

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING
HELD IN THE WVCA HALL ON WEDNESDAY 3rd APRIL 2024**

Present: Cllrs N Kirk (Chair), S Bangham, S Bryant, R Chandler, M Dury, C Lewis,
S Dyer (Clerk), District Councillor Paul May & one member of the public.

2024/165 PUBLIC PARTICIPATION

A member of public stated that empty HGV's are getting noisier as they travel over the bridge near his house.

A resident living in Staunton Lane has contacted a Councillor regarding the pot holes and state of the Lane and asking if B&NES would adopt it. The section in question is a private road, the resident could apply to B&NES asking them to adopt it but all residents living in Staunton Lane would have to agree. Another Councillor stated that the pot holes had recently been filled in so it looked much better.

A Councillor explained that a culvert was blocked in Church Road, which he cleared with a neighbour to make it visible and advised the resident who had brought this to his attention to report it on Fix My Street to get it cleared.

Cllr Mark Dury explained that he had attended the Bristol Airport meeting for Parish Councils together with two other Councillors. He gave a report on the meeting which he found very interesting and informative.

He also stated that the lighting Column has still not been mended on the A37, which has previously been reported.

2024/166 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors A Currie, J Fox-Bowen, P O'Leary, P Orchard & V Perry, who were unable to attend due to family & work commitments, these apologies and the reasons for non- attendance were accepted by all present.

**2024/167 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH
VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)**

No declarations received.

**2024/168 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2024/169 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL
MEETING HELD ON 6th MARCH 2024**

The minutes of the meeting held on 6th March 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

**2024/170 TO RECEIVE ANY UPDATES ON PLANS TO LIGHT THE CYCLE PATH AND
AGREE THE WAY FORWARD WITH THIS**

The Clerk has received a reply from B&NES as they are working with WECA looking into lighting the Bristol & Bath Railway path. They advised us to contact WECA asking for them to keep us updated on the ecological impacts of the proposed lighting and how these can be overcome.

The Clerk will still investigate the costs involved in obtaining our own ecological report.

2024/171 TO RECEIVE ANY UPDATES ON THE EVENTS TAKING PLACE ON THURSDAY 6th JUNE AND AGREE FURTHER ACTIONS

The Scout Group have confirmed their attendance and the British Legion have confirmed that a piper and standard bearers will attend. Bristol Barbarians will be contacted to ask if we can use their field for parking. A gas bottle will need to be purchased for the beacon and a trial run will take place to ensure it works.

2024/172 TO RECEIVE A REPORT FROM THE WVCA AGM

Cllr Mark Dury & Jane Dury attended the AGM and a report on the meeting was given. Several members of the Village Council may be interested in joining the committee, the Clerk to ask the date of their next meeting.

The Chairman thanked Mark for the report and for attending this meeting together with Jane.

2024/173 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) 24/00715/FUL – Mr Trought, Strathmore, Staunton Lane, Whitchurch, BS14 0QL Technical details consent application following approval of PIP (23/01535/PIP) for the erection of a single dwelling

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.

24/01047/FUL - Mr Churches, 16 Bristol Road, Whitchurch, BS14 0PQ Alterations to front garden to allow for 1no new car parking space including demolition of existing front garden walls.

It was resolved to Support this application subject to the revised plans being submitted which meet the comments made by B&NES Highways department.

c) To receive updates on the two Speed Indicator Devices to be installed in Staunton Lane.

The Clerk has contacted David Boardman, Senior Engineer, Road Safety Team, B&NES Council, to arrange for him to come out to meet members of the Village Council to answer any questions they have and for him to advise the best place to install them. A date and time has been suggested to him and the Clerk will let Councillors know when confirmation has been received.

d) To agree the response to the New Local Plan Options for Whitchurch Village

A draft copy of the response to the consultation had previously been circulated to all Councillors. It was agreed to add that the roads in the village cannot cope with the amount

of traffic, especially on the A37, Staunton Lane, Maggs Lane & Sleep Lane, where traffic regularly queues and the roads were not designed to take the volume of traffic at present. Due to the lack of sustainable transport residents are reliant on using their cars. Even for local journeys the lack of safe and convenient walking, cycling routes, and buses, which only travel into Bristol, mean private car journeys are the favoured option. Also the Clerk will add a conclusion with details of the public meeting held and the views of 99% of residents who wish to retain the existing green belt.

e) To consider a proposal for a 20mph speed limit & agree where it should start and finish in the village

B&NES have contacted the Village Council to ask where it would like the 20mph speed limit implemented in the village. This is something the Village Council have requested for many years, especially outside Whitchurch Primary School. It was resolved that the 20mph speed limit should begin at the B&NES sign if you are coming into the village from Bristol, right up until past the bus stop just past the Woollard Lane junction.

