

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

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

The Chair opened the meeting and welcomed everyone.

2026/38 PUBLIC PARTICIPATION

A member of the public was concerned about how bad the road surface is going across the bridge in the village on the A37. The rough surface was causing noise issues to residents especially when supermarket delivery vans were driving through with empty cages, the rattling is very frustrating. It was advised to report to Fix My Street.

Comments were made on how lovely the hanging baskets looked around the village. Clerk F Marshall explained that there had been some concern about the trailing plants dying due to the heat wave. She advised the Councillors that our Maintenance man will keep an eye on them. There was continued concern about the amount of traffic in the village in the past week due to roads being closed for re-surfacing, it has been noted that we don't seem to receive any notice from Bristol City Council when the issues come from that area rather than B&NES. District Councillor Paul May will contact the relevant people to see if we can get notices going forward as it causes massive disruption to the village with traffic congestion, when nearby routes are closed. Another member of public advised it had been reported to Fix My Street that there is a lot over overgrown foliage on the cycle path which was causing cyclists to dismount their bikes to use. Clerk F Marshall read the report by the police as they had pulled out of the meeting am due to work commitments. The report outlined the continuous problem in Whitchurch with Anti-Social behavior on E-Bikes. In Whitchurch Village the issues with Stolen motorbikes/cars also being dumped in the area.

2026/39 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillors V Perry and Angela Vowles who are unable to attend the meeting due to family commitments. These apologies and the reason for non-attendance were accepted by all present.

2026/40 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Chair M Dury declared an interest in agenda item 6, due to being related. Cllr S Bryant for being chair of the WVCA

2026/41 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS (FOR DISCLOSABLE PECUNIARY INTERESTS)

None received.

2026/42 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING HELD ON 29TH JUNE 2026

The minutes of the meeting held on 29TH June 2026 previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair.

M Dury and J Dury left the meeting at 19:45

2026/43 TO CONSIDER CO-OPTING J DURY TO FILL THE COUNCILLOR VACANCY.

It was resolved to co-opt Jane Dury to fill the Councillor vacancy. She signed the Declaration of acceptance of office and was welcomed by the Council.

Jane introduced herself and explained her reasoning to wanting to become a councilor. She explained after recently retiring as Assistant Clerk to the Council, she was already missing being involved with the community. So has now decided to join the other Councillors in making the village a better place.

M Dury and J Dury returned to the meeting at 20:00

2026/44 TO NOTE THE REASONING TO HAVE MONEY COVERED ON ZURICH INSURANCE

The Clerk confirmed that the reason money was included in the Zurich insurance policy was to cover us if we had any fund-raising cash on the premises.

2026/45 TO REVIEW THE DATA PROTECTION POLICY AND DATA MAP

Both the Data Protection Policy and Data Map, previously circulated to all Councillors were reviewed; it was agreed that social media would be removed from second paragraph on the second page from the Data Protection Policy due to not being compliant with the required standards for obtaining personal data. Clerk F Marshall to remove and update accordingly. The Data map was circulated, and it was agreed that where its states hard drive the Cloud needs to also be added. Clerk F Marshall to update and re circulate. It was also noted to look at a policy to cover the use of the Ring Doorbell and if we need to add this to the current data Protection Policy or if needs to be included within another policy. Clerk F Marshall to investigate.

2026/46 TO DISCUSS FULL RENOVATION OF THE COUNCIL OFFICE AND AVAILABLE BUDGET FOR FURNISHING.

Chair of WVCA/Cllr S Bryant confirmed that the painting and decorating is going to start on 27th July 2026. She explained that the council office will need to be cleared and empty for them to be able to carry the work out. Also asked how the old furnishing will be disposed of. Clerk F Marshall suggested maybe a small skip, Cllr S Bryant advised we would need to get approval from the Church to have on the premises. She asked if maybe there were a few Councillors that could help sort through the office to help the Clerk clear in time for the painter's arrival. Clerk F Marshall to start getting the ball rolling. It was discussed that the council's documentation would be stored and locked in the cupboard within the Community Centre. A fireproof lockable storage cabinet that had previously been approved at the cost of roughly £500 still needs to be purchased. It was agreed that a further budget of £2000 would be allocated to complete the renovation. Cllr money will be used for this project. Cllr R Chandler suggested maybe using Ikea's design team to help kit the office out to help and get the best value for money.

2026/47 TO DISCUSS THE INSTULATION OF A WOODEN BENCH ON THE LEFT SIDE OF THE CEMETERY TO REPLACE WHAT WAS THEIR PREVIOUSLY THERE. REQUESTED BY A PLOT HOLDER.

Clerk F Marshall explained to the council that she had received a request from a plot holder to install a bench to the left-hand side of the site by section G. The plot holder advised that there was a bench there some time ago but has now been removed. Clerk F Marshall had already asked the Maintenance man who had said the bench was removed as it was rotten. The Clerk advised the Councillors that the plot holder would like to pay for this to be re installed going with a composite style bench, to stop the issue with rotten in the future. Vice Chair P O Leary advised that it had been previously agreed not to allow anymore benches to be installed on the site. Chair M Dury suggested that this is a replacement for an existing bench maybe if could be allowed. Cllr J Dury was concerned that the person who owned the previous bench may not be happy if another one was situated in the same place. Clerk F Marshall to look into further and if this is not taking space for a suitable burial plot this could be revisited at a later meeting.

