

## **MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 2<sup>nd</sup> JULY 2025**

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

The Chair opened the meeting and welcomed everyone. He then thanked all the volunteers & staff who have helped in any way with making the planters around the village & the Millennium Garden look fantastic.

### **2025/31 PUBLIC PARTICIPATION**

Comments were made on how lovely all the flowers look around the village. There was an accident on the A37 as you enter the villager from Pensford earlier today.

### **2025/32 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Councillors C Lewis & M Dury who are unable to attend the meeting due to family and work commitments. These apologies and the reason for non-attendance were accepted by all present.

### **2025/33 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7<sup>th</sup> NOVEMBER 2012)**

Cllr S Bangham declared an interest in agenda item 11 b) Planning Application No. 25/02376/FUL Greenacre & Cllr N Kirk declared an interest in agenda item 11 b) Planning Application No. 25/02076/FUL 1 Bridge Close.

### **2025/34 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

### **2025/35 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 4<sup>th</sup> JUNE 2025**

The minutes of the meeting held on 4<sup>th</sup> June 2025 previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

### **2025/36 TO NOTE THE AMENDMENT TO THE ZURICH INSURANCE POLICY**

The Clerk confirmed that the Fidelity guarantee part of the insurance policy with Zurich has been increased from £50,000.00 to £250,000.00 at no extra cost, this was noted.

### **2025/37 TO NOTE THE NEW SSE ELECTRICITY CONTRACT FOR THE MILLENNIUM CLOCK**

The Clerk explained that the new contract is £101.57 per month, an increase of £30.00 per month, this is the cheapest contract SSE can offer for an unmetered supply. In the past we have investigated other companies, but they do not offer a contract for an unmetered supply. It was resolved that we have no choice for this coming year but to investigate other options for energy in the future.

### **2025/38 TO REVIEW THE DATA PROTECTION POLICY AND DATA MAP**

Both the Data Protection Policy and Data Map, previously circulated to all Councillors were reviewed; it was agreed that no amendments are required.

### **2025/39 TO RECEIVE A REPORT ON THE KEYNSHAM AREA FORUM**

No Councillors were able to attend this meeting.

## **2025/40 TO RECEIVE A REPORT ON THE CHEW VALLEY FORUM**

Cllrs A Vowles & R Chandler attended this forum meeting and gave a report on it. They thought it was a very well organised and informative meeting. Updates were received from the Police, the Chair of Chew Valley Reconnected Partnership & from Avon Needs Trees.

They then broke into three groups, this was led by Jackie Clayton, Head of Sustainable Economy at B&NES Council. Jackie is happy to come along to the Village Council to speak about the Local Plan consultation. The Clerk to invite Jackie to a Village Council meeting. Lots of comments were received on how unreliable the bus service is & that Westlink do not go to places people need to get to.

The Chair thanked both Councillors for attending this meeting and for their report.

## **2025/41 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. The revised plans/information for planning application No. 23/04552/FUL were reviewed, and it was resolved to send in the following comments on these changes.

There is a lack of parking spaces for the two retail units, this would have a detrimental impact on road safety in this location and be detrimental to Policy ST7 & Policy No's WV4.2 – Traffic Impacts of Developments & WV4.3 Traffic & Safety.

It would also be an overdevelopment of the site & have a negative impact on the listed building, Yew Tree cottage, which is situated at the rear of the site.

### **b) To consider and agree responses to the following planning applications: -**

**Application No. 25/02306/FUL** – Corbiere, Woollard Lane, Whitchurch BS14 0QR  
Erection of front and side extensions and extension of roof height following demolition of existing garage.

**OBJECT** – the Village Council supported the original plans, which have been permitted for this property 25/00772/FUL. Object to the increase in roof height as it is out of keeping with the surrounding properties and would have an adverse effect on the character and appearance of the area.

Cllr Nirk Kirk took no part in the next agenda item.

**Application No. 25/02076/FUL** – 1 Bridge Close, Whitchurch, BS14 0TS  
Conversion of existing garage and new rear extension following removal of existing conservatory.

**SUPPORT** this application for an extension on a dwelling within the Housing Development Boundary

Cllr S Bangham took no part in the next agenda item.