If you are travelling into the village from Pensford this would be from the planter just before the Playpark to the planter on the viaduct.

This proposal will be sent back to B&NES Traffic Management.

2024/174 CLERKS REPORT

The new electric machine has now been received by the Bowls Club much to the delight of the members. An invite has been given to any Councillors who would like to see the machine in action.

The bleed kit fixed to the defrillator has now been replaced.

PAT testing has recently taken place on all the items in the office.

The relevant equipment has been ordered for the Community Clean Up on Sat 20th April.

Please can Councillors complete their DBS checks as soon as possible.

The new planter on the A37 has been installed and planted up with plants by a resident.

Bateman skips are increasing their prices by 6% from 1st April.

Three Councillors attended the Parish Council event at Bristol Airport on 27th March.

The Clerk attended a SLCC branch meeting in Wells in March, with a presentation from Caroline Egerton on the subject of practical project management skills, which was very interesting.

2024/175 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that he has had meetings with planners regarding the Local Plan Options for Whitchurch Village reiterating that the existing green belt should be retained at all costs. He has also stated that the A4/A37 link road would be a disaster for Whitchurch Village and the surrounding area bringing more HGV's onto the A37.

2024/176 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Andrew Gregory Robbins	Plot No. J25	Deed No. 1493
Ref: (Barbara Maureen Poole & Philip James Farthing)		

Katherine Houlihan	Plot No. J26	Deed No. 1494
Ref: (Joan Margaret Lageu)		

Gloria Catherine Williams	Plot No. H196b	Deed No. 1495
Ref: (Jacqueline Marie Williams)		

M Dury proposed, S Bangham seconded and the meeting duly passed the Exclusive Rights of Burial.

b) To consider a complaint received regarding flooding in the cremation section of the cemetery and agree any actions required.

After a long discussion, regarding water levels, the cause of the flooding, maintenance etc. it was agreed that although the Village Council members sympathise with the families affected by the flooding, it has officially been the wettest winter on record which is unprecedented and unfortunately beyond our control. It was resolved that the situation will continue to be monitored and ongoing maintenance continued at the cemetery.

2024/177 FINANCE

a) To note and agree the payment of accounts dated 3rd April 2024

The schedule of payments dated 3rd April 2024 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs S Bryant & C Lewis.

b) To agree change of signatories and nominated bank account details for the NS&I account held.

It was resolved that as Tony Griffin is no longer a Councillor Steve Bangham will be added as a signature to the NS&I Account alongside Cllrs N Kirk & M Dury, with any two of the signatories to sign. The nominated bank account will be changed to Unity Trust Bank which is the current bank account.

The meeting ended at 9.05.p.m.

The next meeting will be held on Wednesday 1st May 2024.

Appendix A

PLANNING APPLICATION LIST – 3rd APRIL 2024

APPLICATIONS

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. SUPPORT After a conscious decision feel the proposal, by way of appearance and siting, would have a positive effect on the appearance of the area.
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. OBJECT 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.

04/03/2024
24/00715/FUL

Mr M Trought, Strathmore, Staunton Lane, Whitchurch, BS14 0QL
Technical details consent application following approval of PIP (23/01535/PIP) for the erection of a single dwelling.

21/03/2024
24/01047/FUL

Mr Churches
16 Bristol Road, Whitchurch, BS14 0PQ
Alterations to front garden to allow for 1no new car parking space including demolition of existing front garden walls.

RESULTS

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

22/08/2023
07/03/2024

APPEAL REF: 22/03284/FUL

APPEAL DISMISSED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 3rd APRIL 2024

D/D	British Telecom	Phone/broadband	53.94	8.99
D/D	SSE	Electricity Clock	51.76	8.63
DR	Lloyds Bank	Credit card March	107.94	
BT	Various	Salaries & sundry items	1,986.48	
BT	WVCA	Rent & meetings March	198.00	
BT	Your Solution	Maintenance	5,215.00	
BT	B&NES Council	Pension Fund	461.17	
BT	H M Revenue & Customs	PAYE & NIC March	346.05	
BT	Amberol Ltd	Planter	617.82	102.97
BT	Martin Francis	IT	85.50	
BT	ALCA	Subscription	509.21	
BT	Bateman Skips	Skip @ cemetery	353.10	58.85
BT	GB Sport & Leisure	Playpark inspection	60.00	10.00
		Total Payments	£10,045.97	£189.44