

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 5th JUNE 2024

The Chairman welcomed everyone to the meeting and reminded them that we are now in a Pre-Election period.

Present: Cllrs N Kirk (Chair), S Bangham, R Chandler, M Dury, J Fox-Bowen, C Lewis, P O'Leary, V Perry, S Dyer (Clerk) & District Councillor Paul May and one member of the public.

2024/15 PUBLIC PARTICIPATION

A member of the public spoke about the speed of traffic especially HGV's coming into the Village and across the bridge from Pensford. Several accidents have occurred recently involving uninsured car drivers in this location. He stated that a ring road would stop a lot of the HGV's from coming into the village.

A resident has complained again about a property at the top of Hursley Hill where work is being carried out on stables with no planning application submitted. Paul May will take this up with B&NES together with issues with a property in St Nicholas Road which has been given permission to build a garage but it seems that a residential property is being built. A Councillor stated that again intruders have been in action in Staunton Way & the Horseworld Estate and these issues have again been reported to the Police.

2024/16 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors A Currie & P Orchard who are unable to attend due to family & work commitments, these apologies and the reasons for non-attendance were accepted by all present.

2024/17 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

District Councillor Paul May stated that as we are in a pre-election period if anyone feels uncomfortable with him attending the meeting he will leave. No one gave any objections to Paul being in attendance at the meeting.

Mark Dury declared an interest in agenda item 8.

2024/18 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2024/19 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 1st MAY 2024

The minutes of the meeting held on 1st May 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

2024/20 TO CONFIRM THE MINUTES OF THE ANNUAL MEETING OF WHITCHURCH VILLAGE COUNCIL HELD ON 1st MAY 2024

The minutes of the Annual meeting of Whitchurch Village Council held on 1st May 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

2024/21 TO RECEIVE AN UPDATE ON THE COUNCILLOR VACANCY

The Councillor vacancy has been advertised as required and B&NES will advise us after 12th June whether there has been a call for an election or a co-option can take place. One resident has shown an interest to date.

Cllr Mark Dury left the meeting

2024/22 TO RECEIVE THE RESIGNATION OF A MEMBER OF STAFF AND AGREE THE WAY FORWARD

The Assistant Clerk Maureen Watts has sent in a letter of resignation, which was noted. Her last day in the office will be just the morning of Weds 19th June. Maureen has worked for the Village Council for nearly thirteen years, she will be invited to the next meeting on 3rd July so Councillors can thank her for all her hard work.

It was resolved that a Staffing Committee meeting needs to be arranged as soon as possible to agree the way forward with the vacancy.

Cllr Mark Dury returned to the meeting

The member of public left the meeting at 8.10pm.

2024/23 TO RECEIVE ANY UPDATES ON THE EVENTS TAKING PLACE ON THURSDAY 6th JUNE.

Everything is now in order for tomorrow evening, all to meet at the Playpark at 5.30pm to set everything up for the event. Martin Squires has confirmed he is able to attend with his vehicle which is great news and the weather looks good.

2024/24 TO CONSIDER WHETHER TO SUPPORT THE CAMPAIGN TO IMPROVE THE SAFETY OF LITHIUM BATTERIES

A request has been received regarding a campaign to improve the safety of lithium batteries which are used in e-bikes and e-scooters, as battery fires are on the increase. It was resolved to support this campaign.

2024/25 TO REVIEW THE RETENTION & DISPOSAL POLICY AND LIST OF DOCUMENTS

The Retention & Disposal Policy and List of Documents were reviewed, it was agreed that no amendments are required.

2024/26 TO REVIEW THE EMAIL CONTACT PRIVACY NOTICE

The Email contact Privacy Notice was reviewed, it was resolved that no amendments are required.

2024/27 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 receive updates on the two Speed Indicator Devices to be installed in Staunton Lane.

An email has been sent to B&NES to confirm the SID's quoted are compatible to B&NES Council's CMS and to date has not received a reply, the Clerk will chase this.

2024/28 CLERKS REPORT

During the past month the following has reported the following issues to B&NES Council:-
Overgrown vegetation on the cycle track and slow down signs not visible.

Lighting Column 26 not working.

Rubbish and bins/recycling not emptied in Whitchurch Mews.

