

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 5th FEBRUARY 2025

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), District Councillor Paul May & one member of the public.

The Chairman welcomed everyone to the meeting

2025/135 PUBLIC PARTICIPATION

Several planning developments in progress around the village were discussed.

2025/136 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

There were no apologies as all Councillors were present.

2025/137 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

No declarations received.

2025/138 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2025/139 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 8th JANUARY 2025

The minutes of the meeting held on 8th January 2025 previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

2025/140 TO CONSIDER CO-OPTING S BRYANT TO FILL THE COUNCILLOR VACANCY

It was resolved to co-opt Sharon Bryant to fill the Councillor vacancy, she duly signed the Declaration of Acceptance of Office and was welcomed back onto the Council.

2025/141 TO REVIEW THE SOCIAL MEDIA POLICY AND AGREE ANY CHANGES REQUIRED

The Social Media Policy was reviewed, it was resolved other than one spelling alteration, everything else was in order.

2025/142 TO CONSIDER THE QUOTES RECEIVED FOR THE GARDEN MAINTENANCE CONTRACT AND AGREE A CONTRACTOR

Three quotes have been received for the Garden Maintenance contract, after consideration it was resolved to award the three-year contract to Lee Gillam – Your Solution.

2025/143 TO CONSIDER PURCHASING WALKIE TALKIES FOR USE AT EVENTS

A suggestion has been made to purchase Walkie Talkies for use at events to improve communication. A 6 pack of professional rechargeable Walkie Talkies cost £79.56. The Clerk to check if the batteries are built in and if not to price the cost of batteries. It was resolved if they are built in to go ahead and purchase them.

2025/144 TO AGREE THE WAY FORWARD REGARDING THE REFUSE BINS IN THE BLACK LION, TOBY CARVERY CAR PARK

The Clerk read out the response received regarding a complaint made to Mitchells & Butler about the number of overflowing bins left out in the Toby Carvery car park on a frequent basis. The complaint was made due to comments made by residents and Councillors.

It was resolved that the response was unacceptable. District Councillor Paul May offered to ask the Food Safety Officer at B&NES to investigate this waste management issue and it was agreed that this would be helpful.

2025/145 TO CONSIDER THE RESPONSE RECEIVED REGARDING THE ISSUES WITH THE CHRISTMAS LIGHTS AND AGREE ANY FURTHER ACTIONS REQUIRED

Apologies have been received from Volkar & B&NES regarding the issues brought to their attention. B&NES Street Lighting have said the camera has now been removed and so the column should be fine to be used this year. A Councillor will check if it has been removed as he is sure it was still attached to the column. Both apologies were accepted.

2025/146 TO MAKE PLANS FOR THE VE DAY BEACON LIGHTING AND AGREE ACTIONS TO BE TAKEN

VE Day 80 celebrations take place on Thursday 8th May with the beacon being lit at 9.30pm. It was agreed that Cllr Joe Fox-Bowen will contact David Medlock, who has attended events held in the past, and invite him to come along. The Clerk has been in contact with the Scout Group asking if they would like to arrange a barbeque on site before the lighting of the beacon. Nick Kirk – Chair, will get in touch with the Royal British Legion inviting them to attend and to invite the piper and flagbearers. Cllr Mark Dury will arrange for the cricket club to be open for refreshments and toilet facilities. The event will be advertised in a newsletter, posters & social media. Ashton Broad will be asked to arrange parking in the Bristol Barbarians field.

2025/147 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 the B&NES Liveable Neighbourhoods proposals for Whitchurch Village and agree a response.

Councillors are delighted that this scheme is going ahead at last, which includes the long-awaited signalised crossing across the A37.

It was resolved to send back the following concerns with narrowing the junction of the A37 and Woollard Lane. 'Previous drawings have shown that a lane will be taken away at this junction to install a pedestrian refuge. At present there are two lanes and traffic still queues at peak times, if one is taken away and the junction narrowed this will cause major congestion in this location so is an unacceptable proposal'.

2025/148 CLERKS REPORT

B&NES carried out work on the drains in Woollard Lane a couple of weeks ago and to date Woollard Lane has not flooded outside the cemetery. This has also helped prevent flooding in the cremation section.

A representative from the Salvation Army called in to collect the money collected in the buckets on the Christmas Lights 'switch on, which was greatly appreciated.

Complaints have been received from several residents regarding Escooters & bikes being left blocking some of the pavements around the Village. These have been reported to WESTscoot/WESTbike who replied stating they will look into the complaint and explore solutions.

The Pensions Regulator automatic enrolment re-declaration has been completed.

Sleep Lane will be closed for up to 2 days from Monday 10th February for Bristol Water to replace a defective cover.

