

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 6th MAY 2026

Present: Cllrs S Bryant, C Lewis, P O'Leary, R Chandler, A Vowles, F Marshall (Clerk) & District Councillor Paul May B&NES.

2 Members of the public and WVC Grave digger A Price

It was resolved that Cllr P O'Leary would take the meeting as the Chair was not in attendance.

He welcomed everyone to the meeting.

2026/01 PUBLIC PARTICIPATION

A member of the public advised they had concerns about the condition of the Road on Charlton Lane advised reporting on Fix My Street for the B&NES to investigate.

Cllr R Chandler reported issues involving a burst water main in Keynsham that had an ongoing effect on water pressure in the Staunton Lane area. After she was advised it had been fixed this was still causing issues. After further investigation Cllr R Chandler was advised that there are two water mains, the old and the new. The water board came back out on Bank Holiday and found that there was in fact an issue and a leak was present where there had been temporary traffic lights on Wells Rd. This was thankfully resolved.

2026/02 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors M Dury, S Bangham, J Fox Bowen, V Perry who were unable to attend the meeting due to family commitments. These apologies and the reasons for non-attendance were accepted by all present.

2026/03 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCHVILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr A Vowles item 9B Cllr S Bryant ongoing with being Chair of WVCA

2026/04 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2026/05 WELCOME OUR NEW ADMINISTRATION ASSISTANT

Candidate withdrew on morning of this meeting. Clerk F Marshall to revisit other candidates who attended the Interview. Will advise the Councillors accordingly.

2026/06 TO MEET OUR GRAVE DIGGER AND WELCOME HIM BACK

Alan was welcomed back and thanked for attending. Alan asked about flooding at the Cemetery site. As he was aware of a new rule that had come into effect over the last few years regarding water contamination involving the environmental Health. He had received an email and will forward onto the Clerk for her to investigate. Alan was advised that the Village council had taken necessary measures to sort the previous flooding of the site and we hadn't had any problems over the past 18 months. The area had been sorted on the outside road in front of the gates that had improved the area dramatically. Cllr R Chandler advised that the whole area is built on springs so you will get some water issues from the Maes Knowle area. Alan then signed the new contract and left the meeting.

2026/07 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 1st April 2026

The minutes of the meeting held on 1st April 2026 previously circulated, were agreed and signed as a true record of the meeting, by Cllr P O'Leary.

2026/08 TO DISCUSS THE ANNUAL MEETING OF THE PARISH OF WHITCHURCH BEING HELD ON THE 28TH MAY 2026

Clerk F Marshall advised the council of the plans to promote the meeting as an event on all social media sites and notice boards in the area. She advised she would make a poster for sharing and asked Councilors to circulate with friends and family from the area. The clerk is hoping this may drum up so interest from locals to come forward as councilors to fill the positions we have available. District Cllr Paul May advised that he would like to attend and could he had a table so residents and the community could ask him questions. This was agreed. Francesca Advised she would like to invite the allotment holders along to catch up with us and let us know about their opinions on the site.

Cllr A Vowles left the meeting at 8:15pm due to conflict of interest in 9B

2026/09 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. 26/01410/FUL Mrs L Coleman 20 St Nicholas Street, Whitchurch Bristol BS14 0PJ. Single storey side and rear extension.

Councillors had previously been sent the planning application. They had investigated the application to see if it was in Green Belt, with no concerns all councillors supported the application.

2026/10 CLERKS REPORT

Clerk F Marshall advised the Councillors that we are now ready to advertise for the new Councillor positions as the timescale from Electoral services had passed. She is hoping that the Annual Parish meeting on the 28th May will bring some nominees forward.

Councillors agreed to speak with friends and people they think could also be interested as well as the plan to advertise the APM on social media.

Allotments

Can it be agreed that Lee cover vacant plots with tarpaulin to stop them becoming out of hand.

All Councillors agreed for this action to be taken.

Plot Number 19 requested permission to erect 2 poly sheds. They also requested to tidy up the allotment pond.

All councillors agreed on poly sheds and for plot NO:16 & 19 to tidy the pond area making it more habitable for wildlife and remains natural ready for allotment holders to appreciate.

Allotment holder queried about starting a committee there.

Clerk advised councillors that she had advised them this would need to be created properly with a person being voted in by all to create it fairly run committee.

Councillors agreed.

