

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 2nd APRIL 2025

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

The Chair welcomed everyone to the meeting.

2025/167 PUBLIC PARTICIPATION

Cllr Rachel Chandler stated that she has received several reports from residents in the last couple of weeks of fires being started on the cycle path close to the entrance in Staunton Lane. She wondered if anyone else had either seen or received any reports of this, no one else had heard of this issue.

Cllr Steve Bangham gave an update on the road closure from 7th April – 6th June of sections of Church Road due to a new water pipe being installed. He has spoken to Bristol Water, and they have confirmed that access will be maintained at all times for residents.

Cllr Mark Dury commented on how lovely all the Spring flowers look around the village.

2025/168 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave an apology for Councillor Colette Lewis, who was unable to attend the meeting due to family commitments. This apology and the reason for non-attendance was accepted by all present.

2025/169 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr Pat Orchard declared an interest in item 11.b) Planning Application No. 25/00689/FUL 3 Hamilton Way.

2025/170 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2025/171 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 5th MARCH 2025

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

2025/172 TO AGREE ITEMS FOR A NEWSLETTER

It was agreed to include the following items.

Details on the History Society Anniversary Event, VE Day celebrations, allotments available, Sharon Bryant returning to the Council & the installation of the 20mph flashing light to help slow the speed along Staunton Lane. The Chair will include thanking all those who turned up at the very wet Christmas Lights switch on.

2025/173 TO CONFIRM PLANS FOR THE VE DAY BEACON LIGHTING AND AGREE ANY FURTHER ACTIONS TO BE TAKEN

Plans are in place, it was agreed everyone will meet at 7pm to set up, the BBQ will be available from 8pm. Bunting/flags will be put up a couple of days before and the beacon will be tested well before the event.

2025/174 TO RECEIVE A REPORT ON NPPF PLANNING TRAINING ATTENDED

Cllr Angela Vowles attended this additional online NPPF Planning training which followed on from the original training. She gave a report which included details of the changes made to the NPPF, the grey/green belt, and changes to the LGA regarding the Green Belt. Slides of the training should be sent through but to date these have not yet been received, the Clerk to chase again.

The Chair thanked Angela for her time and the report.

2025/175 TO RECEIVE A REPORT ON THE PARISH LIAISON MEETING

Cllr Mark Dury attended this meeting with Jane Dury and gave a report on this which was held at the Keynsham Recycling Centre. He explained about the 'Reuse Shop' they have on site and brought leaflets to share about this excellent facility. Sustainable, peat-free, compost is also available to buy, details of which will be shared with the allotment holders.

Mark shared details of the recycling hub fact sheet; it is a 4-hectare site which was completed in January 2024. The facility features include a public recycling centre, a reuse shop, a vehicle maintenance workshop, and a 1000-tonne salt barn with the best gritter lorries.

The Chair thanked Mark for attending and for his report.

2025/176 TO CONSIDER THE WVCA HEALTH AND SAFETY POLICY & RISK ASSESSMENTS AND SIGN THE POLICY STATEMENT

All the documents provided by the WVCA Hall Committee, previously circulated to all Councillors, were read and understood and it was agreed that the Chair would sign the declaration confirming this.

2025/177 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: -

**Application No. 25/00772/FUL – Corbiere. Woollard Lane, Whitchurch, BS14 0QR
Erection of side and front extension following demolition of existing garage with elevation and material changes.**

It was resolved to Support this application as the overall size of the proposed dwelling will be slightly smaller than the current one.

Application No. 25/00652/HEDGE – Parcel 0348 Church Road, Whitchurch

Removal of 7 no. sections of hedgerow to facilitate the installation of a new water main.

It was agreed to Support this application. The work needs to go ahead for Bristol Water to install a new water main in the area. Reassurances have been received from Bristol Water that the hedgerow will be returned to its existing state or better.

Cllr Pat Orchard took no part in considering the following planning application.

Application No. 25/00689/FUL – 3 Hamilton Way, Whitchurch, Bristol, BS14 0SZ

Erection of a front porch extension from the front door.

It was resolved to support this application for the erection of a front porch extension on a dwelling within the Housing Development Boundary.

c) To receive an update on the unauthorised construction work being carried out on the old garden nursery site in Staunton Lane

An update has been received from B&NES Planning & Enforcement Officer advising that a Temporary Stop Notice has been issued details of which have previously been circulated to Councillors. The notice takes effect immediately and remains in effect until 16th May 2025. Work on the site has stopped at the present time.

2025/178 CLERKS REPORT

A mattress dumped in Church Road was reported to B&NES on Fix My Street and was subsequently removed.

