

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 6th NOVEMBER 2024

Present: Cllrs N Kirk (Chair) S Bangham, R Chandler, M Dury, J Fox-Bowen, C Lewis, P O’Leary, P Orchard, V Perry, A Vowles, S Dyer (Clerk), representatives from Whitchurch Cricket Club – Ladies Section, St Nicholas Preschool, St Nicholas Church, 107th Bristol (Whitchurch) Scout Group, Great Western Air Ambulance Charity and 1 member of the public.

2024/87 PUBLIC PARTICIPATION

The Chairman welcomed everyone to the meeting including new Councillor Angela Vowles. Representatives from five different organisations collected their grant award certificates. Each one spoke about what the grant funds would be spent on and thanked the Village Council.

Two representatives left the meeting.

A Councillor stated how lovely the poppies look again this year in the Millennium Garden. She also explained that a neighbour's horse was poisoned this week and sadly passed away, which is extremely distressing and for others to be aware.

2024/88 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

There were no apologies from Councillors, as all were in attendance. The Clerk gave apologies for Whitchurch History Society as their representatives were unable to attend this evening due to illness.

2024/89 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

No declarations received.

2024/90 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2024/91 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 9th OCTOBER 2024

The minutes of the meeting held on 9th October 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

2024/92 TO REVIEW THE VILLAGE COUNCIL COMMITTEES AND AGREE ANY CHANGES

Members of the four committees were read out, it was resolved that all Councillors are happy with the committees they are on, and that Councillor Angela Vowles will be added to the Planning/Traffic Committee.

2024/93 TO REVIEW THE GRANTS POLICY AND AGREE ANY AMENDMENTS

It was resolved that no amendments are required to the existing grants policy and that any received outside the normal annual dates will only be considered in exceptional circumstances.

2024/94 TO CONSIDER AND AGREE THE PURCHASE OF A NEW DEFIBRILLATOR

The Clerk explained that the existing defibrillator suddenly stopped working recently. On checking our records it was found to be fourteen years old and therefore no longer in warranty. The cost of a replacement is £1055.20 + VAT. It was resolved to go ahead and order a replacement and in future the Clerk has dispensation to purchase one immediately if it goes wrong and report to the Council at the next meeting.

2024/95 TO RECEIVED UPDATES ON THE CHRISTMAS LIGHTS 'SWITCH ON' EVENT AND AGREE ANY FURTHER ACTIONS

The Clerk advised what actions have been taken to date, a run through of the event will take place on Monday 2nd December meeting at 6pm in Church Road. The Clerk has obtained a quote for temporary traffic lights to be installed, this was approximately £1,000. It was agreed that as the existing system has worked without incident since the lights 'switch on' event started this was too expensive to consider implementing.

A reminder to all volunteers that we are meeting at 5.30.p.m to set up on the day.

2024/96 TO AGREE A DATE TO JUDGE THE CHRISTMAS LIGHTS COMPETITION

It was resolved that the judging will take place on Wednesday 11th December 2024.

2024/97 TO AGREE THE CONTENTS OF THE NEXT NEWSLETTER

It was agreed to include details of the new Councillor, the Councillor vacancy, grant awards, VE- Day 80th Anniversary event in 2025, Little Free Library, Christmas 'switch on' and the competition date. A draft will be sent out to the Councillors, before it goes to print, for their approval.

2024/98 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 applications: -

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.

It was resolved to 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%. increase, any increase which exceeds around a third is considered disproportionate and in detriment to Policy GB1 & HG15.

24/03779/FUL – Rosemead, Staunton Lane, Whitchurch, BS14 0QL

Erection of single storey rear extension and garage conversion.

It was resolved to support this application.

2024/99 CLERKS REPORT

A replacement noticeboard has been ordered for the cemetery, as the original one is broken. B&NES have been advised of the Councillor vacancy and if no one requests a referendum by 11th November the vacancy can be advertised.

