

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

Present: Cllrs N Kirk (Chair), S Bangham, S Bryant, R Chandler, M Dury, C Lewis, P O’Leary, P Orchard, V Perry, A Vowles, S Dyer (Clerk) & Contractor Lee Gillam (Your Solution).

The Chair welcomed everyone to the meeting.

2025/152 PUBLIC PARTICIPATION

The Chair introduced Lee Gillam (Your Solution), the current contractor, to the meeting and Councillors asked him questions about different areas around the Village, including an idea on a different type of bench for Sleep Lane. These are stone basket wire benches which could be an option.

Cllr Colette Lewis has been speaking with a person from Hartcliffe City Farm, who will help her with signs for the new compost area at the allotment site. She explained that on 10th May there is a compost tour/talk on the farm which may be of some interest to allotment holders. Cllr Rachel Chandler offered manure to the allotment holders which they will need to collect, the Clerk will advise them of this

2025/153 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave an apology for Councillor Joe Fox-Bowen who was unable to attend the meeting due to another commitment. This apology and the reason for non-attendance was accepted by all present.

2025/154 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL’S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

No declarations received.

2025/155 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2025/156 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 5th FEBRUARY 2025

The minutes of the meeting held on 5th February 2025 previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

2025/157 TO REVIEW THE RISK ASSESSMENT & MANGEMENT POLICY AND AGREE AND CHANGES REQUIRED

The policy was reviewed, it was agreed to add an additional risk – Risk of Microsoft account being compromised - Probability – High – Impact – High - Mitigation Measure – Have MFA (multi-factor authentication) enabled.

2025/158 TO REVIEW STANDING ORDERS

A copy of the Standing Orders had been previously circulated to all Councillors, it was resolved no amendments need to be made at the present time.

2025/159 TO MAKE PLANS FOR THE VE DAY BEACON LIGHTING AND AGREE ANY FURTHER ACTIONS TO BE TAKEN

VE Day 80 celebrations take place on Thursday 8th May with the beacon lighting at 9.30pm. Cllr Joe Fox-Bowen has contacted David Medlock, who is able to attend. The Clerk has been in contact with the Scout Group asking if they would like to arrange a barbeque, they are meeting

soon and will get back to me. The Clerk has spoken to Bob Sharples from the Royal British Legion who will organise the piper and flagbearers. Cllr Mark Dury confirmed the cricket club will be open for refreshments and toilet facilities. The Village Council will supply cake & a toast. The event will be advertised in a newsletter, posters & social media. Ashton Broad will be asked to arrange parking in the Bristol Barbarians field.

2025/160 TO RECEIVE A REPORT ON PLANNING TRAINING ATTENDED

Cllr Angela Vowles attended an online planning course recently and gave a detailed report on this which she found very interesting with lots of information to digest. ALCA promised to send through the power point presentation on the training, but this has not been received to date. The Clerk will chase this with ALCA.

The Chair thanked Angela for her time and the report.

2025/161 TO RECEIVE A REPORT ON THE CHEW VALLEY FORUM MEETING

Cllr Mark Dury attended this meeting and gave an update, he was extremely concerned when a Councillor from another area stated during the meeting that Whitchurch might be getting around one thousand new houses built. Whitchurch Village Council have not received any information regarding this number of houses and the village was referred to as Whitchurch and not Whitchurch Village, which is an entirely different area.

The meeting itself was not well attended, half of the people there were B&NES officers.

District Councillor Paul May joined the meeting at 8.20.p.m.

He explained that he has complained about the Councillor who made this statement, as the number of houses has not yet been discussed or agreed yet, so it was very misleading. Mark Dury thanked Paul for his support.

2025/162 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: -

Application No. 25/00367/FUL - Vehicle Storage Yard, Staunton Lane, Whitchurch The erection of 7no. industrial units (Class E) and associated development.

After a detailed discussion it was resolved to object to the application for the following reasons:

Green Belt - The site is within the Green Belt and therefore is inappropriate development, there are no special circumstances to warrant erecting 7 industrial units in this location. (Policy CP8)

Amenity - The erection of 7 industrial units would have an adverse impact, due to the proximity of neighbouring residents and the additional vehicle movements created by the businesses using the industrial units. The proposal is contrary to Policy D6: Amenity - Placemaking Plan Policy.

