

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING  
HELD IN THE WVCA HALL ON WEDNESDAY 7<sup>th</sup> AUGUST 2024**

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

**2024/49 PUBLIC PARTICIPATION**

Paul May has received a complaint from a resident with regards parking on the double yellow lines in Vicarage Court by parents dropping off and collecting their children from Whitchurch Primary School. He will follow this up with Parking Services in B&NES to ask if they can visit the site in September.

**2024/50 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Councillors R Chandler, M Dury & C Lewis who are unable to attend due to family commitments, these apologies and the reasons for non-attendance were accepted by all present.

**2024/51 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7<sup>th</sup> NOVEMBER 2012)**

None.

**2024/52 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS  
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2024/53 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL  
MEETING HELD ON 3<sup>rd</sup> JULY 2024**

The minutes of the meeting held on 3<sup>rd</sup> July 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair

**2024/54 TO CONSIDER THE APPLICATIONS FOR THE COUNCILLOR VACANCY &  
AGREE WHO TO CO-OPT TO FILL THE VACANCY**

An application has been received from Angela Vowles, which has previously been circulated to all Councillors. The second applicant has decided not to apply as she has just started a new job and is concerned she may not have the time to commit to being a Councillor.

It was resolved to co-opt Angela Vowles onto the Village Council. The Clerk will inform her of the decision and send her out the relevant documents to read and complete before the next meeting in September.

**2024/55 TO REVIEW THE SUBJECT ACCESS REQUEST PROCEDURE, DATA  
BREACH POLICY & GENERAL PRIVACY NOTICE**

It was resolved the only amendment required is to change Twitter to X in the General Privacy Notice.

**2024/56 TO CONSIDER QUOTES RECEIVED FOR CHRISTMAS LIGHTS ON THE  
LAMP COLUMNS**

Councillors considered three quotes with different motifs/costs and resolved to use Lite Option 4 at a cost of £2,117.44 per annum, for a three year rental agreement.

At present we have been advised by B&NES that Volkar need to install the lights and their quote for this year is £1,843.52.

## **2024/57 PLANNING & TRAFFIC**

### **a) To note the current Planning Application list.**

The current Planning application listed in Appendix A, previously circulated to all Councillors, and it was noted there were no changes from last month.

### **b) To consider and agree a response to the following planning application:-**

**24/02592/FUL – Mr Griffen, 22 St Nicholas Road, Whitchurch, BS14 0PJ**

**Erection of rear extension with flat roof and new outbuilding to provide storage and garden room**

It was resolved to Support this application.

### **c) To receive an update on the two Speed Indicator Devices to be installed in Staunton Lane**

The two Speed Indicator signs have been ordered, it was resolved that the Clerk will contact Select to ensure the signs can be altered if required, as there is now a proposal by B&NES Council to reduce the speed limit to from 30mph to 20mph along this section of Staunton Lane.

### **d) To note the 20mph proposals from B&NES Council**

This proposal was received from B&NES Council Traffic Management Team and includes a 20mph speed limit throughout the village up to the railway bridge on the A37 and along Staunton Lane from the MaesKnoll, Black Lion to just past the mini roundabout.

The response sent back to B&NES was noted.

### **e) To consider and agree a response to B&NES consultations on creating Sustainable Communities & the Active Travel Masterplan.**

It was resolved that the above mentioned documents are very vague and the Councillors are not sure exactly what they are expected to comment on. The priority is still a safe crossing on the A37 to enable residents to walk to the facilities in Norton Lane, including the Playpark, allotments, cricket club, rugby club, which are all well used.

It was agreed to invite someone from B&NES Council to the next meeting on 4<sup>th</sup> September to explain the consultation in more detail.

## **2024/58 CLERKS REPORT**

Vegetation dumped in the middle of Washing Pound Lane, was report by a resident and the Clerk informed B&NES.

NS & I have now sorted out the issues on the savings account and have sent a cheque for £80.00 for the inconvenience including the Clerks time taken to complain to them about their service.

SSE have now sorted out the issues with the Direct Debits on the account and have taken three months payments this month.

Information has been received regarding two new bus services operating in the Chew Valley details of which have been forwarded to all Councillors.

Notification has been received from B&NES advising that as the Government has published reforms to the National Planning Policy Framework for consultation, including revised standard method housing figures, which, if adopted, may have a significant impact on the Local Plan. The Council are carefully considering the impact of these reforms on the current Local Plan programme.

### **Meetings**

A Playfield/Cemetery/Allotment Committee meeting is being held on Weds 21<sup>st</sup> August meeting at 6.30pm at the Cemetery.

## **2024/59 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Paul spoke about the proposed NPPF changes and what affect they could have on the village as 70% of the land in B&NES is green belt.

He spoke about a new Act coming into force regarding enforcement making it easier to take action on cases and with greater penalties. B&NES have 592 enforcement cases at the present time.

The Chairman thanked Paul for the updates.

## **2024/60 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

### **a) To Grant Exclusive Rights of Burial**

Gaetano Bongiovanni Ref: (Maria Bongiovanni)	Plot No.H130b	Deed No. 1501
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Edward V G Filer Ref: (James Reginald Cork & Edna May Cork)	Plot No. J31	Deed No. 14502
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Edward V G Filer Ref: (Geraldine Lesley Filer)	Plot No. J32	Deed No. 1503
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Pamela Fears Ref: (Douglas Charles Fears)	Plot No. J30	Deed No. 1504
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V Perry proposed, P Orchard seconded and the meeting duly passed the Exclusive Rights of Burial.

## **2024/61 FINANCE**

### **a) To note and agree the payment of accounts dated 7<sup>th</sup> August 2024**

The schedule of payments dated 7<sup>th</sup> August 2024 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs P O'Leary & J Fox-Bowen

The meeting ended at 8.45.p.m.

The next meeting will be held on Wednesday 4<sup>th</sup> September 2024

## Appendix A

### PLANNING APPLICATION LIST – 7<sup>th</sup> AUGUST 2024 APPLICATIONS

15/03/2023 23/00782/FUL	RCIH Developments 18 Churchways, Whitchurch, BS14 0PL Proposed attached self-contained dwelling house <b>OBJECT</b> - 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	<b>REFUSED</b> <b>APPEAL REF: 23/02922/OUT</b>
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 <b>OBJECT</b> – 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. <b>SUPPORT</b> 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.

10/07/2024  
24/02592/FUL

Mr M Griffen  
22 St Nicholas Road, Whitchurch, Bristol, BS14 0PJ  
Erection of rear extension with flat roof and new outbuilding to provide storage and garden room.

## Appendix B

### MONTHLY PAYMENT OF ACCOUNTS

DATE: 7<sup>th</sup> August 2024

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	SSE	Electricity Clock (April/May/June)	215.41	
DR	Lloyds Bank	Credit card July	24.60	
BT	Various	Salaries & sundry items	1,887.81	
BT	WVCA	Rent & meetings July	198.00	
BT	Your Solution	Maintenance	1,940.00	
BT	B&NES Council	Pension Fund	480.12	
BT	H M Revenue & Customs	PAYE & NIC July	349.96	
BT	GB Sport & Leisure	Playpark inspection report	65.40	10.90
BT	All Tree Services	Tree survey	372.00	62.00
BT	Dignity Funerals	Overpayment	71.00	
		<b>Total Payments</b>	<b>£5,663.17</b>	<b>£82.71</b>