

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 1st April 2026

Present: Cllrs M Dury (Chair), S Bangham, S Bryant, R Chandler, J Fox-Bowen, P O'Leary, V Perry, F Marshall (Clerk) District Councillor Paul May B&NES and one member of the public.

The Chair welcomed everyone to the meeting.

2026/153 PUBLIC PARTICIPATION

Cllr J Fox Bowen, explained he received an email from a Bristol Cllr where he had been forwarded an email from a resident of Stockwood. The issue was regarding the play on words relating to the new bicycle shop within Whitchurch Village. Clerk Francesca advised the Councillors she had spoken to the shop to make them aware of the complaint. Unfortunately, this is out of our jurisdiction. The shop is also private property.

2026/154 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave an apology for Councillor Colette Lewis, who was unable to attend the meeting due to birthday and Angela Vowles due to recovery from illness. This apology and the reason for non-attendance was accepted by all present.

2026/155 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr S Bryant declared an interest in item 11.b) Planning Application No. 26/00582/FUL. Also, for continued interest relating to the WVCA

2026/157 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2026/158 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 4th March 2026

The minutes of the meeting held on 4th March 2026 previously circulated, were agreed and signed as a true record of the meeting, by M Dury Chair

2026/159 CONFIRMATION OF APPOINTMENT AS TEMPORARY CHAIR FROM VICE CHAIR CLLR M DURY. TO COMPLETE THE DECLARATION OF ACCEPTANCE TO OFFICE IN ACCORDANCE WITH SECTION 83 OF THE LOCAL GOVERNMENT ACT 1972. TO SIGN AND ACCEPT, THIS WAS ORIGINALLY RESOLVED ON 04/02/2026

The Council noted that Cllr M Dury had been appointed Temporary Chair at the meeting held on 04/02/2026. It was noted that the Declaration of Acceptance of Office for the role of Chair had not been completed at that time.

The Council therefore confirmed the appointment of Cllr M Dury as Temporary Chair, as originally resolved on 04/02/2026, to serve until the Annual Meeting of the Council in May 2026. Cllr M Dury then duly signed the Declaration of Acceptance of Office for the role of Chair before the Proper Officer.

2026/160 TO DISCUSS THE RENOVATION OF THE CLERKS OFFICE AND BEST OPTIONSTO ENABLE THIS TO RUN SMOOTHLY. TO INCLUDESTORAGE SOLUTIONS FOR CONFIDENTIAL PAPERWORK, WHILE WORKS ARE CARRIED OUT.

Cllr and chair of WVCA S Bryant explained the current situation with the updating of the office. To be able to start the decorating the office would need to be cleared, and all relevant confidential paperwork would need to be moved and stored in a lockable cabinet. While work is carried out Clerk F Marshall would be able to work from home to save disruption to any office duties. Clerk F Marshall to sort through the office and arrange the moving of all paperwork/resources etc. A timescale was decided for June time so that the office could be free to decorate during the summer holidays in August. The hall is quieter during this time as bookings cease during the holidays. Cllr and Chair of WVCA S Braynt advised the Councillors of the Clerks request to maybe open the wall to the right to create a reception area, this will allow more light and provide a better welcoming and safer environment for staff when on site. If this is not achievable may be a fireproof barn door would be more affordable. The work carried out would be paid for by the WVCA. Clerk F Marshall to decide on office layout and furniture and price accordingly. This will then be reevaluated in June at the next meeting.

2026/160 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 applications.

Application no 26/00582/FUL

Mr Leon Jones

23 Saltwell Avenue Whitchurch Bristol Bath And North East Somerset BS14 0PE

Description of Proposal: Erection of New Garden Room following Partial Demolition of Existing Rear Garden Structure.

Cllr S Bryant left the meeting due to conflict of interest.

All councillors were in support for this planning application, due to the upgrading of existing structure making it more aesthetically pleasing.

Cllr S Bryant re-entered the meeting

c) Application number 25/00367/FUL Acknowledge the permitted application previously circulated to councillors. Vehicle Storage Yard, Staunton Lane.