Somer Valley Links consultation events have been received, the consultation runs until 16th March, so will be placed on the March agenda for comments to be made. There are alterations proposed for the centre of the village to give priority to buses. A larger map of these proposals has been requested.

Two further documents have been launched from the 4th February: -
Local Plan reset Document and Call for Sites – the call for sites consultation closed on 24th March 2025.

A four-week consultation on Draft Co-living Position Statement. Co-living is a relatively new model of housing with no standard policy definition.

Meetings

Cllr Angela Vowles is attending Planning in plain English training on Thursday 20th February. The next Keynsham Area Forum meeting is on Weds 26th February.

2025/149 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that he has arranged a meeting with Highways to discuss the Somer Valley Links proposals for the centre of the village and to find out in more depth what alterations are planned. He has also arranged a meeting with Planning to discuss the Local Plan Reset and how this will affect this area.

Paul explained that he has received further complaints from residents about the dog walking field set up off Gibbet Lane and the effect this is having on people living close by. It seems that this is now a commercial business so a change of use should be applied for, this has been reported to the enforcement department of B&NES planning.

The Chairman thanked Paul for his report.

2025/150 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To receive a report on the Playpark/Cemetery/Allotment committee meeting held on 15th January & agree recommendations made, including the purchase of two new metal benches, an increase in cemetery fees and budget figures for 2025/2026.

Cllr Paul O'Leary gave a report on the meeting held on 15th January. It was recommended that two metal benches are purchased from David Ogilvie to be installed in Sleep Lane, the cemetery fees are increased by 3% rounded up from 1st April 2025, no change to Allotment fees and the budget figures were set for the coming year. It was resolved to accept all the recommendations made.

b) To consider the quote to replace the bearing on the Inclusive roundabout at the Playpark.

A report has been received from GB Sport & Leisure stating that after taking the inclusive roundabout apart it has found that the bearing needs to be replaced, and this is why it is not spinning properly.

A quote for the bearing is £1,402.50 + VAT. It was resolved to go ahead with this quote to get the roundabout fixed and working properly.

c) To consider a request for two vases to be placed on a cremation plot at the cemetery.

A letter has been received requesting two granite vases to be placed on a cremation plot at the cemetery which is not within the present Rules & Regulations. After careful consideration it was agreed, to make a reasonable adjustment, to allow one vase to be placed and secured to one of the corners on the existing cremation tablet.

2025/151 FINANCE

a) To note and agree the payment of accounts dated 5th February 2025.

The schedule of payments dated 5th February 2025 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.

b) To receive a report and agree recommendations from the Finance Committee, including the Reserves Policy, CIL spending and setting the budget for 2025/2026.

Cllr Nick Kirk gave a report on this meeting held on 22nd January, the Reserves Policy was reviewed, and it was agreed to recommend an increase of £10,000.00 to Cemetery Reserves, General Reserves to stay the same. The balance of CIL funds and Tree Maintenance funds were noted and items discussed on what the funds could be used for. The budget figures were reviewed and a budget set for 2025/2026 with a precept of £45,000.00 being recommended. It was resolved to accept all the recommendations made.

c) To agree the amount of Precept for 2025/2026

It was resolved the Precept for 2025/2026 will be set at £45,000.00, this will result in an annual increase of .92 pence on a Band D property.

The Chair thanked everyone for their attendance and closed the meeting at 9.05.p.m.

The next meeting is on Wednesday 5th March 2025.

Appendix A

PLANNING APPLICATION LIST – 5th FEBRUARY 2025 APPLICATIONS

13/12/2023

Creo Properties Ltd

23/04552/FUL

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.

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 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 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.

RESULTS

15/03/2023
23/00782/FUL

RCIH Developments
18 Churchways, Whitchurch, BS14 0PL
Proposed attached self-contained dwelling house

03/05/2025

PERMITTED

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.

15/01/2025

WITHDRAWN

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.

28/01/2025

**SUPPORT
PERMITTED**

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 5th FEBRURY 2025

D/D	British Telecom	Phone/broadband	58.87	9.81
D/D	SSE	Electricity Clock (November)	73.37	3.49
DR	Lloyds Bank	Credit card January	37.18	
DR	Unity Trust	Charge January	6.00	

Number of payments: 4

Sub Total: £175.42 £13.30

BT	Various	Salaries	1,803.39	
BT	WVCA	Rent & meetings January	225.00	
BT	Your Solution	Maintenance	230.00	
BT	B&NES Council	Pension Fund	496.13	
BT	H M Revenue & Customs	PAYE & NIC Jan	354.09	
BT	GB Sport & Leisure	Playpark inspection	65.40	10.90
BT	GB Sport & leisure	Roundabout investigation	534.60	89.10
BT	B&NES Council	Winter/Spring baskets	686.40	114.40

Number of payments: 8

Sub Total: £4,395.01 £214.40

Total Payments £4,570.43 £227.70