

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 6th AUGUST 2025

Present: Cllrs N Kirk (Chair), S Bangham, S Bryant, R Chandler, J Fox-Bowen, C Lewis, P O'Leary, P Orchard, S Dyer (Clerk), District Councillor Paul May B&NES, three representatives from Enviromena & Cllr A Brown, Hengrove & Whitchurch Park, BCC

The Chair opened the meeting and welcomed everyone.

2025/46 PUBLIC PARTICIPATION

Representatives from Enviromena explained details of their company and the planning application they have submitted for the construction of a temporary solar farm within the parish boundary.

Questions were raised from the Councillors & District Councillor, and these were answered by the representatives.

Temporary is a forty-year lease, £30,000.00 will be available for community projects, construction will take around 4-6months, electricity made will go directly to the National Grid. A second application has been submitted to Bristol City Council for access to the site, this has yet to be registered.

The Chair thanked them for the briefing and for answering the questions raised.

A Councillor has received a complaint from a resident regarding loud noise coming from a house in Whitchurch Mews from Sunday evening through to Monday morning.

2025/47 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors M Dury, V Perry & A Vowles, who are unable to attend the meeting due to family commitments and illness. These apologies and the reasons for non-attendance were accepted by all present.

2025/48 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

None received.

2025/49 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2025/50 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 2nd JULY 2025

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

2025/51 TO REVIEW THE DATA BREACH POLICY, SUBJECT ACCESS REQUEST, PROCEDURE & GENERAL PRIVACY NOTICE

The Data Breach Policy, Subject Access Request Procedure & General Privacy Notice, previously circulated to all Councillors, were reviewed and it was agreed that no amendments are required.

2025/52 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. 25/02595/FUL – Enviromena

Parcel 3470 East Dundry Lane, B&NES

Construction of a temporary solar farm & other associated works

After consideration it was resolved to Object to this planning application for the following reasons: -

The proposed development by reason of its siting would have an adverse effect on the character and spatial characteristics of the area. It is within the vicinity of the Maes Knoll Ancient Monument which is on a high level Dundry plateau and is a significant landscape feature which can be viewed from the Chew Valley looking into Whitchurch Village and looking out from Bristol.

(Further details on this can be found in Whitchurch Village Neighbourhood Plan).

The proposal is contrary to Policy WV 1.4 Heritage Assets and Their Setting.

No special circumstances have been put forward to justify development in the Green Belt. The development is therefore contrary to Policy GB.1. of the B&NES Local Plan.

The noise and disturbance will affect the residents of Bristol during the construction of the site which it is stated will take between 4-6 months and is therefore contrary to Policy D6

Access through a residential area for the construction will mean there will be unacceptable traffic and highway safety implications and will be detriment to Policy ST7.

The representatives and Cllr A Brown left the meeting at 8.12.p.m.

c) To consider requesting a yellow box to be installed on the road outside the entrance/exit to the Toby Carvery

After a discussion on this idea, it was agreed that this was not the answer to reduce traffic blocking the road in this location.

d) To receive an update on the Speed Indicator Devices to be installed along A37/Bristol Road.

The Clerk has been in contact with Select Electrics, supplied them with all the information they require and is now waiting for a quote for the two new signs.

e) To consider a response to the Planning Obligations Supplementary Planning Document (SPD) consultation document.

It was resolved to send no comments regarding this consultation document.

2025/53 CLERKS REPORT

Cllr V Perry has mended the table tennis bats; these will be placed in a box at the Playpark for anyone to use. Cllr P O'Leary has removed the hard drive from the old computer and laptop so they can be destroyed in the correct way. The old equipment will be taken to the Recycling Centre.

A new 24-month contract has been agreed with British Telecom at a cost of £49.95 + vat starting this month.

The new 20mph Whitchurch Village sign has finally been installed on A37 as you enter the village.

The Clerk asked Coffin Clocks about another type of energy for the Millennium Clock and has received a reply saying this is beyond his area of expertise. A company who can offer quotes for unmetered supplies has been found, as they advertise through ALCA. As we have already signed a contract for this year, a diary note has been made to contact them for a quote 6 months before the existing contract with SSE ends.

The PCSO has visited Maggs Lane on several occasions but has not managed to witness any vehicles exceeding the weight limit to date. They will continue to visit the site during their routine controls. The resident who reported this issue has been updated.

Wales & West utilities will be carrying out essential pipe renewal work on the A37 from 11th – 22nd August. Due to the high volumes of traffic in this area long delays are anticipated.

B&NES Council has adopted the long-term Travel Masterplan – a 20-year vision aimed at making walking, wheeling, and cycling the natural choice for many journeys across the district. The Knit & Natter Group are holding a 'Topper Exhibition' on Thursday 7th August at 2.30.p.m. in the URC church and hall. Everyone is welcome, refreshments will also be available.

VE & VJ Day Celebrations, Whitchurch & Pensford RBL are holding a Service at 11am on Friday 15th August, the Chair has been asked to lay a wreath at this event. This will be followed by refreshments in the club.

On Saturday 16th August there are lots of activities taking place including live music, a BBQ, fancy dress, face painting and lots more from 12 noon.

2025/54 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that he has been out knocking on doors and speaking with residents this week. The Saltwell Avenue road resurfacing looks great. Most residents are pleased with the 20mph speed limit through the village but apparently late at night cars are still speeding through the village.

B&NES Council are still proposing a significant number of dwellings in the new Local Plan which he has been fighting against.

The Chair thanked Paul for his report.