All councillors previously object to this and their opinions still haven't changed. This was then discussed and councillors were concerned about the amount of traffic it would bring to the already struggling Village. This then brought us onto the next item on the agenda **d)** with similar concerns.

d)Cllr R Chandler to address the ongoing issues with traffic congestion due to road works around Staunton Lane.

Cllr R Chandler discussed her concerns with the amount of traffic in the area due to the continued Rd works this is making heavy congestion in the lanes and wait times extremely high trying to get in and out of properties for residents. Councillors believe the added pressure the area will receive from the above approved plan could make the situation worse. With lorries and other heavy good vehicles using the storage yard it will cause issues on the already narrow lanes that can't be widened to accommodate such use. Paul May District Councillor advised that he would contact the relevant person from head of highways and arrange for the head of strategic highways to come to the village to assess the concerns.

2026/161 CLERKS REPORT

Clerk F Marshall advised the council of the increased cost for Bateman skips. This is while fuel prices continue to rise due to the conflict with Iran.

She advised them of the reply from the TRO regarding double yellow lines on Staunton Lane, they are looking into this and will contact the contractor to see about time scales and get back to us in due course. Cllr P O'Leary re explained the continued concerns about the area and the situation giving the new clerk a better understanding.

F Marshall advised the Councillors of current situation with the grave digger no longer doing grave digging on burials but will continue to do Cremations. Councillors gave some ideas of who to contact in search of someone new to carry out this process. Clerk F Marshall to investigate.

Clerk F Marshall advised on news about the possibility of Westerleigh Crematorium purchasing land to extend their business into the South. District Cllr Paul May wasn't aware of this but will keep an ear out for any development.

She advised the councilors on timescales for the replacement of the administration assistant for WVC and what stage she was where she was with applicants. All councilors were happy with the timescales and pleased about the good response.

Clerk had a visit from a very frustrated member of the community about the permitted plan on Staunton Lane. Advised to contact B&NES directly as we had already objected to the plans and there was nothing else, we were able to do. He had also contacted Cllr P May who advised he would take his concerns to the relevant people.

F Marshall advised the Councilors of a recent meeting Cllr P O'Leary had with walk wheel cycle. He gave feedback from the meeting and talked about the previously circulated slides from the meeting with all the councilors. The meeting was positive and he was happy to see the possibility of the speed being reduced outside the park.

She advised the council of update regarding Cllr A Vowles and the continued recovery period. She also advised about timescales and timescales for extending the approval for absence.

2026/162 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul advised on new restrictions in nearby cemeteries where dogs were only permitted on leads. He advised that there could be a possibility we could use CIL money to invest in some land to extend the cemetery for the community. Cllr May advised of the planning in the area and the continued effect it could have on the village should planning be granted. Paul explained while landowners keep agreeing to sell this is helping planners achieve their numbers. He will continue to keep fighting for the village to protect. Paul advised on the continued struggle with traffic in the area this won't be helped if the planned pedestrian crossing on all junctions of Wells Rd, West Town Lane could be implicated causing more traffic congestion coming into the village.

Appendix A

PLANNING APPLICATION LIST – 1 St April 2026 APPLICATIONS

11/02/2026

26/00582/FUL

Mr Leon Jones

23 Saltwell Avenue Whitchurch Bristol Bath And North East
Somerset BS14 0PE

Description of Proposal: Erection of New Garden Room following
Partial Demolition of Existing Rear Garden Structure.

13/08/2024 Mr J Hallet

24/01430/FUL 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 1 th September 2022 with a condition No.3 Ancillary Use – ‘The
development hereby permitted shall not be occupied at any time other
than for the purpose’s 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.

11/07/2025 Enviromena

25/02595/FUL 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.

07/10/2025 Environmental Impact Assessment received.

24/10/2025 Dale & Maddocks

25/03917/FUL 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.

26/02/2026 Advised of drainage and footpath at junction revised on plans.

Permitted

11/03/2026

31/01/2025 G Sykes

25/00367/FUL Vehicle Storage Yard, Staunton Lane, Whitchurch

The erection of 7 no. industrial units (Class E) and associated Development

