

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 7<sup>th</sup> January 2026**

Present: Cllrs N Kirk (Chair), S Bangham, S Bryant, M Dury, J Fox-Bowen R Chandler  
C Lewis, P O'Leary, F Marshall (Clerk),  
Paul May (District Councillor) 1 member of the public

Chair Nick Kirk opened the meeting and welcomed everyone.

**2026/115 PUBLIC PARTICIPATION**

The area next to Woodlands, Staunton Lane, has been cleared and a for sale sign erected via CJ HOLE has been installed.

**2026/116 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

The Clerk gave apologies for Cllrs P Orchard, V Perry and A Vowles who were unable to attend the meeting due to personal circumstances.

**2026/117 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7<sup>th</sup> NOVEMBER 2012)**

Cllr S Bryant confirmed the continued conflict of interest with being the Chair and Trustee of WVCA

**2026/118 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2026/119 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 3<sup>rd</sup> DECEMBER 2025**

The minutes of the meeting held on 3<sup>rd</sup> December 2025 previously circulated, were agreed and signed as a true record of the meeting, by N Kirk – Chair.

**2026/120 TO CONFIRM AND AGREE MEETING DATES FOR PLAYFIELD/CEMETERY/ALLOTMENTS AND FINANCE COMMITTEES**

All Cllrs agreed to Wednesday 14<sup>th</sup> January 2026 @7:30pm for Playfield, Cemetery, Allotments committee meeting and Wednesday 21<sup>st</sup> January 2026 agreed for Finance committee @7:30pm

**2026/121 TO DISCUSS THE CHRISTMAS LIGHTS 'SWITCH ON' FOR 2025**

**a) To debrief on Christmas lights, switch on from December 2025 and agree improvements for 2026.**

Cllr Mark Dury expressed how the evening went like clockwork. Crossing of Roads worked a lot better with the number of people who attended due to the use of walkie talkies. Should we use the WVCA Hall next year the idea of adding a Marshal at the school crossing on Bristol Rd would help with families crossing back over. This year there were several people darting across the busy road and not using the provided crossing. Cllr Mark Dury believes that more barriers are needed, this will help with the build up of people outside the Estate Agents. This will enable them to see the switch on more clearly if the length of the road was used instead of being bunched up in one area. Lots of feedback about the change of venue. Members of public have fed back to Cllrs that they prefer the ambiance of the church and the Christmas feeling, which is more prominent there than at the WVCA Hall. Some families found the hall was too hot. Also, Cllr's had concerns about a dance class operating at the same time wasn't ideal should the hall was used in future. Cllr Rachel Chandler said the serving of drinks was much harder and preferred the layout in the Church for providing these Others have said that

the hall was more suitable as it could fit more people in and you could hear the children clearly. There was also a lot more space for the band to set up without the worry of their instruments getting wet. Next year a decision will be made by 12pm on the day of the “switch on” to confirm whether we will run the event at the church or in the hall. This will give more opportunities to advertise on our social media platforms earlier. We had a few comments about the event being cancelled which wasn't the case, hopefully updating social media earlier will stop this confusion. The PCSO were present during the event and came back to the hall. Cllr Mark Dury asked for the risk assessment to be updated as some areas didn't seem relevant this time.

**b) Discuss date for 2026 Christmas Event.**

Friday 4<sup>th</sup> December 2026 @7:30 pm was agreed by all.

**c) To agree with continuing the competition for Christmas Card design from the school.**

The councilors were all in agreement that the Christmas Card Competition worked well. They think it would be a good idea to add a more structured description of what the theme should be and add some rules, Eg must be created by the child alone and not using printed images from websites.

## **2026/122 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.

Councillors asked District Councillor, Paul May if he knew about any updates on the request to turn garage into granny annexe as has been on going since August 2024. Paul will investigate this for us and keep us updated.

## **2026/123 CLERKS REPORT**

**Inform the councillors of a quote received from GB Sports.**

Advised councillors had a green advisory on latest inspection report to replace the cradles on baby swings due to corrosion from weather for wear and tear.

**Quotes for new wooden Trail**

This ongoing and awaiting a final quote. Asked councillors preferences in relation to ground covering. (wet pour/rubber mulch)

**Update on Crossing to park**

Updated that the planned date to instal the crossing is during the summer holidays in July 2026. Also confirmed by District Councillor Paul May.

