

## **MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 4<sup>th</sup> DECEMBER 2024**

Present: Cllrs N Kirk (Chair) S Bangham, M Dury, J Fox-Bowen, C Lewis, P Orchard, V Perry, A Vowles, S Dyer (Clerk), District Councillor Paul May & a representative from Whitchurch History Society.

The Chairman welcomed everyone to the meeting

### **2024/103 PUBLIC PARTICIPATION**

A representative from Whitchurch Local History Society apologised for not attending last month's meeting when the grants were awarded and thanked the Village Council for their grant. They will be organising a 50<sup>th</sup> Anniversary exhibition on Saturday 17<sup>th</sup> May 2025 and the funds will be put towards this event.

The representative from the History Society left the meeting.

A Councillor stated how nice the post box topper made by the local Knit & Natter group looks and also the Christmas Trees in the Millennium Garden look great.

### **2024/104 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Councillors R Chandler & P O'Leary who are unable to attend due to family/work commitments. These apologies and the reasons for non-attendance were accepted by all present.

### **2024/105 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7<sup>th</sup> NOVEMBER 2012)**

No declarations received.

### **2024/106 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

### **2024/107 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 6<sup>th</sup> NOVEMBER 2024**

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

### **2024/108 TO CONSIDER AND AGREE THE MEETING DATES FOR 2025**

It was resolved to accept the meeting dates for 2025, which had previously been circulated to all Councillors. The Clerk will email the District Councillor Paul May a copy of these.

### **2024/109 TO CONSIDER WHETHER TO REPLACE THE BENCHES ON SLEEP LANE AGAIN**

The wooden benches installed on Sleep Lane have been completely vandalised beyond repair, this is the second set of benches installed as the first ones were stolen. After consideration, as the benches are used frequently by residents, it was agreed that the Clerk will obtain some quotes for metal benches.

### **2024/110 TO NOTE THE COUNCILLOR VACANCY**

Confirmation has been received from B&NES Council that the Village Council can now co-opt to fill the vacancy. The vacancy has been advertised on the newsletter, noticeboards, social media & the website, this was noted.

**2024/111 TO RECEIVE UPDATES ON THE CHRISTMAS LIGHTS ‘SWITCH ON’ EVENT/RUN THROUGH AND AGREE ANY FURTHER ACTIONS**

Cllr Mark Dury gave an update on the run-through which took place on Monday evening and went well.

The Chairman thanked all those who attended and reminded everyone that we are meeting at 5.30.p.m to set up for the event on Friday evening.

**2024/112 TO NOTE THE TIME FOR JUDGING THE CHRISTMAS LIGHTS COMPETITION**

It was noted that the judging will take place on Wednesday 11<sup>th</sup> December 2024, meeting at 7pm at the Toby Carvery.

**2024/113 TO RECEIVE A REPORT ON THE CHEW VALLEY FORUM MEETING**

Cllr Angela Vowles attended this meeting held at Chew Valley School and gave a report on it. There was a talk by the Chief Executive of Dorothy House and the services offered by them. Avon & Somerset Police gave statistics on offences in the area, they left the meeting early as their drink driving campaign was starting that evening. There was a Local Plan update, Chew Valley Nature Forum update and Daniel Parr from B&NES was there to talk about flooding in the area but due to time limits he was cut short. Angela managed to speak to him about flooding on the viaduct and outside the cemetery on Woollard Lane, which he promised to investigate.

**2024/114 TO RECEIVE A REPORT ON THE KEYNSHAM AREA FORUM MEETING**

Cllr Joe Fox-Bowen attended the online Keynsham Area Forum meeting and stated that this meeting was much the same but there was a talk from Keynsham & District talking newsletter which was very interesting.

The Chairman thanked both Councillors for attending the meetings and keeping us informed on matters happening within the district.

