

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 8<sup>th</sup> JANUARY 2025**

Present: Cllrs N Kirk (Chair), R Chandler, M Dury, J Fox-Bowen, P O'Leary, A Vowles, S Dyer (Clerk), District Councillor Paul May & one member of the public.

The Chairman welcomed everyone to the meeting

**2025/120 PUBLIC PARTICIPATION**

A Councillor asked Paul May to pass on his thanks to B&NES recycling team, who have been excellent over the Christmas period.

A complaint has again been made regarding the bins left out by the Toby Carvery. They have a bin store, which they do not use, the bins are left out all over the car park making it look unsightly.

**2025/121 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Councillors S Bangham, C Lewis, P Orchard & V Perry who are unable to attend due to family/work commitments and illness. These apologies and the reasons for non-attendance were accepted by all present.

**2025/122 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.

**2025/123 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2025/124 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 4<sup>th</sup> DECEMBER 2024**

The minutes of the meeting held on 4<sup>th</sup> December 2024, previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

**2025/125 TO NOTE THE WINNERS OF THE CHRISTMAS LIGHTS COMPETITION AND CONSIDER WHETHER TO CONTINUE WITH THIS**

The winners of the competition were noted, and a discussion was held on whether to continue with the competition this year, due to the lack of Councillors attending the judging and also the same residents winning. It was agreed to put this on the September agenda for Councillors to decide nearer the time whether to go ahead or to perhaps do something different this year.

**2025/126 TO REVIEW THE CHRISTMAS LIGHTS 'SWITCH ON' EVENT HELD AND AGREE ANY CHANGES FOR 2025**

This event was discussed, for the first time the weather was awful, and this in itself brought challenges, with the church having to be used for the music/singing and not everyone being able to fit in. The timings on several things were early and these also caused problems. Despite of this many residents enjoyed the evening, and the hall was full of people enjoying the refreshments on offer with hot chocolate going down well as an addition this year. It was resolved that for this year the Clerk will provisionally book the WVCA Hall in case of bad weather. If the weather is fine the event will be held in Church Road and in St Nicholas Church Hall as usual.

It will also be emphasized that the timings must be kept as planned and everyone involved is given a copy of these and adhere to them.

## **2025/127 TO DISCUSS THE ISSUES WITH THE CHRISTMAS MOTIFS AND AGREE ANY ACTIONS TO BE TAKEN**

The Clerk explained there have been several issues with the Christmas Lights Motifs, firstly they were not turned on in time for the 'switch on' event, an email was received on the evening of the event stating that due to the weather Volkar has been called out elsewhere and couldn't turn the lights on in the Village.

Secondly, a resident contacted the Clerk on Saturday 21<sup>st</sup> December to advise that one of the motifs was hanging down and unsafe. The Clerk could not get a reply from Volkar, so contacted B&NES emergency line and they agreed to let Volkar know.

Volkar contacted the Clerk on Monday 23<sup>rd</sup> December to advise that they had to take the motif down as it was bent. They were asked to check if the other motifs were safe and securely attached to the lamp columns, which they agreed to do.

Whilst on the phone it was pointed out to them that one of the motifs was not working and they confirmed that this was because the Police have plugged an ANPR into the socket. Volkar didn't think to advise us, it could have potentially been installed on a different lamp column.

It was resolved that the Clerk will complain to Volkar & B&NES of the unacceptable service received this year from Volkar, who we are told we have to use to install the motifs.

## **2025/128 TO AGREE A DATE FOR THE CHRISTMAS LIGHTS 'SWITCH ON' EVENT AND OTHER EVENTS THIS YEAR.**

It was resolved that the Christmas Lights 'switch on' will be held on Friday 5<sup>th</sup> December at 7.p.m. this year. Also on Thursday 8<sup>th</sup> May there will be an event held to celebrate the 80<sup>th</sup> Anniversary of VE Day, including the lighting of the Beacon at 9.30.p.m. It was resolved to ask the Scout Group if they would like to arrange a BBQ at this event.