2025/55 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Lana Mulkern	Plot No. J38	Deed No. 1516
Ref: (Diana Whitbread & Mark Whitbread)		

Wendy Price	Plot No. J39	Deed No. 1517
Ref: (Colin Robert Price)		

Cllr P Orchard proposed, Cllr R Chandler seconded, and the meeting duly passed the Exclusive Rights of Burial.

b) To receive a report on the Committee meeting held on Monday 28th July 2025 and agree recommendations made including maintenance work required

Paul O'Leary, Chair of the Playfield/Cemetery/Allotment committee, gave a report on the recent meeting, committee members visit all the sites to recommend maintenance which is required.

Cemetery

It was noted how tidy the cemetery is, especially the hedges which are trimmed and look great.

- The area inside the skip area needs clearing completely by the end of September & all the rubbish by the side of the fence. If the contractor cannot do this then the Clerk will organise another contractor to carry out the removal of the rubbish.
- Remove the cement mixer in the top right-hand corner of the cemetery and dispose of it.
- Repair the fence around the skip which was burnt.
- Cut back a branch on the tree near the children's section.
- Cut down the dead tree near the cremation section and replace it.
- Weed kill the pathways and the weeds on the old side.
- Reshape the trees along the driveway.
- Remove the pile of soil when the stone has been used for the new metal benches.

Playpark

- Obtain a quote from GB Sport & Leisure to tension the ropes and repair the surface as per their report.
- Ask the maintenance contractor to replace the edging which has come away from some of the platforms on the Junior & Toddler Climber.
- Replace the wood around the base for the picnic benches.
- Order two more recycled picnic benches and remove the broken bench.
- Cut down any overgrown vegetation around the entrance to the park.
- Stick the table tennis bats and place them in a box to be used next to the table.
- Obtain a quote for a wooden trail to be installed.

Allotments

- There were several plots which have not been covered/used this year, it was resolved the Clerk will write to them asking if they are going to use them in line with the Allotment Tenancy agreement.
- Ask the contractor to look at the pond and suggest what maintenance needs to be carried out. At present there is not much water in it and the plants surrounding the pond are overgrown.
- Cut back all the overgrown trees/hedges around the allotment site.

It was resolved to accept all the recommendations made.

2025/56 FINANCE

a) To note and agree the payment of accounts dated 6th August 2025.

The schedule of payments dated 6th August 2025 as listed in Appendix B, were agreed and will be authorised online by Cllrs S Bangham & C Lewis.

b) To discuss a grant for the WVCA hall

Rachel Chandler explained that she is now a member of the WVCA hall committee and at their last meeting the purchase of new windows for the building was discussed. She was wondering if this is something which the Village Council could help pay for from CiL funds. After a discussion it was agreed that if a Grant Application is completed and returned with the relevant documents this could be considered.

Paul May left the meeting at 9.00.p.m.

c) To note and agree the Local Government Services pay agreement for staff, an increase of 3.2%, for 2025/2026 back dated to 1st April 2025

Notification has been received that the Local Government Services pay agreement for 2025/2026 has been agreed from 1st April 2025.

This is a 3.2% increase which equates to a .66 pence per hour increase for the Clerk & .41 pence per hour for the Assistant Clerk.

The new pay rates were noted, and it was agreed that they will be implemented and back dated to 1st April 2025.

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

The next meeting is on Wednesday 3rd September 2025.

Appendix A

PLANNING APPLICATION LIST – 6th AUGUST 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>
27/06/2025	<p>Demolition of existing garage building and erection of a commercial unit (Use Class E) with two flats above (Use Class C£).</p> <p>COMMENTS - 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.</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>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.</p>

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.

29/05/2025
25/02306/FUL

K Bewley
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.

18/06/2025
25/02376/FUL

D Hunt
Greenacre, Staunton Lane, Whitchurch, BS14 0QL
Erection of 2 self-built dwellings with garages.
OBJECT - 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.

11/07/2025
25/02595/FUL

Enviromena
Parcel 3470, East Dundry Lane, Norton Hawkfield
Construction of a temporary solar farm, to include the installation of solar photovoltaic panels to generate electricity & other associated works

RESULTS

12/06/2025 25/02076/FUL	O'Hara 1 Bridge Close, Whitchurch, BS14 0TS Conversion of existing garage and new rear extension following removal of existing conservatory.
09/07/2025	PERMITTED
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.
16/07/2025	PERMITTED
10/10/2024 24/03779/FUL	Mrs N Spiller Rosemead, Staunton Lane, Whitchurch, Bristol, BS14 0QL Erection of single storey rear extension and garage conversion.
31/07/2025	PERMITTED
23/04/2025 25/01526/FUL	Lloyd & Davies Falklands, 78 Bristol Road, Whitchurch, Bristol, BS14 0QW Creation of drop kerb and boundary wall
31/07/2025	PERMITTED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 6th August 2025

D/D	British Telecom	Phone/broadband	38.03	6.34
DR	Lloyds Bank	Credit card	22.00	
DR	Unity Trust	Bank charge	6.00	

Number of payments: 3

Sub Total: £66.03

£6.34

BT	Various	Salaries, postage & travel expenses	1,991.04	
BT	WVCA	Rent & meetings July	243.00	
BT	B&NES Council	Pension Fund	585.50	
BT	H M Revenue & Customs	PAYE & NIC July	521.67	
BT	Your Solution	Maintenance	3,503.00	
BT	Bateman Skips	Skip at cemetery	353.10	58.85

Number of payments: 6

Sub Total: £7,197.31

£58.85

Total Payments

£7,263.24

£65.19