**2024/115 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.

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

**24/04360/CLEU – Mr N Harding, Avon Accident Auto Repair Garage, Staunton Lane, BS14 0QL**

**Use of land as mixed use (Sui Generis) (Certificate of Lawfulness for an Existing Use).**

It was resolved to support this application on the proviso that it continues to be used for the purpose stated in the application. (for customer parking/car storage for the car servicing & repair businesses on the site). Any alterations to this would require a separate planning application.

**c) To receive a report on the B&NES Parish & Town Council briefing on the Local Plan reset**

The Clerk gave an update on the recent meeting held regarding the Local Plan reset. This has had to be carried out because of the change of Government and their plans to deliver 1.5 million houses over the next five years. B&NES are waiting for the NPPF changes to be finalised which they are hoping will be by the end of January 2025. They now have a figure of 1,466 dwellings per annum to build which is 104% more than previously expected. B&NES will need to relook at options for development as they will need to plan for more and they wish to work closely with Town/Village Councils on this. There will be a further options consultation in the Summer 2025.

Paul May also updated the meeting with information he has on this issue.



The next meeting is on Wednesday 8<sup>th</sup> January 2025.

## Appendix A

### PLANNING APPLICATION LIST – 4<sup>th</sup> DECEMBER 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 <b>REFUSED</b> <b>APPEAL REF: 23/02922/OUT</b>
07/02/2024 28/03/2024	
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, 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.

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 16<sup>th</sup> 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.

16/10/2024

Revised information received.

11/10/2024  
24/03779/FUL

Mrs N Spiller  
Rosemead, Staunton Lane, Whitchurch, Bristol, BS14 0QL  
Erection of single storey rear extension and garage conversion.  
**SUPPORT** this application.

18/10/2024  
24/03903/FUL

Katie Bewley  
Corbiere, Woollard Lane, Whitchurch, Bristol, BS14 0QR  
Erection on new side and front extension following demolition of existing garage. Raising of ridge to accommodate new bedrooms.  
**24/03903/FUL – Corbiere, Woollard Lane, Whitchurch, BS14 0QR**  
Erection of new side and front extension following demolition of existing garage. Raising of ridge to accommodate new bedrooms.  
**OBJECT** to this application – the property is within the Green Belt and the proposed extension would represent a disproportionate addition over and above the size of the original dwelling. It states in the design and access statement that the extension would be an overall increase of 45%. any increase which exceeds around a third is considered disproportionate and in detriment to Policy GB1 & HG15.

25/11/2024  
24/04360/CLEU

Mr N Harding  
Avon Accident Auto Repair Garage, Staunton Lane, Whitchurch, BS14 0QL  
Use of land as mixed use (Sui Generis) (Certificate of Lawfulness for an existing use)

**RESULTS**  
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.  
**PERMITTED**

## Appendix B

### MONTHLY PAYMENT OF ACCOUNTS

DATE: 4<sup>th</sup> December 2024

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	SSE	Electricity Clock (October)	73.37	3.49
DR	Lloyds Bank	Credit card November	786.11	121.37
DR	Unity Trust	Charge November	6.00	
DR	Unity Trust	Charge December	6.00	

**Number of payments: 5**

**Sub Total: £930.35    134.67**

---

BT	Various	Salaries	1,822.67	
BT	WVCA	Rent & meetings November	198.00	
BT	Your Solution	Maintenance	1,177.00	
BT	B&NES Council	Pension Fund	496.13	
BT	H M Revenue & Customs	PAYE & NIC Nov	359.29	
BT	Mr N Kirk	Travel expenses	11.70	
BT	Bristol Business	Leaflets	114.00	19.00
BT	Kn office	Stationery	95.95	15.99
BT	GB Sport & Leisure	New Gym Equipment	14,644.97	2,440.83
BT	Lite	Christmas Lights Hire	2,540.83	423.47

**Number of payments: 11**

**Sub Total: £21,460.54    £2,899.29**

---

**Total Payments    £22,390.89    £3,033.96**