**Application No. 25/02376/FUL** – Greenacre, Staunton Lane, Whitchurch, BS14 0QL  
Erection of 2 self-built dwellings with garages.

**OBJECT** to this application.

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.

Planning Application 22/04414/PIP for the development of a single dwellings was permitted on this site. There is still an application pending consideration 24/00620/FUL for the erection of a detached two storey 5-bedroom dwelling with a double garage. Please can you confirm if application No.25/02376/FUL supersedes the single dwelling.

**c) To receive updates on B&NES Local Plan 2025-2043**

The Clerk gave an update on a webinar she attended regarding the Local Plan.

The officers stated that around 25,000 new homes and jobs need to be planned within B&NES. Development will take place protecting what is special about the area. The right types of homes will be planned in the right places with more affordable housing. Spatial strategy growth will be planned in the most sustainable settlements in the district. They will create an accessible and socially inclusive transport system and plan to engage with young people and young families.

**d) To review the existing Housing Development Boundary and agree any relevant comments**

It was resolved to send in the following comments: -

The HDB in Whitchurch Village has already been increased with the Core Strategy strategic site development which resulted in a 50% increase in dwellings in the village. It is felt that there is no case to extend the boundary any further.

The Village Council have been consistent in the defence of the Green Belt outside of the HDB. In addition, the existing development which has taken place has increased congestion within all roads in the village, most of which are lanes, and any further changes to the HDB for development would exacerbate this situation.

**e) To receive an update on the recommended location for two Speed Indicator Devices to be installed along A37/Bristol Road**

Cllrs N Kirk, S Bangham & P O'Leary attended an on-site meeting with Dave Boardman, B&NES Council for him to advise which lamp columns would be best to erected two 20mph Vehicle Activated Signs on along Bristol Road. This is to help slow traffic through the village, especially around Whitchurch Primary School.

He recommended columns 6 & 14 and it was resolved the Clerk will obtain a quote from Select Electrics and if it is within £2,000.00 of the last signs purchased to go ahead and order them.

**2025/42 CLERKS REPORT**

A huge thanks to the volunteers who helped plant the Millennium Garden, planters & cemetery with the beautiful summer bedding plants.

The hanging baskets supplied by B&NES look really colourful too.

A resident reported that the hedges on both sides of Washing Pound Lane are overgrown and encroaching on the road, this has been reported to B&NES & they have confirmed it will be included in an existing programme of work.

With regards to the weight limit being exceeded in Maggs Lane, B&NES have replied stating this is the responsibility of the Police, the local PCSO has promised to visit the area.

The Knit & Natter group are holding a Topper Exhibition on Thursday 7<sup>th</sup> August at 2.30pm in the URC church/hall. Everyone is welcome to see their handiwork, refreshments will be available.

Small wooden boxes with numbers on have appeared in the lane leading to the allotments. This has been reported to the PSCO, who has visited the area and has no idea what they are.

The small grants available from the Village Council have been advertised with a closing date of Friday 25<sup>th</sup> July. Three application forms have been sent out to date.

## Meetings

The next Parishes Liaison meeting is being held on Wednesday 16<sup>th</sup> July at 6.30pm in the Keynsham Community Space.

### **2025/43 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

Paul explained that all areas are vulnerable as developers are proposing development on grey belt, which is the area surrounding Whitchurch Village, which at present is Green Belt land.

WECA have a new supplier with smaller vehicles for its Westlink service.

B&NES have done a good job of cutting back the verges. It was pointed out to Paul that the verge outside the playpark needs cutting right back, he will request this.

The Chair thanked Paul for his report.

### **2025/44 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

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

Diane Farrance Plot No. H54b)

Deed No. 1515

Ref: (Nigel Charles Farrance)

R Chandler proposed, S Bryant seconded, and the meeting duly passed the Exclusive Rights of Burial.

### **2025/45 FINANCE**

#### **a) To note and agree the payment of accounts dated 2<sup>nd</sup> July 2025.**

The schedule of payments dated 2<sup>nd</sup> July 2025 as listed in Appendix B, were agreed and will be authorised online by Cllrs S Bryant & P Orchard.

