

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 3rd SEPTEMBER 2025

Present: Cllrs M Dury (Chair), S Bangham, R Chandler, J Fox-Bowen, C Lewis, P O'Leary, V Perry, A Vowles, S Dyer (Clerk), two members of the public, Richard Daone & Stephen George B&NES Council, Planning Policy.

In the absence of Cllr Nick Kirk, it was agreed that Vice Chair Mark Dury would chair the meeting, he therefore opened the meeting and welcomed everyone.

2025/57 PUBLIC PARTICIPATION

A Councillor advised that around 11pm on Tuesday 2nd September fireworks were set off by the occupants of three cars pulled in at the entrance to Staunton Lane. Many Councillors heard them, even from the other side of the village, and it sounded like an explosion.

The Chair thanked all those who helped in anyway with the flowers around the Village this summer, from planting, weeding & watering, they have looked fantastic.

The Chair, Vice Chair and a Councillor attended the VJ Day Ceremony at the British Legion, which was a very emotional event.

Richard Daone & Stephen George, B&NES Council, gave a briefing on the re set of the Local Plan, plans for development and jobs in the region over the next 15-20 years. The new government figure of 27,000 new homes for the district will require a review of the Green Belt and the possibility of more than the 500 dwellings put forward for Whitchurch Village during the last consultation.

Councillors and members of the public asked questions including issues around healthcare facilities, infrastructure, the effect on existing residents if large scale developments are planned and the need for a consultation event in the village.

The documents should be released on 17th September with a Public Consultation from 2nd October to 13th November.

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

2025/58 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors N Kirk, S Bryant, P Orchard, who are unable to attend the meeting due to family commitments. The apologies and the reason for non-attendance were accepted by all present. District Councillor Paul May has sent his apologies, as he is Chairing a meeting in Bath and may be late.

2025/59 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr M Dury declared an interest in agenda item 8 b)

2025/60 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2025/61 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 6th AUGUST 2025

The minutes of the meeting held on 6th August 2025 previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair.

2025/62 TO REVIEW THE COUNCILLOR PRIVACY NOTICE AND SECURITY CHECKLIST

The Councillor Privacy Notice and Security Checklist, previously circulated to all Councillors, were reviewed and it was agreed that no amendments are required.

2025/63 TO CONSIDER WHETHER TO CONTINUE WITH THE CHRISTMAS LIGHTS COMPETITION OR PLAN SOMETHING ELSE

After consideration and discussion, it was resolved that the competition has run its course and to put this as an agenda item next month for Councillors to come along with ideas on what could be planned instead. Cllr Angela Vowles volunteered to visit Whitchurch Primary School to see if the council could work with them on a project involving the pupils.

2025/64 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.

Cllr M Dury left the meeting, and it was resolved Cllr J Fox-Bowen would Chair the next item on the agenda.

b) To consider and agree a response to the following planning application: - Application No. 25/03300/FUL

The planning application was considered, and it was resolved to Support the application on a dwelling within the Housing Development boundary.

Cllr M Dury returned to the meeting and took the Chair.

2025/65 CLERKS REPORT

During the last month graffiti on road signs has been reported to B&NES and the overgrown vegetation along Washing Pound Lane has been reported again as is now becoming more of a visibility issue. B&NES have again promised that this will be included in an existing programme of work.

The table tennis bats and balls lasted for a couple of weeks when they were destroyed and only one ball left.

A quote has been received for two new Vehicle Activated signs to be installed on Bristol Road for £8,468.00 plus VAT and these have now been ordered.

Two new recycled benches have been sourced for the Playpark; do you think a Wheelchair Access Picnic table would be a good idea alongside a standard table?

Whitchurch Village Fete Committee have invited a representative to collect a donation, as part of the final disposal of fete funds. This is being held on Thursday 11th September at 7.30pm in the small hall. The Chair, Nick Kirk is going along and would anyone else like to attend?

Meetings September

Clerks SLCC meeting in Glastonbury Town Hall starting at 10.00am

There is a Keynsham Area Forum meeting on Monday 15th September at 6.30.p.m. in Keynsham Community Space & Chew Valley Area Forum meeting on Thursday 25th September at 6pm in Chew Valley School.

2025/66 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

District Councillor Paul May was not in attendance.

2025/67 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Maria Mathias Plot No. E195 Deed No. 1518
Ref: (David John Mathias)

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

2025/68 FINANCE

a) To note and agree the payment of accounts dated 3rd September 2025.

The schedule of payments dated 3rd September 2025 as listed in Appendix B, were agreed and will be authorised online by Cllrs J Fox-Bowen & P O'Leary.

Paul May arrived at the meeting and apologised for being late. It was resolved that Paul could give a brief report to the meeting.

He spoke about the plans for housing proposed by the planners in B&NES Council and how a public meeting in the village will need to be organised during the consultation period. This will ensure all residents are aware of the proposals and able to give their views. The plans should be available from 17th September, and more details will be known then.

It was resolved that this will be an agenda item in October to consider and make plans for an event.

2025/69 PRIVACY – TO CONSIDER EXCLUDING THE PUBLIC AND PRESS DUE TO THE CONFIDENTIAL NATURE OF THE FOLLOWING ITEM

The Chair requested that members of the public leave the meeting and thanked them for attending.

Paul May left the meeting also.

2025/70 TO RECEIVE AN UPDATE ON STAFFING AND AGREE THE WAY FORWARD

The Clerk has given notice of her intention to retire on 30th November 2025. This was noted and it was resolved a staffing committee meeting should be organised as soon as possible to put in motion plans to recruit a replacement. Assistant Clerk Jane Dury has signed a one-year contract which ends on 30th June 2026 and does not wish to be considered for the post.

The Chair thanked everyone for their attendance and closed the meeting at 9.10.p.m.

The next meeting is on Wednesday 1st October 2025.

Appendix A

PLANNING APPLICATION LIST – 3rd SEPTEMBER 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.
27/06/2025	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£). 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.
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.

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. OBJECT – 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.
06/08/2025 25/02745/FUL	Bristol Telephones F.C. BTRA Sports & Social Club, Stockwood Lane, Whitchurch, BS14 8SJ Upgrade to existing floodlights from original bulbs to LED lights SUPPORT – this application to change the light bulbs to LED lights
28/08/2025 25/003300/FUL	O'Hara 4 Staunton Way, Whitchurch, BS14 0TU Erection of double storey side extension
03/09/2025 25/03338/FUL	Voug 12 Staunton Fields, Whitchurch, BS14 0QD Demolition of existing wall and relocation of garden wall to boundary

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 3rd SEPTEMBER 2025

D/D	British Telecom	Phone/broadband	59.94	9.99
-----	-----------------	-----------------	-------	------

DR	Lloyds Bank	Credit card	19.92	
----	-------------	-------------	-------	--

DR	Unity Trust	Bank charge	6.00	
----	-------------	-------------	------	--

Number of payments: 3

Sub Total: £85.86

£9.99

BT	Various	Salaries & stationery	1,886.73	
----	---------	--------------------------	----------	--

BT	WVCA	Rent & meetings August	198.00	
----	------	------------------------	--------	--

BT	B&NES Council	Pension Fund	531.78	
----	---------------	--------------	--------	--

BT	H M Revenue & Customs	PAYE & NIC August	454.20	
----	--------------------------	-------------------	--------	--

BT	Your Solution	Maintenance	2,380.00	
----	---------------	-------------	----------	--

BT	BA Leach	Compost for planters	6.99	
----	----------	----------------------	------	--

Number of payments: 7

Sub Total: £5,457.70

Total Payments	£5,543.56	£9.99
-----------------------	------------------	--------------