## **2025/129 TO RECEIVE A REPORT ON THE COUNCILLOR TRAINING COURSE ATTENDED**

Angela Vowles a new Councillor, attended online 'Essential Councillor' training and gave a report on this, which she found very informative. One item she did pick up on was a recommendation made that Councillors should have a separate email address for Council emails. The Clerk will look into this issue again, which has come up previously, and at the time Councillors were not in favour of having a separate account.

## **2025/130 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.

## **2025/131 CLERKS REPORT**

Flooding on the road outside the cemetery in Woollard Lane has been reported to B&NES Council again. A report has been received confirming their contractor will plan and complete any necessary work in this location.

A 'Keep Clear' box which B&NES have agreed to install at the entrance to Saltwell Avenue has not yet been put in so has been chased this week.

### **Meetings**

There is a Playpark/Cemetery/Allotment Committee meeting on Weds 15<sup>th</sup> January at 7.30.p.m. & a Finance Committee meeting on Weds 22<sup>nd</sup> January at 7.30.p.m.

## **2025/132 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Paul explained that he has put in for two Traffic Regulation Orders, one in Gibbett Lane and the other in Old Vicarage Court, these are due to complaints from residents regarding parking issues.

Paul has arranged a meeting with the cabinet member and officers to discuss transport plans for the Village and continues to meet with planners in B&NES regarding changes to the NPPF and how this will affect the area.

Saltwell Avenue has been included in B&NES resurfacing plans for 2025/2026 and the scheme for the crossing by Woollard Lane has been approved by WECA.

The Chairman thanked Paul for his report.

**2025/133 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

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

Bridget Lovell Plot No. H92 (b)

Deed No. 1509

Ref: (Jeffrey John Thomas Lovell)

M Dury proposed, J Fox-Bowen seconded, and the meeting duly passed the Exclusive Rights of Burial.

**2025/134 FINANCE**

**a) To note and agree the payment of accounts dated 8<sup>th</sup> January 2025**

The schedule of payments dated 8<sup>th</sup> January 2025 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 Chairman thanked everyone for their attendance and closed the meeting at 8.45.p.m.

The next meeting is on Wednesday 5<sup>th</sup> February 2025.

## Appendix A

### PLANNING APPLICATION LIST – 8<sup>th</sup> JANUARY 2025 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.
- 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.

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 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.

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.

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)  
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.  
**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.

## RESULTS

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**

11/12/2024                      Erection of new side and front extension following demolition of existing garage. Raising of ridge to accommodate new bedrooms.  
**APPLICATION WITHDRAWN**

16/08/2023                      Mr & Mrs Andrews  
23/02922/OUT                      Oaklea, Sleep Lane, BS14 0QN  
Erection of 9 Residential Dwellings (Use Class C3) with All Matters Reserved Except for Access

07/02/2024                      **REFUSED**  
11/12/2024                      **APPEAL DISMISSED**

**Appendix B**

**MONTHLY PAYMENT OF ACCOUNTS                      DATE: 8<sup>th</sup> JANAUARY 2025**

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	SSE	Electricity Clock (November)	71.02	3.38
DR	Lloyds Bank	Credit card December	396.75	39.11
DR	Unity Trust	Charge January	6.00	
Number of payments: 4			Sub Total: £532.64	£52.30

BT	Various	Salaries & items for switch on	1,825.01	
BT	WVCA	Rent & meetings December	198.00	
BT	Your Solution	Maintenance	540.00	
BT	B&NES Council	Pension Fund	496.13	
BT	H M Revenue & Customs	PAYE & NIC Dec	360.49	
BT	Angela Vowles	Travel expenses	5.40	
BT	SLCC	Membership Fee	240.00	
BT	Zurich	Additional items added	65.68	

**Number of payments: 9                      Sub Total: £3,730.71**

**Total Payments    £4,263.35    £52.30**