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

The next meeting is on Wednesday 6<sup>th</sup> August 2025.

## Appendix A

### **PLANNING APPLICATION LIST – 2<sup>nd</sup> JULY 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

	<p>have a detrimental impact on road safety in this location. Policy No's WV4.2 – Traffic Impacts of Developments &amp; WV4.3 Traffic &amp; 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.</p>
27/06/2025	<p>There is no need for more residential accommodation in this location. Demolition of existing garage building and erection of a commercial unit (Use Class E) with two flats above (Use Class C£).</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><b>OBJECT</b> for the following reasons: -</p> <p>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 &amp; Core Policy CP8.</p> <p>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 &amp; North East Somerset Council Core Strategy &amp; Policy WV 2.1 of the Neighbourhood Plan as it would increase the density of development within existing curtilages.</p> <p>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	<p>Mr J Hallet 6 St Nicholas Road, Whitchurch, Bristol, BS14 0PJ Use of proposed garage as granny annexe. Retrospective.</p> <p><b>OBJECT</b> - This is a plain flouting of the planning rules and should be dealt with accordingly.</p> <p>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&amp;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'.</p> <p>As far as the Village Council is concerned there are no reasons in the last two years to change this decision. B&amp;NES have previously refused all other applications on this site.</p> <p>If it is decided to permit this application, it will set a precedent for future applications in Whitchurch Village.</p>
11/10/2024 24/03779/FUL	<p>Mrs N Spiller Rosemead, Staunton Lane, Whitchurch, Bristol, BS14 0QL Erection of single storey rear extension and garage conversion.</p> <p><b>SUPPORT</b> this application.</p>

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><b>OBJECT</b> - for the following reasons:  <b>Green Belt</b> - 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)  <b>Amenity</b> - 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.  <b>Traffic Impact</b> - 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>
23/04/2025 25/01526/FUL	<p>Lloyd &amp; Davies Falklands, 78 Bristol Road, Whitchurch, Bristol, BS14 0QW Creation of drop kerb and boundary wall</p> <p><b>SUPPORT</b> this application, most other properties in the vicinity have dropped kerbs.</p>
29/05/2025 25/02306/FUL	<p>K Bewley Corbiere, Woollard Lane, Whitchurch BS14 0QR Erection of front and side extensions and extension of roof height following demolition of existing garage</p>
12/06/2025 25/02076/FUL	<p>O'Hara 1 Bridge Close, Whitchurch, BS14 0TS Conversion of existing garage and new rear extension following removal of existing conservatory.</p>
18/06/2025 25/02376/FUL	<p>D Hunt Greenacre, Staunton Lane, Whitchurch, BS14 0QL Erection of 2 self-built dwellings with garages.</p>
<b>RESULTS</b> 01/05/2025 25/01607/PIP	<p>Mr D Maddox Church Farm Barn, Washing Pound Lane, Whitchurch Permission in Principle for the erection of a minimum four to a maximum six dwellings</p>
04/06/2025	<b>PERMITTED</b>

## Appendix B

### MONTHLY PAYMENT OF ACCOUNTS

DATE: 2<sup>nd</sup> July 2025

D/D	British Telecom	Phone/broadband	71.58	11.93
D/D	ICO	Data Protection fee	47.00	
DR	Lloyds Bank	Credit card	445.99	
DR	Unity Trust	Bank charge	6.00	

**Number of payments: 4**

**Sub Total: £570.57**

**£11.93**

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BT	Various	Salaries	1,884.44	
BT	WVCA	Rent & meetings June	198.00	
BT	B&NES Council	Pension Fund	513.88	
BT	H M Revenue & Customs	PAYE & NIC June	441.02	
BT	Your Solution	Maintenance	1,103.00	
BT	Colette Lewis	Materials to make numbers for allotment plots	6.50	
BT	GB Sport & Leisure	Playpark inspection	71.40	11.90
BT	Open Spaces	Subscription	45.00	
BT	Andrew Sheppard	Refund cemetery fee	935.00	

**Number of payments: 10**

**Sub Total: £5,198.24**

**£11.90**

**Total Payments**

**£5,768.81**

**£23.83**