

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 4th SEPTEMBER 2024

Present: Cllrs M Dury (Chair) , R Chandler, C Lewis, P O’Leary, V Perry, S Dyer (Clerk) & one member of the public.

2024/62 PUBLIC PARTICIPATION

Cllr Mark Dury welcomed everyone to the meeting and thanked them for attending. Comments were made on how great the wild flowers are now looking and how neat and tidy the grass looks around the village. Observations were made regarding land for sale in and around the village.

2024/63 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors S Bangham, J Fox-Bowen, N Kirk, P Orchard & A Vowles, who are unable to attend due to family commitments, these apologies and the reasons for non-attendance were accepted by all present.

District Councillor Paul May joined the meeting at 7.42.p.m.

2024/64 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr C Lewis declared an interest in planning application No. 24/02944/FUL – 22 Church Road.

2024/65 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2024/66 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 7th AUGUST 2024

The minutes of the meeting held on 7th August 2024, previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair

2024/67 TO REVIEW THE COUNCILLOR PRIVACY NOTICE & SECURITY CHECK LIST

Both documents were reviewed, it was resolved that no amendments are required.

2024/68 TO CONSIDER WHETHER TO JOIN IN THE VE DAY 80th ANNIVERSARY ON 8th MAY 2025

It was agreed that the Village Council would like to join in this event, details to be arranged in early 2025.

2024/69 PLANNING & TRAFFIC

a) To note the current Planning Application list.

The current Planning application listed in Appendix A, previously circulated to all Councillors was noted.

Cllr C Lewis left the meeting and took no part in the decision on this planning application.

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

24/02944/FUL - 22 Church Road, Whitchurch, BS14 0PP

Erection of single storey rear extension following removal of existing extension and conservatory

It was resolved to support this application, which is within the Housing Development Boundary.

Cllr C Lewis re-joined the meeting.

24/01430/FUL – 6 St Nicholas Road, Whitchurch, BS14 0PJ

Use of proposed garage as a granny annexe. Retrospective.

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

This is a plain flouting of the planning rules and should be dealt with accordingly.

In 2022 the Village Council supported an application for a garage on this site, with a condition that it can only be used as a garage and not changed into a residential dwelling.

B&NES permitted the application on 16th September 2022 with a condition No.3 Ancillary Use – The development hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 6 St Nicholas Road and shall not be occupied as an independent dwelling unit.

As far as the Village Council is concerned there are no reasons in the last two years to change this decision. B&NES have previously refused all other applications on this site.

If it is decided to permit this application it will set a precedent for future applications in Whitchurch Village.

If the planning officer is mindful to approve this application the District Councillor asks that he is informed of this decision so he can request it is considered by the Planning Committee.

24/03112/FUL – Woodlands, Staunton Lane, Whitchurch, BS14 0QL

Erection of 3 no. dwelling and associated works

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

1. The proposed development would be inappropriate and unnecessary 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.
2. 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.
3. 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.
4. Development is not suitable in this location due to the poor state of the unadopted access road to the site and additional vehicles exiting onto Staunton/Stockwood Lane, where the speed of traffic is already an issue and visibility poor. It is conflict to Policy WV4.3 Traffic & Safety of the Neighbourhood Plan.
5. The proposed dwellings do not respect local character, as they do not integrate with their surroundings and do not positively respond to the site context in relation to siting, spacing, building lines, form and features.
This part of Staunton Lane is characterised by typically two storey sizable, detached houses set in generous plots.
6. This area of Staunton Lane is known to flood, there are no mitigation actions on how this will be dealt with.

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

Reports were received on the consultation event held by B&NES Council & it was agreed to respond to the consultations stating that the priority for Whitchurch Village Council is still the safe crossing from Bristol Road (A37) to the Playpark, Allotments and sports venues in this area, so residents can walk and cycle to these amenities safely.

The idea of closing Maggs Lane & Sleep Lane is unacceptable as it would just move traffic onto other local roads causing the same issues.

2024/70 CLERKS REPORT

The Clerk has received a complaint from a resident regarding drains being blocked with debris, on checking it seems that B&NES routinely clean the drains every 2 years on side roads and annually on the main roads. If a drain becomes blocked in between these times it will need to be reported on Fix-My-Street.