Lots of bags of used cat litter have been dumped in the black & recycling bins at the cemetery for the last few weeks. Notices have been placed on all of the bins asking the culprit to be more respectful and take their bags of litter home with them to dispose of.

A reply has been received from WESTscoot/WESTbike regarding the scooters and bikes being left around the village. They apologise for any inconvenience caused and will attend to the relocation of the vehicles.

A huge thank you to all the Councillors involved in tidying and planting the Millennium Garden. A resident has emailed to say how lovely all the Spring flowers look in the Village.

A Spring Clean of the village will be planned for Monday 28th April from 10.30am.

Due to the lack of Councillors available this will now take place on Friday 25th April from 10.30am.

The election for the Mayor of the WECA is to be held on Thursday 1st May and so we are now in a pre-election period.

2025/179 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that due to the WECA election in May it was now a pre-election period.

He spoke about housing, the Somer Vally Link project and issues in Pensford. He advised that he is now the Vice Chair of Avon Fire Authority, and this will not get in the way of his role as a District Councillor.

The Chair thanked Paul for the updates.

2025/180 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Harley Miles Stephen Langford-Davis Plot No. A 107 Deed No. 1510
Ref: (Anthony James Robinson)

David James MacFarlane Plot No. J34 Deed No. 1511
Ref: (David & Margaret Rose May MacFarlane)

John Sposito Plot No. J36 Deed No. 1512
Ref: (Pamela Jean Sposito)

M Dury proposed, S Bangham seconded, and the meeting duly passed the Exclusive Rights of Burial.

It was resolved that item 15. b) be brought forward to be discussed immediately.

Three members of the Village Council have now been voted onto the WVCA Hall Committee, they explained how the committee has plans for quite a lot of maintenance together with essential health and safety work to be carried out on the hall. They would like to know if CiL funds could potential be used for this.

It was agreed that this would be a beneficial use of CiL funds as long as the hall can be used by residents of the village going forward. An application would need to be completed which would then be considered.

District Councillor Paul May left the meeting at 9.15pm
Councillor Rachel Chandler left the meeting at 9.20pm.

2025/181 FINANCE

a) To note and agree the payment of accounts dated 2nd April 2025.

The schedule of payments dated 2nd April 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 & S Bangham.

b) To consider items for CiL fund expenditure

Further items were considered which CiL funds could be used for including two flashing speed indicator signs on the A37, one by Saltwell Avenue as you enter the village and one by M&G Estate Agents as you enter the village from Pensford. This would then help slow the traffic outside the school. The Clerk to contact B&NES to ask if this will be possible and to confirm the best locations.

Cllr Steve Bangham gave an update on the issues with the Scout Hut, as some CiL funds may need to be used to help with this.

The Chair thanked everyone for their attendance and closed the meeting at 9.30.p.m.

The next meeting is on Wednesday 7th May 2025.

Appendix A

PLANNING APPLICATION LIST – 2nd APRIL 2025 **APPLICATIONS**

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.

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	<p>G Sykes Vehicle Storage Yard, Staunton Lane, Whitchurch The erection of 7 no. industrial units (Class E) and associated development</p> <p>OBJECT - 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.</p>
27/02/2025 25/00772/FUL	<p>Katie Bewley Corbiere, Woollard lane, Whitchurch, BS14 0QR Erection of side and front extension following demolition of existing garage with elevation and material changes.</p>
04/05/2025 25/00652/HEDGE	<p>Envolve Infrastructure Removal of 7 no. sections of hedgerow to facilitate the installation of a new water main.</p>
19/03/2025 25/00689/FUL	<p>Jonathan Spencer 3 Hamilton Way, Whitchurch, BS14 0SZ Erection of a front porch extension from the front door</p>

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 2nd APRIL 2025

D/D	British Telecom	Phone/broadband	59.39	9.90
DR	Lloyds Bank	Credit card March	103.32	
DR	Unity Trust	Bank charge	6.00	
Number of payments: 3			Sub Total: £168.71	£9.90

BT	Various	Salaries	1,889.58
BT	WVCA	Rent & meetings March	202.50
BT	Your Solution	Maintenance	940.00
BT	B&NES Council	Pension Fund	496.13
BT	H M Revenue & Customs	PAYE & NIC March	377.09
BT	ALCA	Training	20.00
BT	S Bryant	DBS Check fee	21.50
BT	M Dury	Travel expenses	12.15
BT	ICCM	Membership fee	105.00
BT	ALCA	Subscription fee	516.33

Number of payments: 11

Sub Total: £4,580.28

Total Payments £4,748.99 £9.90