Mark Dury – Vice Chair, is laying the wreath at the British Legion Remembrance service on Sunday 10th November, assemble from 10.30am for a 10.50 start.

If Councillors are interested in completing a remote meeting consultation, it will be placed on the December agenda.

Wales & West Utilities works did not take place last week on the A37. They were apparently cancelled at the last minute due to a change in their Traffic Management and work plans and issues regarding signals. It many now be carried out during the February half term holidays.

Local Government Services pay agreement has now been agreed, backed dated to 1st April 2024.

Meetings

Weds 20th November Mark & Jane Dury are attending the GWAAC open base day from 10am – 12noon. There is a Chew Valley Area Forum meeting at 6pm on the same day.

The next Keynsham Area Forum meeting is on Thursday 28th November at 6pm, which may be online.

2024/100 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that the changes to the NPPF should be finalised by the government during January 2025. B&NES will then be able to proceed with the resetting the Local Plan, the Village is extremely vulnerable, and a joint meeting should take place when more information is received. The latest budget has upset many farmers in the community.

Paul has been involved in B&NES budget for Children's Services, which is well over budget this year and together with Adult Services it takes up 80% of the overall budget.

He has spoken to the officers dealing with transport in the area and explained to them that their proposal to close Sleep Lane will not be accepted within the village as it will cause problems on other roads.

The Bath Christmas Market starts in a few days' time and is always a very popular event.

The Chairman thanked Paul for his report.

2024/101 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To consider a complaint made regarding the earth left in Whitchurch Cemetery

A lady whose parents are buried at the cemetery has complained about the pile of earth left by the grave digger at the cemetery. The Clerk explained that after months of asking him to remove this it has recently been removed but has left a mess which our contactor will need to tidy.

It is hoped that this issue will be resolved early next year when council will have more control over the grave digging.

2024/102 FINANCE

a) To note and agree the payment of accounts dated 6th November 2024

The schedule of payments dated 6th November 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 & P Orchard. Steve Bangham noted that the invoice from B&NES for the Events Licence is only a Pro Forma Invoice and explained that an actual Invoice is required. The Clerk will advise B&NES of this requirement and seek to obtain an invoice for this payment.

The meeting ended at 8.45.p.m.

The next meeting is on Wednesday 4th December 2024.

Appendix A

PLANNING APPLICATION LIST – 6th NOVEMBER 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.

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 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 with 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.

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.

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 6th November 2024

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	CPRE	Membership	60.00	
D/D	SSE	Electricity Clock (September)	71.02	3.38
D/D	Water Business	Water @ cemetery	51.87	
D/D	Water Business	Water @ allotment site	140.06	
DR	Lloyds Bank	Credit card October	937.32	155.22
DR	Unity Trust	Charge	5.40	

Number of payments: 7

Sub Total: £1,324.54 168.41

BT	Various	Salaries etc	2,125.83	
BT	WVCA	Rent & meetings October	243.00	
BT	Your Solution	Maintenance	1,915.50	
BT	B&NES Council	Pension Fund	593.34	
BT	H M Revenue & Customs	PAYE & NIC Oct	511.23	
BT	Mr M Dury	Travel expenses	9.00	
BT	Bateman Skips	Skip at cemetery	353.10	58.85
BT	Select Electrics	Vehicle activated signs	9,658.80	1,609.80
BT	AED Locator	Replacement defibrillator	1,263.40	208.20
BT	Kn office	Stationery	42.48	7.08
BT	St Nicholas pre-school	Grant	500.00	
BT	Whitchurch CC	Grant – Ladies section	450.00	
BT	107 th Bristol (Whitchurch) Scout Group	Grant	750.00	

BT	GWAAC	Grant	500.00
BT	Whitchurch History Society	Grant	250.00
BT	St Nicholas Church	Grant – Church Hall	600.00

Number of payments: 16

Sub Total: £19,765.68 £1,883.93

Total Payments £21,090.22 £2,052.34