

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 7th MAY 2025

Present: Cllrs M Dury (Chair), S Bangham, S Bryant, J Fox-Bowen, C Lewis, P O'Leary, P Orchard, V Perry, A Vowles, S Dyer (Clerk) & J Dury (Assistant Clerk) & District Councillor Paul May B&NES.

It was resolved that Cllr Mark Dury (Vice Chair) would take the meeting as the Chair was not in attendance.

He welcomed everyone to the meeting.

2025/01 PUBLIC PARTICIPATION

Cllr Sharon Bryant reported several issues which residents have spoken to her about in the last month, no further actions need to be taken at the present time regarding these.

Cllrs Angela Vowles & Colette Lewis stated how amazing the contractors have been whilst in Church Road installing a new water pipe. They go out of their way to move so residents can park and access their properties and have been excellent.

It was noted that electrical work is being carried out to the bus stops in the village this week.

2025/02 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors Nick Kirk & Rachel Chandler, who were unable to attend the meeting due to family commitments. These apologies and the reasons for non-attendance were accepted by all present.

2025/03 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

None received.

2025/04 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2025/05 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 2nd APRIL 2025

The minutes of the meeting held on 2nd April 2025 previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair.

2025/06 TO CONFIRM PLANS FOR THE VE DAY BEACON LIGHTING AND AGREE ANY FURTHER ACTIONS TO BE TAKEN

Plans are all in place, everyone to meet at 7pm to set up, two more volunteers have agreed to come along and help, which is great. The BBQ will be available from 8pm. Fire extinguishers will be brought along to be put by the beacon & the BBQ.

2025/07 TO REVIEW THE ACTION PLAN

The action plan was reviewed, and it was agreed to make several amendments to bring it up to date for the 2025/2026 financial year.

2025/08 TO CONSIDER A REQUEST TO ADVERTISE A BANNER ON THE PLAYPARK FENCING

A member of Queen Charlton's Village Fete committee has asked if it is possible to place a banner advertising this event, which is being held on 14th June, on the Playpark fencing. It was resolved that this would be fine, as long as the banner is removed straight after the event.

2025/09 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. 25/01526/FUL – Falklands, 78 Bristol Road, Whitchurch, BS14 0QW

Creation of drop kerb and boundary wall

It was resolved to Support this application, most other properties in the vicinity have dropped kerbs.

2025/10 CLERKS REPORT

Information has been received that Stockwood Lane is being closed from Monday 19th May from 7am – 7pm for resurfacing work to be carried out. The Village Council were not informed of this by B&NES, signs have been installed along Stockwood Lane advising the public of the closure. Whitchurch History Society's 50th Anniversary Exhibition is being held on Saturday 17th May from 2-5pm at the Utd Reform Church.

The rubbish outside Whitchurch Mews which was reported last month was cleared the next day. There is more rubbish left today, if this is not removed by Friday it will be reported again.

2025/11 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that the Post Office are closing their sorting office in Pensford, which may mean the closure of the actual Post Office which the community are very upset about. The Local Plan public consultations will be carried out in a slightly different way this time, with the aim of getting 20,000 responses. Kevin Guy, B&NES has been installed as the Deputy Leader of WECA.

The Chair thanked Paul for his report.

2025/12 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To receive an update on the allotment plots/site and agree any actions

The Clerk gave an update on the allotment site, there are now just two allotment plots available, including the old pre-school plot. A resident is interested in one of these and will be shown the plot very soon.

2025/13 FINANCE

a) To note and agree the payment of accounts dated 7th May 2025.

The schedule of payments dated 7th May 2025 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs s Bryant & S Bangham.

b) To note and agree a new internal auditor

Steve Bangham informed the meeting that he has asked Tony Griffin if he will be the Village Councils internal auditor this year and he has agreed. It was resolved that Tony Griffin is the new internal auditor.

The Chair thanked everyone for their attendance and closed the meeting at 9.15.p.m.

The next meeting is on Wednesday 4th June 2025.

Appendix A

PLANNING APPLICATION LIST – 7th MAY 2025 APPLICATIONS

13/12/2023 23/04552/FUL	<p>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</p> <p>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.</p>
19/02/2024 24/00620/FUL	<p>Mr Hunt, Greenacre, Staunton Lane, Whitchurch, BS14 0QL Erection of a detached two storey 5-bedroom dwelling with double garage.</p> <p>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.</p>

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
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.

27/02/2025
25/00772/FUL

Katie Bewley
Corbiere, Woollard lane, Whitchurch, BS14 0QR
Erection of side and front extension following demolition of existing garage with elevation and material changes.
SUPPORT this application as the overall size of the proposed dwelling will be slightly smaller than the existing dwelling.

04/05/2025 25/00652/HEDGE	<p>Envolve Infrastructure</p> <p>Removal of 7 no. sections of hedgerow to facilitate the installation of a new water main.</p> <p>SUPPORT this application, work needs to go ahead for Bristol Water to install a new water main in this area.</p> <p>Reassurances have been received from Bristol Water that the hedgerow will be returned to its existing state or better.</p>
19/03/2025 25/00689/FUL	<p>Jonathan Spencer</p> <p>3 Hamilton Way, Whitchurch, BS14 0SZ</p> <p>Erection of a front porch extension from the front door</p> <p>SUPPORT this application on a dwelling within the Housing Development boundary.</p>
23/04/2025 25/01526/FUL	<p>Lloyd & Davies</p> <p>Falklands, 78 Bristol Road, Whitchurch, Bristol, BS14 0QW</p> <p>Creation of drop kerb and boundary wall</p>

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 7th MAY 2025

D/D	British Telecom	Phone/broadband	65.15	10.86
D/D	SSE	Electricity Clock - March (already debited on 18/04/2025)	62.40	2.97
D/D	SSE	Electricity Clock – April	69.08	3.29
D/D	Water Business	Water Cemetery	45.69	
D/D	Water Business	Water Allotments	178.09	
DR	Lloyds Bank	Credit card	80.17	
DR	Unity Trust	Bank charge	6.00	

Number of payments: 7

Sub Total: £506.58

£17.12

BT	Various	Salaries	1,921.17	
BT	WVCA	Rent & meetings April	202.50	
BT	Your Solution	Maintenance	908.00	
BT	B&NES Council	Pension Fund	513.88	
BT	H M Revenue & Customs	PAYE & NIC April	460.90	
BT	N Kirk	Travel expenses & VE Day	26.69	
BT	Martin Francis	Website hosting	85.50	
BT	Bateman Skips	Skip at cemetery	353.10	58.85
BT	Kn Office	Stationery	50.46	8.41
BT	Bristol Business	Leaflet printing	102.00	17.00

Number of payments: 11

Sub Total: £4,624.20

£84.26

Total Payments

£ 5,130.78

£98.09