

A replacement bleed kit has been requested as the original one has disappeared.

The Clerk reported the litter bin by the bus stop in the village was full and overflowing, this has now been emptied.

Can Councillors complete their DBS checks as soon as possible please?

The new planter to be placed on the A37 has been ordered.

Confirmation has been received that the through-traffic restriction on Queen Charlton Lane has been made permanent.

B&NES are looking at 20mph schemes for 2024/25 & the A37 in Whitchurch Village is on the list. This will be an agenda item next month as they would like to know where the 20mph speed limit should start & finish.

BT are increasing their prices by 7.9% from 1st April. The Clerk attended an online end of year process training course run by Avon Pension Fund, which was useful.

Meetings

The next SLCC Somerset branch meeting is being held on Friday 8th March at Wells City Hall starting at 10.30am, which the Clerk is attending.

Whitchurch Village Community Association are holding their AGM on Weds 13th March at 7.45pm.

The next Parish Liaison meeting is on Weds 20th March from 6.30-8.30pm Keynsham Community Space.

Bristol Airport have invited Parish Councillors & Clerks to the next Parish Council meeting on Weds 27th March from 6pm.

2024/161 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul had previously left the meeting, so there was no report.

2024/162 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Maxine Molton	Plot No. H193b	Deed No. 1490
Ref: (Maurice Leslie Molton)		

Craig Coggins	Plot No. J24	Deed No. 1491
Ref: (Timothy Joshua Ellis & Shirley Maureen Coggins)		

Pamela Elizabeth Adams	Plot No. J23	Deed No. 1492
Ref: (Robert Adams)		

M Dury proposed, P O'Leary seconded and the meeting duly passed the Exclusive Rights of Burial.

b) To consider quotes received to install new footpaths at the allotment site & a new concrete base around the table tennis table at the Playpark

A quote has been received to install new footpaths at the allotment site for £4,800.00. The Clerk explained what the quote includes. It was resolved to go ahead with this as soon as possible.

A quote has been received to install a concrete base around the table tennis table at the Playpark so that it can be used in all weather. There are two quotes to consider, one just a concrete base and the other a concrete base with artificial grass on top. It was resolved to go ahead with the first quote without the grass which was £1,069.00 and to paint the concrete green.

c) To consider charging a fee for replacement/refurbishment of memorials at the cemetery

It was resolved to go ahead and charge a fee of £106.00 for any memorials which are either replaced or refurbished with effect from 1st April 2024.

2024/163 FINANCE

a) To note and agree the payment of accounts dated 6th March 2024

The schedule of payments dated 6th March 2024 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs P Orchard & A Currie. As it is Alex's first time of authorising the payments if she has

any issues with signing into the bank account Cllr S Bangham will assist/or authorise the payments.

Cllr M Dury left the meeting.

2024/164 Staffing

a) To receive a report of the Staffing Committee meeting & agree recommendations made with regards job descriptions, contracts and training

The Clerk gave an update on the Staffing Committee meeting held on 26th February, job descriptions, compiled by the Clerk were discussed and will be ratified by members of the staffing committee over the next few months. Staff contracts were discussed and it was recommended to extend the existing Administration Assistant's contract to 31st March 2025.

Following this further areas for development and appropriate training will be discussed leading to Staff Appraisals.

It was resolved to go ahead with the recommendations made.

The meeting ended at 9.10.p.m.

The next meeting will be held on Wednesday 3rd April 2024.

Appendix A

PLANNING APPLICATION LIST – 6th MARCH 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.
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 OBJECT – 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.
02/02/2024 23/02591/FUL	Mr Hoy, Besley Hill Estate Agents, 91 Bristol Road, Whitchurch, Part demolition and construction of 4no. 1 bed flats in detached two storey block with associated access.
19/02/2024 24/00620/FUL	Mr Hunt, Greenacre, Staunton Lane, Whitchurch, BS14 0QL Erection of a detached two storey 5 bedroom dwelling with double garage.

RESULTS

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

07/02/2024

REFUSED

Appendix B**MONTHLY PAYMENT OF ACCOUNTS****DATE: 6th MARCH 2024**

D/D	British Telecom	Phone/broadband	53.94	8.99
D/D	SSE	Electricity Clock	55.33	9.22
DR	Lloyds Bank	Credit card February	89.78	
BT	Various	Salaries & sundries	1,952.04	
BT	WVCA	Rent & meetings February	211.50	
BT	Your Solution	Maintenance	1,036.00	
BT	B&NES Council	Pension Fund	461.17	
BT	H M Revenue & Customs	PAYE & NIC February	341.05	
BT	Nathan Coffin (Coffin's Clocks)	Repair Millennium Clock	95.00	
BT	Open Spaces	Subscription	45.00	
DR	Unity Trust	Bank Charge	18.00	
		Total Payments	£4,358.81	£18.21