

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 9th OCTOBER 2024

Present: Cllrs M Dury (Chair) S Bangham, J Fox-Bowen, P O’Leary, V Perry, S Dyer (Clerk), District Councillor Paul May & two members of the public.

2024/74 PUBLIC PARTICIPATION

Cllr Mark Dury welcomed everyone to the meeting and thanked them for attending. A member of the public pointed out that several roads in the village were flooded with the recent deluge of rain recently. Paul May requested that everyone keeps a record of the flooded roads, as this information may be useful. Several positive comments have been received regarding how lovely the flowers around the village still look and also what a lovely playpark we have and how well it is maintained. The two Vehicle Activated Signs which the Village Council ordered have today been installed in Staunton Lane, although one is showing 20.mph when it should be 30.mph. The Clerk will arrange for this to be altered as soon as possible. Mark gave a report on the visit to Bristol Airport arranged for Parish/Town Councils in the area and attended by three Councillors last night. He gave some facts and figures regarding people using the airport, employees and travel and encourage all Councillors to attend these meetings if they are able as they are extremely informative. There is another meeting planned for December.

One member of the public left the meeting.

2024/75 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors R Chandler, N Kirk, C Lewis, 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.

2024/76 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr S Bangham declared an interest in agenda items 13b) Grant for the Scout Group & 13c) St Nicholas Church grant application. Cllr M Dury declared an interest in 13b) Grant for Whitchurch Cricket Club.

2024/77 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2024/78 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 4th SEPTEMBER 2024

The minutes of the meeting held on 4th September 2024, previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair.

2024/79 TO NOTE THE RESIGNATION OF A COUNCILLOR AND AGREE THE WAY FORWARD

The resignation of Councillor Alex Currie was noted, this vacancy will be advertised in the normal way by advising B&NES Council.

2024/80 TO REVIEW AND AGREE ANY AMENDMENTS TO THE HEALTH & SAFETY POLICY & OFFICE & EMPLOYEES RISK ASSESSMENTS

It was resolved that no amendments are required to the Health & Safety Policy. Several amendments were agreed to the Office Risk Assessment, one noting that a staffing committee has now been set up and the other regarding lone working and mobile phone arrangements.

2024/81 TO DISCUSS THE CHRISTMAS LIGHTS 'SWITCH ON' EVENT AND AGREE PLANS FOR THIS YEAR INCLUDING A REQUEST FROM THE 107th BRISTOL SCOUT GROUP

The Clerk advised what actions have already been taken and further details were discussed and agreed, which the Clerk will implement. All Councillors are able to help out, the Clerk will contact the other volunteers who usually help to check they are available. A run through of the event will take place on Monday 2nd December meeting at 6pm in Church Road. The Clerk to obtain a quote for temporary traffic lights to be installed at the junction of Church Road/Staunton Lane/A37 and for staff to control these, from 6.30 – 7.30pm.

A request has been received from the 107th Scout Group asking if they can sell packets/cones of sweets and glow sticks during the switch on event. After consideration it was resolved that it will be fine for two leaders to do this to raise funds for the scout group.

2024/82 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.

2024/83 CLERKS REPORT

During the last month the following have been reported to B&NES Council: -

The glass has been smashed in the bus shelter opposite Saltwell Avenue and is over the pavement.

The litter bin outside the Playpark is full and overflowing.

Flooding in Woollard Lane just outside the cemetery causes cars to drive on the opposite side of the road to try to avoid it.

Jane and I received Parish online training from Martin Laker from B&NES, who came into the office to show us how some of the tools can be used on this extremely useful program, which B&NES supply to parishes at no cost.

The desktop computer crashed last Monday; Paul O'Leary tried to fix it, but couldn't so recommended a new one, this has been ordered, collected and installed.

A huge thank you to Paul for all his expertise and help with this.

Two new bins have been purchased and installed at the cemetery. Two new signs, one a contact sign, which disappeared from the Playpark and the other an allotment sign have now been installed at the Playpark/Allotment site. All the playpark equipment has also been cleaned and looks good.

Angela Vowles, the new Councillor, has been booked onto online Essential Councillor training on 17th December.

The Chair thanked the Clerk for the report.

2024/84 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that B&NES Councils' New Local Plan has been put on hold until the new NPPF has been agreed, which should be by the end of January 2025 now. He is a member of the Local Development Forum in B&NES, so he will keep abreast of any plans for the village.

B&NES schemes submitted to WECA, which include the A37 crossing to the Playpark and other facilities in Norton Lane, have been approved, so Paul will chase up the next steps with this.

He explained that the transport issues are being discussed on 21st October and so he will be able to update everyone at the next meeting.

The Chairman thanked Paul for all he does for the village.

2024/85 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

None this month.

b) To consider a request to scatter ashes on to a full-length grave at Whitchurch Cemetery

The Clerk read out a request from a family asking if they are able to scatter ashes underneath chippings on a full-length family grave. It was resolved that this can go ahead on receipt of the relevant forms and fee.