2026/48 TO DISCUSS A SIMILAR IDEA TO THE “HAPPY TO CHAT” SCHEME TO OUR OWN BENCHES AROUND THE VILLAGE.

Vice Chair P O Leary advised the council that he had seen Filton Town Council had got on board with the social movement “Happy To Chat” including signs within their boundary on local infrastructure such as benches. He thought it would be a great idea if WVC could follow suit and add some signs to our benches within Whitchurch Village. Paul thought it would be good maybe to include one at the Cemetery. Other Councillors thought that maybe the bench on the village green would be a better option, Cllr J Dury put forward the idea of using the bench in the Millenium Garden as more people would be able to access it. It was agreed by all to try the wooden bench in the garden first. Clerk F Marshall to look at the scheme further and action accordingly.

2026/49 PLANNING & TRAFFIC

- a) To note the current Planning Application list.
- b) The current Planning application listed in Appendix A, previously circulated to all Councillors was noted. To consider and agree responses to the following planning application **Application No 26/02137/FUL** Flat 1 89 Bristol Rd Whitchurch Bristol BS14 0PS, Installation of two windows to replace original shop front.
To note Application **26/01410/ FUL**- Permitted. Single storey extension 20 St Nicolas Rd BS14 0PJ

Councillors approve of this planning applications better then looking at a shutter, although the drawings submitted were not correct. Clerk F Marshall to let them know of their mistake re drawings, but to say the Council approve. It was noted that planning application 26/01410/ FUL previously circulated was now permitted.

c) To discuss planning consultation held on 24/06/26 from Barwood Developers. Chair M Dury and Vice Chair P O Leary thought that the transport person showed some great ideas and showed them and explained them clearly. Cllr R Chandler thought the idea was not suitable for the area with no new roads being built, she is very frustrated that this has not been thought of and the added pressure it will have on the village is unthinkable. Cllr R Chandler has concerns if planning permission is granted where will HorseWorld then be situated and if not permitted what will happen to it then. District Councillor P May advised we need to do everything we can to stop this development from happening, but we need more evidence to support this. Advised contacting Land Register to see what information is available about the site. Clerk F Marshall to investigate further. Chair M Dury explained that Andrew Smith had advised him a further date will be arranged for a second consultation for those how couldn't come on the 24/06/2026. Cllr R Chandler has many concerns of them building a housing estate at the end of a lane, Chair M Dury also agreed especially that all roads in the area nearly all end with Lane. He also thinks it's not ideal to meet with the developers again, until the plan is put into place. District Cllr P May thinks a focus group held by himself and the council for the community in the village, would be a great ideal. This gives the opportunity for those who are not up to speed on the current situation can get an in sight from those who understand it. He will get in touch with the Clerk in reference to promoting and booking the Hall,

2026/50 CLERKS REPORT

Clerk F Marshall advised that the issue with Fly Tipping at 6 St Nicolas Rd was still on going. Curo Housing were waiting on reply from B&NES to see how they could support in the matter.

2026/51 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul explained that all areas are vulnerable as developers are proposing development. He had been in contact with Wrong Rd and Whitchurch Village Action Group who have been getting together to discuss the plans. Paul explained the continuous pressure with SEND and the team had previously delivered a 400 page document to support the ongoing issue.

The Chair thanked Paul for his report.

2026/52 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Christina Hayward Plot No. J45) Deed No. 1529
Ref: (Barbra Joan Smart)

R Chandler proposed, S Bryant seconded, and the meeting duly passed the Exclusive Rights of Burial.

2026/53 FINANCE

a) To note and agree the payment of accounts dated 1ST July 2026.

The schedule of payments dated 1st July 2026 as listed in Appendix B, were agreed and will be authorised online by Vice Chair P O leary & Cllr S Bangham.

b) Request for CIL funds from Bristol Telephone FC for Led Lighting.

Clerk F Marshall advised the council she had received a request for CIL monies from the football club to help towards the Led Lighting on the site. The councillors had previously been circulated the email which was received. Vice Chair P O Leary advised that the figures provided didn't add up and that the figure they were requesting was much more than the shortfall. Chair M Dury also had noted this. It was requested that the Clerk F Marshall send an email to explain this, also asking for a more detailed plan, full break down of what other monies were being added to fund the project. The council would also like to know how this would benefit the village and what support had the club previously offered to the Village. A copy of their accounts would also be needed and a grant application completed and returned. Clerk F Marshall to action asap.

The Chair thanked everyone for their attendance and closed the meeting at 9.27.p.m.

The next meeting is on Wednesday 5th August 2026.

Appendix A
PLANNING APPLICATION LIST – 1st July 2026
APPLICATIONS

3/06/2026
26/02137/FUL

Location: Flat 1 89 Bristol Road Whitchurch Bristol Bath And North East Somerset BS14 0PS
Installation of 2no windows in place of original shop front.

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.

07/10/2025	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.
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. 26/02/2026 Advised of drainage and footpath at junction revised on plans.
Permitted ON 06/06/2026	
20/04/2026 26/01410/FUL	Mrs L Coleman 20 St Nicholas Rd, Whitchurch Bristol BS14 0PJ Single Storey side and rear extension.