Traffic Impact - This section of Staunton Lane is a minor residential lane and therefore is not suitable access for larger vehicles entering the proposed site to make deliveries to and from the industrial units. The proposal is contrary to Policy ST7 - Placemaking Plan Policy.

c) To consider a response to the proposed Base Station upgrade at Cornerstone, Staunton Lane

After considering the proposals it was resolved to agree with the upgrade of the Base Station.

d) To note the alleged unauthorised construction work being carried out on the old garden nursery site in Staunton Lane and agree any actions to be taken

After several complaints from residents and Councillors the Clerk reported the work being carried out to the previous garden nursery site in Staunton Lane to B&NES Enforcement.

e) To consider the Somer Valley Links consultation/proposals for Whitchurch Village and agree a response.

Several members of the Village Council attended the consultation event held in Pensford Memorial Hall. It was a much better consultation event than the previous ones held and the proposals for the Village were positive with the addition of a crossing by the lights in the centre of the village.

It was resolved to send in the following response: -

This is something that Whitchurch Village has been desperate for, Whitchurch Village Council fully support and appreciate the proposals. Please can you advise when the works will be carried out.

f) To discuss the 20mph signs around the Village and discuss any issues with these

B&NES have now installed the 20mph signs around the Village, they have advised that the sign as you enter the village from the Gilda is not visible and so are suggesting installing a new sign with Whitchurch Village & 20mph on it. It was resolved to accept this proposal.

A Councillor advised that there are no 20mph signs when you are entering Sleep Lane from Farriers Way or Staunton Lane from Maesknoll Drive this will be reported to B&NES.

2025/163 CLERKS REPORT

The leaves and debris on the pavement opposite Saltwell Avenue have been reported to B&NES on Fix My Street.

The Clerk & Ann Leach tidied the planters this week and we need to order some spring plants to brighten them up.

A camera has appeared on the A37 near the Music Shop, the Clerk has contacted B&NES to find out what it is monitoring. They say it is a traffic monitoring camera either to count vehicles and monitor speed or collect origin and destination data or journey time data as part of a wider network of cameras.

The Clerk reported to B&NES Street Lighting engineer that the camera is still on the lamp column near the Millennium Garden & this information has been sent onto the engineer responsible.

The Clerk thanked Cllr Paul O'Leary who has been into the office to sort out the new laptop. The Clerk asked if the Village Council wish to organize a Spring Clean of the village this year. The Great British Spring Clean runs from the 21st March – 6th April. It was resolved that the Clerk will send some dates out to Councillors for help with a clean up during the week.

Meetings

Whitchurch Village Community Association AGM is being held in the small hall on Weds 19th March at 7.45pm.

There is a Parish Liaison meeting being held at Keynsham Recycling Centre at 6.30pm on Weds 19th March.

2025/164 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that after last month's meeting and the issues brought up regarding unsatisfactory waste management at the Toby Carvery, he asked B&NES Environmental team to investigate. They visited the premises, reported back to advise a plan has been put in place to rectify the issues and they will continue to monitor the progress of these.

Paul also chased the 20mph signs and these have now been installed.

The Chair thanked Paul for his report and actions taken.

2025/165 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

None.

b) To consider additional cemetery charges for 2025/2026

It was resolved to add 5% to the cemetery preparation fee for both cremations and burials from 1st April 2025.

2025/166 FINANCE

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

The schedule of payments dated 5th March 2025 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs P Orchard & V Perry.

The Chair thanked everyone for their attendance and closed the meeting at 9.45.p.m.

The next meeting is on Wednesday 2nd April 2025.

Appendix A

PLANNING APPLICATION LIST – 5th MARCH 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.

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.

31/01/2025
25/00367/FUL

G Sykes
Vehicle Storage Yard, Staunton Lane, Whitchurch
The erection of 7 no. industrial units (Class E) and associated development

RESULTS19/08/2024
24/03112/FULDenmead
Woodlands, Staunton Lane, Whitchurch, BS14 0QL
Erection of 3no. dwellings and associated work**OBJECT
PERMITTED**

13/02/2025

Appendix B**MONTHLY PAYMENT OF ACCOUNTS****DATE: 5th MARCH 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 February	772.55	
DR	Unity Trust	Charge January	6.00	

Number of payments: 4**Sub Total: £910.79 £13.30**

BT	Various	Salaries	1,852.89	
BT	WVCA	Rent & meetings February	198.00	
BT	Your Solution	Maintenance	190.00	
BT	B&NES Council	Pension Fund	496.13	
BT	H M Revenue & Customs	PAYE & NIC Feb	366.89	
BT	ALCA	Training	45.00	
BT	ALCA	Training	45.00	
BT	Bateman Skips	Skip at cemetery	353.10	58.85
BT	Alex Dodd	Refund allotment key	10.00	
BT	Volkar Highways	Christmas lights	2,212.22	368.70

Number of payments: 10**Sub Total: £5,769.23 £427.55****Total Payments £6,680.02 £440.85**