Waste bins left out in the Maes Knoll carpark.

A reply has been received stating the pot holes along Staunton Lane have been filled in. B&NES have replied stating they have cleared the waste and litter picked around Whitchurch Mews and have sent a request to the Cleansing Enforcement team to contact the managing agent for the development to arrange some regular maintenance of the site. Jane Dury is attending a Trust & Charity Law training course over two online sessions to obtain a better understanding of how this law works in practice.

A letter has been received from the newly elected Police & Crime Commissioner, Clare Moody, introducing herself.

2024/29 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul gave updates on the A37 road crossing – a submission has been sent to WECA to secure funding for this.

He has been discussing the Sustainable transport scheme proposals for the A37 with the officer concerned.

A new Planning Director has been appointed for B&NES Council.

The Chairman thanked Paul for the updates.

2024/30 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Tina Marie Rudge	Plot No. H149b	Deed No. 1497
Ref: (Alexander Christopher Rudge)		

Jennifer Nichols	Plot No. J29	Deed No. 1498
Ref: (Patricia Margaret Mary Williams)		

Chelsea Jeanette Taylor	Plot No. J28	Deed No. 1499
Ref: (Sharon Taylor)		

R Chandler proposed, V Perry seconded and the meeting duly passed the Exclusive Rights of Burial.

b) To ratify the cost of the two new wild flower frames installed on Sleep Lane

The two quotes received with different options for wild flowers on Sleep Lane were considered. It was resolved to install two frames filled with sharp sand, to be sown with wild flower seeds, as recommended by Paul Pearce from B&NES at a cost of £735.00.

2024/31 FINANCE

a) To note and agree the payment of accounts dated 5th June 2024

The schedule of payments dated 5th June 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.

b) To consider and agree any conflicts of interest with BDO LLP

It was resolved that there are no conflicts of interest with BDO LLP, who are the current External Auditors.

c) To receive and note the annual internal audit for 2023/2024

The Annual Internal Audit Report for 2023/2024 has been completed by Kate Ruddock, a report has been received and the AGAR signed accordingly with no issues raised, this was noted.

d) To consider, approve & sign Section 1 - Annual Governance Statement 2023/2024
Section 1 – The Annual Governance Statement 2023/2024 was considered, approved and then signed by the Chairman – N Kirk.

e) To consider, approve & sign Section 2 - Accounting Statements 2023/2024
Section 2 – The Accounting Statements for 2023/2024 were considered, approved and then signed by the Chairman – N Kirk.

f) To agree the date of the Public Inspection Rights period for the 2023/2024 accounts.

It was agreed that the date of the Public Inspection Rights for the 2023/2024 accounts will commence on Tuesday 18th June 2024, ending on Monday 29th July 2024.

The meeting ended at 8.50.p.m.

The next meeting will be held on Wednesday 3rd July 2024

Appendix A
PLANNING APPLICATION LIST – 5th JUNE 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.
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 28/03/2024	REFUSED APPEAL REF: 23/02922/OUT
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.

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.

RESULTS

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.

PERMITTED

05/04/2024
24/01046/HPD

Mr Churches
16 Bristol Road, Whitchurch, BS14 0PQ
Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 4 metres, 2) have a maximum height of 3 metres and 3) have eaves that are 3 metres high.

PERMITTED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 5th June 2024

D/D	British Telecom	Phone/broadband	58.87	9.81
DR	Lloyds Bank	Credit card May	76.60	
BT	Various	Salaries, travel expenses	1,974.86	
BT	WVCA	Rent & meetings May	198.00	
BT	Your Solution	Maintenance	2,660.00	
BT	B&NES Council	Pension Fund	461.71	
BT	H M Revenue & Customs	PAYE & NIC May	346.76	
BT	N Kirk	Travel expenses	35.69	
BT	Bateman Skips	Skip at cemetery	353.10	58.84
BT	BBF Ltd	Newsletter printing	114.00	19.00
BT	Zurich Insurance	Insurance policy	1,238.74	
BT	Bristol Fun for Hire	Bouncy castle & games	245.00	48.33
BT	Kate Rudduck	Internal Audit	275.00	
BT	Paul O'Leary	DBS check	18.00	
		Total Payments	£8,056.33	£135.98