Issues with trees in Curo properties have also been brought to our attention, Curo have been contacted for their advice and this has been passed on to the residents concerned.

A complaint has recently been received again regarding thefts from vehicles on the previous Horseworld site. Residents have been advised to report these issues to the Police so they receive this information and can hopefully plan more visits to the area. Residents feel the Police are not taking any action regarding their issues.

The car with no tax parked on the pavement in Staunton Lane has now been clamped by the DVLA.

The road closure for the Christmas Lights 'switch on' has been sent to B&NES and the motifs to be placed on the street lights have been ordered.

Meetings

CPRE Avon & Bristol are holding a Countryside Day & AGM on Sunday 8th September - 11.00 – 15.30 at Fernhill Farm, Compton Martin.

Tuesday 10th September, Keynsham Area Forum have arranged a visit to Keynsham Recycling Centre from 5.30-7pm.

A Village Council Finance Committee meeting is being held on Weds 11th September at 7.30pm in the WVCA Hall.

The next Parish Liaison meeting is on Wednesday 18th September 6.30-8.30p.m. Keynsham Community Space.

The next Chew Valley Area Forum meeting is being held at the Community Farm Chew Magna meeting at 5pm.

ALCA AGM is being held on Saturday 5th October 10.30.a.m.-12.00.noon.

2024/71 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that the new government have increased the number of homes which have to be delivered by B&NES Council by 104%. As 70% of the land in B&NES is green belt B&NES will challenge this increase and have put the New Local Plan on hold until the new NPPF has been agreed, which should be by Christmas.

There has been another accident on the bridge coming into Whitchurch Village, which is the third in recent months, with vehicles travelling too fast. Paul has asked the Traffic & Safety Officer at B&NES to install some physical speed calming on this stretch of road.

The Chairman thanked Paul for the updates. Paul May left the meeting.

2024/72 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Carol Manning	Plot No.H1111b	Deed No. 1505
Ref: (Garry Geoffrey Manning)		

Christine Tippet	Plot No. J33	Deed No. 1506
Ref: (Ronald and Brenda Redrup)		

R Chandler proposed, C Lewis seconded and the meeting duly passed the Exclusive Rights of Burial.

b) To receive a report on the Committee meeting held on Wednesday 21st August and agree recommendations made including maintenance and tree work required

Chair of this committee Paul O'Leary read out the report on tree work and maintenance required at the cemetery, playpark & allotment sites which included advice from the Tree Risk Assessment recently carried out. It was agreed to go ahead with all the recommendations made.

2024/73 FINANCE

a) To note and agree the payment of accounts dated 4th September 2024

The schedule of payments dated 4th September 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 & C Lewis

The meeting ended at 9.05.p.m.

The next meeting will either be held on Wednesday 2nd or 9th October 2024.
The Clerk to check the number of Councillors able to attend on both dates.

Appendix A

PLANNING APPLICATION LIST – 4th SEPTEMBER 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	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.

02/08/2024
24/02944/FUL

Abigail Vallis
22 Church Road, Whitchurch, Bristol, BS14 0PP
Erection of single storey rear extension following removal of existing extension and conservatory

13/08/2024
24/01430/FUL

Mr J Hallet
6 St Nicholas Road, Whitchurch, Bristol, BS14 0PJ
Use of proposed garage as granny annexe. Retrospective.

19/08/2024
24/03112/FUL

Denmead
Woodlands, Staunton Lane, Whitchurch, BS14 0QL
Erection of 3no. dwellings and associated work

RESULTS

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.

27/08/2024

PERMITTED

Appendix B**MONTHLY PAYMENT OF ACCOUNTS****DATE: 4th September 2024**

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	SSE	Electricity Clock (July)	73.37	
DR	Lloyds Bank	Credit card August	19.60	

Number of payments: 3**Sub Total: £151.84**

BT	Various	Salaries	1,812.63	
BT	WVCA	Rent & meetings August	193.50	
BT	Your Solution	Maintenance	1,748.00	
BT	B&NES Council	Pension Fund	480.12	
BT	H M Revenue & Customs	PAYE & NIC August	344.96	
BT	BDO LLP	External Audit	378.00	63.00

Number of payments: 7**Sub Total: £4,957.21**

Total Payments £5,109.05 £72.81