Paul May left the meeting at 8.45.p.m.

2024/86 FINANCE

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

The schedule of payments dated 4th October 2024 as listed in Appendix B, which have previously been circulated to all Councillors, were ratified and have been authorised online by Cllrs S Bangham & P Orchard.

b) To receive a report on the Finance Committee meeting held on 11th September 2024 and consider recommendations made regarding budget figures, CiL funds, grant applications, Financial Regulations & to note the conclusion of Annual Review for the 2023/24 Audit.

Cllr Steve Bangham gave an update on this meeting held on 11th September, budget figures for the first six months of the financial year were checked. It was resolved to increase the IT Replacements budget figure from £1000 to £2,000 as both the desk top computer and laptop need replacing in this financial year. All other figures and found to be in order and the account balances were noted.

There are new NALC Financial Regulations for 2024, it was agreed that Steve would compare the existing regulations adopted to the new ones and advise the other members of the Finance Committee of the differences. He has now completed this and it was agreed that he will meet with the Clerk to check all the figures.

CiL funds were discussed, the Clerk advised the amount and dates on which the funds need to be spent. Orders are already in place for several projects,

Cllr S Bangham took no part in considering the grant application from 107th Bristol (Whitchurch) Scout Group.

Cllr M Dury took no part in considering the grant application from Whitchurch Cricket Club.

Grant applications received were considered and the following recommendations made: - St Nicholas Pre-school - grant of £500.00 towards new toys and resources for the three groups they run.

CiL funds will be used for this grant, as it is run as a charity and is an educational setting available to residents.

107th Bristol (Whitchurch) Scout Group - a grant of £750.00 will be towards the cost of replacing the fire doors to enable the group to meet safely.

CiL funds will be used for this grant, as it provides young people with skills for life. Enjoying indoor and outdoor activities they might not otherwise be part of and is open to all young people in the village.

Whitchurch Local History Society – grant of £250.00 to organise a 50th Anniversary event in the village.

Great Western Air Ambulance – grant of £500.00 towards providing a vital service which is not funded by the government or NHS.

Whitchurch Cricket Club – Ladies Section – a grant of £450.00 to purchase new kit for the newly formed ladies section to meet the needs of this popular section of Whitchurch Cricket Club.

Bristol Barbarians – Would be happy to support the club with a grant for something more specific such as equipment, not towards additional building costs. It was agreed the Clerk will contact them advising them of this.

The External Audit for 2023/2024 is now complete with one comment regarding a Trust Fund box being ticked as Yes instead of Not Applicable, which was noted. The relevant documents have been placed on the website and noticeboard as required.

It was resolved to accept the above recommendations made by the Finance Committee.

The Chair thanked Steve for all his work on the new Financial Regulations.

Cllr S Bangham took no part in the next agenda item.

c) To consider a grant application from St Nicholas Church to upgrade the central heating in the hall

A grant request has been received from St Nicholas Church, the central heating pipework in the church hall has had to be replaced due to multiple leaks, the hall is used by St Nicholas Pre-school five days a week.

After consideration it was resolved to grant £600.00 of CiL funds to St Nicholas Church to put towards this work.

d) To consider a request from a resident for funds to improve the ecology in Maes Knoll Drive

This request was previously sent to District Councillor Paul May requesting funds from the Ward Councillor Empowerment Fund, but these funds have already been spent on a project in Pensford.

Consideration was given to the request for £700.00 to maintain a piece of land in Maes Knoll Drive to improve the ecology in the area. It was resolved that the Village Council do not give grants to individual residents and to suggest the resident could contact the Management Company who are responsible for open spaces around this development.

The meeting ended at 9.15.p.m.

The next meeting is on Wednesday 6th November 2024.

Appendix A

PLANNING APPLICATION LIST – 9th OCTOBER 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, 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.

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.

OBJECT - 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.

19/08/2024
24/03112/FUL

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

OBJECT

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 these 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.

RESULTS

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

PERMITTED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 4th October 2024

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	SSE	Electricity Clock (August)	73.37	3.49
DR	Lloyds Bank	Credit card September	966.60	
DR	Unity Trust	Charge	18.00	
Number of payments: 4			Sub Total: £1,116.84	13.30

BT	Various	Salaries, pension	2,316.25	
BT	WVCA	Rent & meetings September	211.50	
BT	Your Solution	Maintenance	1,454.00	
BT	H M Revenue & Customs	PAYE & NIC Sept	352.56	
BT	G B Sport & Leisure	Park inspection report	65.40	10.90
BT	Nibra signs Ltd	New signs for playpark	106.56	17.76
BT	B&NES Council	Hanging baskets & plants	899.52	149.92
BT	B&NES Council	Road Closure fee Xmas	227.27	37.88
BT	St Nicholas Pre-School	Allotment key – refund	10.00	

Number of payments: 11

Sub Total: £5,643.06 £216.46

Total Payments £6,759.90 £229.76