On going Issue on St Nicholas Rd and dumping of rubble.

Clerk advised councillors of response from CURO and their plan to investigate further due to small area of land grab and fly tipping. Clerk or District councillor Paul May will update if we find anymore information.

2026/11 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY B&NES

- a) Paul explained the current situation with housing and still the risk to the Village because housing numbers still need to be met. Taylor Wimpy proposals are also outlined for the West side which widens into Bristol. Cllr Paul advised while places like the rugby club are open to selling this is not helpful to the Village. Paul has a contact who is hoping to help with this. Consulting was due to take place in May but has now been moved to July. Paul also explained that he would like to use some of his funding ward to help the Village. The possibility of another defibrillator to the area was a suggested infrastructure which the council would be happy to receive.

b) TO RECEIVE FEEDBACK FROM MEETING ON 30TH APRIL WITH CLLR JOEL HIRST FROM STRATEGIC PLANNING

Cllr Paul May explained how the meeting went and how they walked around the village at rush hour to show their growing concerns about the development of the Horse World site, including the disruption it would cause if any works were to be carried out in the nearby area. This would add to the already struggling village. Councillors explained to Cllr Hirst the nearest bus stop for residents would be 1 mile as the narrow lanes and roads are not built for such large vehicles. The increase in traffic volumes would cause huge issues. The village is already car-dependent due to the lack of facilities in the area. Increasing the number of housing on the planned site, where owners could potentially have two or more cars per household is just not viable. The sheer volume of vehicles would cause havoc for the village and residents. Cllr May believes it would be a good idea to invite Sarah Ware Deputy Leader for climate issues to visit the village to show her the impact this planning could have. Paul will continue to fight and defend the community.

The Cllr P O'Leary thanked Paul for his report.

2026/12 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To grant exclusive rights of Burial

Pippa Domitruk Plot No:J44 Deed No: 1527
Ref: (Mr Domitruk)

2025/13 FINANCE

a) To note and agree the payment of accounts dated 6th May 2026.

The schedule of payments dated 6th May 2026 as listed in Appendix B, which have previously been circulated to all Councillors, were agreed and will be authorised online by Cllrs C Lewis and P O'Leary.

b) To note and agree a internal auditor

Clerk advised the Council she was hoping to book Tony Griffin again this year for around the 12th June 2026.

Councillors agreed for this to be actioned.

The Cllr P O'Leary thanked everyone for their attendance and closed the meeting at 9.30p.m. The next meeting is on Wednesday 3rd June 2026

Appendix A

WHITCHURCH VILLAGE COUNCIL

PLANNING APPLICATION LIST – 6th May 2026 APPLICATIONS

20/04/2026
26/01410/FUL

Mrs L Coleman
20 St Nicholas Rd, Whitchurch Bristol BS14 0PJ
Single Storey side and rear extension.

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.

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. Environmental Impact Assessment received.
07/10/2025	
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	13/04/2026
11/02/2026	Mr Leon Jones
26/00582/Ful	SUPPORT 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.

Appendix B

PAYMENT OF ACCOUNTS

DATE: 6th May 2026

Chq	Payee	Item	Amount	VAT
D/D	British Telecom	Phone/broadband	64.74	10.79
D/D	SSE	Electricity Clock	88.91	4.23
D/D	Water 2 Business	Allotments	220.23	
D/D	Water 2 Business	Cemetery	42.72	
DR	Lloyds Bank	Credit cards	23.80	
DR	Unity Trust	Bank charge	7.00	
Number of payments: 6			Sub Total: £ 440.47	£15.02

BT	Miss F Marshall	Clerk	1710.37	
BT	Mrs J Dury	Assistant Clerk Salary	186.53	
BT	B&NES Council	Pension Fund	592.49	
BT	H M Revenue & Customs	PAYE & NIC	74.31	
BT	WVCA	Rent & meetings	295.00	
BT	Your Solution	Maintenance	2978.00	
BT	ALCA	ALCA/NALC Subscription	531.54	
BT	Martin Francis	Yearly Hosting and support	110.50	
BT	Bateman Skips	Skip Hire Cemetery	353.10	58.85
BT	Zurich	Zurich	1605.05	171.98
BT	WVCA	Cil Funds	8181.92	

Number of payments: 11 Sub Total: £ 16,618.81 VAT 58.85

Total Payments: £ 17,059.28 VAT 245.85