## **2026/124 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES**

District Councillor Paul May sent apologies for not attending Whitchurch Village Councils Christmas Lights switch on which commenced on Friday 5<sup>th</sup> Dec 2025 due to illness. Paul updated that on Tuesday the 6<sup>th</sup> Jan 2026 that the Cabinet planners were requesting an update on sites that were due to be developed, so they could do a Transport Survey. Paul advised them that a Health Survey was more importantly needed due to the predicted number of houses being built in the area and the sheer amount of extra people it would bring to an already stretched service. GP Surgeries who are currently already struggling have major concerns of these issues. Paul gave an update on the BANES current Budgets and explained that money is being taken from those authorities surviving and giving to other areas of the country who are struggling. He explained how SEND education budgets are decreasing. Paul also updated the council about the ongoing issue with Parents parking outside the school on double yellows for

an amount of time rather than just dropping off and some parents being abusive to residents in the village when challenged. Suggestion was to film area at correct times to show how disrupting it is at pick up and drop off times. Councillors advised Paul about the continued use of the church car park, which is not allowed and can cause issues for the community Centre Church and The BT Yard. Clerk Francesca Marshall asked if planning permission is granted will this have even more impact on this issue. District Councilor Paul May advised that it's in the developers' plans that further educational sites will be included in the re-development. Cllr Mark Dury wondered if getting local PCSO'S to monitor the area would help with the ongoing issue with parking. Paul has major concerns that adding another 4500 houses to the area would not make Whitchurch Village a Village anymore. Also, if the development is permitted, we need to work closely with the developer to ensure the Village needs are met.

## **2026/125 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)**

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

Margaret Drake Plot No: G167 Deed No: 1521  
Ref: (Derek Norman Drake)

Marion Evans Plot No: J42 Deed No: 1522  
Ref: (Gareth Wayne Evans)

Cllr Mark Dury proposed and Cllr Paul O leary seconded, and the meaning duly passed the Exclusive Rights of Burial

## **2026/126 FINANCE**

### **a) To note and agree the payment of accounts dated 7<sup>th</sup> January 2026**

The schedule of payments dated 7<sup>th</sup> January 2026 as listed in Appendix B, were agreed and will be authorised online by Cllrs Steve Bangham & Collete Lewis Chair Nick Kirk questioned the breakdown of payments for refreshments and to see if requirements need to be added separately. Advised this wasn't best practice and not previously done by ex-Clerk.

### **b) Receive an update on CIL funds and agree actions.**

Chair Nick Kirk confirmed CIL money amount and Earmarked funds for current projects for Cil monies that the council are hoping to spend this on.

Current List of Cil money requests are as follows:

Wooden Trail for playpark, Scouts Group, Cricket Club, Lights on Cycle path, Village Hall and Yearly Grants. Once we have had the finance meeting and all costs have been discussed at the Finance meeting on the 21<sup>st</sup> January 2026 we will be to have clearer answers on timescales. This will then be added to an agenda soon to discuss further.

## **2026/127 To receive and update and consider a request from the chair of the WVCA to use the village councils Wi-Fi**

Chair of WVCA hall Sharon Bryant gave an update on current states of the WCVA hall and what needs to be actioned to make it more usable and safer to the community and those within the Village. Sharon has requested the possibility of obtaining some funds from Whitchurch Village Council for some financial support to achieve this. She was advised to go and get some quotes and then this could be added to an agenda to discuss further. She also requested to use the Village Councils WIFI to help with heating system to make it more manageable, again we have advised Sharon the councillors will investigate this and this can be added to an agenda so the councillors can discuss further if it's a possibility.

Meeting closed at 9:30PM

**Appendix A**  
**PLANNING APPLICATION LIST – 7<sup>th</sup> JANUARY 2026**  
**APPLICATIONS**

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. <b>OBJECT</b> - 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&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’. 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. 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	<p>G Sykes Vehicle Storage Yard, Staunton Lane, Whitchurch The erection of 7 no. industrial units (Class E) and associated development <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 neighboring 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>
11/07/2025 25/02595/FUL	<p>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 &amp; other associated works. <b>OBJECT</b> – 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</p>

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 of 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.

07/10/2025

Environmental Impact Assessment received.

24/10/2025  
25/03917/FUL

Dale & Maddocks

Church Farm Barn, Washing Pound Lane, Whitchurch  
Erection of 6no dwellings with car parking and landscaping

**OBJECT** – The site lies outside the housing development boundary and is within the Green Belt which separates Whitchurch Village, Bath & North East Somerset from the City of Bristol.

Therefore, the development of the site would be harmful to the openness of the Green Belt, the semi-rural character of the area and would conflict with the purpose of preventing neighbouring towns from merging and safeguarding the countryside from encroachment and is in conflict with Policy CP8: Green Belt.

The proposal for six dwellings in this location would be an overdevelopment of the site.

The increase in traffic movements on the small country lane where the site is situated would be in detriment to highway safety & Policy ST7.

Concerns regarding visitor parking on the narrow rural lanes surrounding the development site.

Revised Plan received 18/12/2025 details sent to councillors.

Boundary of dwellings amended.

## RESULTS

21/11/2026

01/10/2025

25/03582/FUL

## PERMITTED

Hoy

Besley Hill Estate Agents, 91 Bristol Road, Whitchurch, BS4 0PS  
Extension and conversion of existing building from flat and offices to office and 3no flats and including two storey rear extension

**SUPPORT** – concerns regarding lack of parking for the proposed business.

**03/12/2025**  
06/08/2025  
25/02745/FUL

**PERMITTED**

Bristol Telephones F.C.  
BTRA Sports & Social Club, Stockwood Lane, Whitchurch,  
BS148SJ. Upgrade to existing floodlights from original bulbs to LED  
lights this application to change the light bulbs to LED

