

MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING HELD IN THE WVCA HALL ON WEDNESDAY 5th AUGUST 2026

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

The Chair opened the meeting and welcomed everyone.

2026/54 PUBLIC PARTICIPATION

Jack Ashcroft Police Officer from Broadbury Rd Police station attended the meeting and introduced himself. He explained that he is the officer who covers Knowle, Filwood, Hengrove Whitchurch and Whitchurch Village. He explained that the force is very understaffed. Jack explained the main issue is with E Bikes in all areas. Cllr A Vowles explained they have been having a real issue with antisocial behavior on them in Church Rd between the hours of 4-8pm, Jack explained there is only a certain amount that the police can do. He explained they are not allowed to pursue the culprits unless they are trained and advised if they do so they are in breach of their contract and can lose their Job, he said the police understand how frustrating it is for the public as the police are in the same situation. Jack said do not take the matter into your own hands. There is currently a new scheme called Operation Broad which has been launched where the specialist operation teams such as Traffic/Drive/Helicopter are all coming together to try to target the problem. This is still in planning. Cllr R Chandler ask what do you suggest the public do. Jack advised calling 999 and report, the chase team for that area will try their best to get out to the area and investigate. He also said getting it logged with the police really helps as more reports allows more evidence. Cllr J Dury asked if it would be helpful to obtain pictures to send in to support the report. Jack advised can sometimes be helpful. Chair M Dury asked if it was possible for Jack to obtain a direct crime report for Whitchurch Village, this led to District Councillor P May asking about the boundaries as there had previously been confusion with us being under B&NES. Jack was under the understanding that everything up to the Toby Carvery was Broadbury Rd, anything past that would be Keynsham. Jack and Paul will both investigate this. Jack also explained that they are doing more school education sessions within local schools regarding the issues surrounding EBikes and Antisocial behaviour, which will also be available to parents. They are hoping this will help the culprits understand the upset it causes,

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

M Dury Chair acknowledged that B&NES had been out and started weed clearing within the village and thanked them for their support. He also thanked everyone who helped with the litter picking within the Village in August and was thrilled that they had managed to collect 6 bags full. He suggested that the Roads could do with sweeping and will need to be reported to Fix MY Street. District Councillor advised there is soon to be a new Digital System being introduced to help with workflow and reporting and keeping an eye on reported issues.

2026/55 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Councillor V Perry who is unable to attend the meeting due to family commitments and illness. These apologies and the reasons for non-attendance were accepted by all present.

2026/56 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT (ADOPTED ON 7th NOVEMBER 2012)

Cllr S Bryant for ongoing connection with WVCA with her being the chair.

**2026/57 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2026/58 TO CONFIRM THE MINUTES OF THE ORDINARY VILLAGE COUNCIL MEETING
HELD ON 1st JULY 2026**

The minutes of the meeting held on 1st July 2026 previously circulated, were agreed and signed as a true record of the meeting, by M Dury – Chair.

**2026/59 TO REVIEW THE DATA BREACH POLICY, SUBJECT ACCESS REQUEST,
PROCEDURE & GENERAL PRIVACY NOTICE**

The Data Breach Policy, Subject Access Request Procedure & General Privacy Notice, previously circulated to all Councillors, were reviewed and it was agreed that no amendments are required.

2026/60 TO REVIEW THE NEW RECORDING POLICY

The Recording Policy previously circulated to all Councillors was reviewed and Vice Chair P Oleary recommended an amendment to remove the word Ring from the document and just call it recording document as this is a make of recording devices which we don't currently use. Clerk F Marshall to action.

**2026/61 CLERK TO GIVE FEEDBACK ON THE REQUEST MADE BY A PLOT HOLDER TO
RE INSTALL A PREVIOUSLY SITUATED BENCH AT THE CEMETERY AND THE COUNCIL
TO MAKE A FINAL DECISION.**

Clerk F Marshall informed the Councillors of her findings she explained that there was previously a bench installed on the left-hand side at the top of G Section as the footings are still in situ. The clerk advised that no record had been found who may have previously owned the original bench, which she was advised by the cemetery maintenance person had to be removed sometime ago due to it rotting and being in disrepair. The Councillors agreed that as this would be a replacement for the originally occupied space that the plot holder can purchase the bench with Lee to install it at the cost to them. Cllr J Dury was just concerned that the original bench holder may have an issue if they haven't been told about the previous bench being removed. It was then decided that the bench would be allowed if the plot holder is aware that should any issue arise that the original bench holder be allowed to add their plaque onto the new bench if they wish. Clerk F Marshall to inform the plot holder of the outcome and help arrange the installation.

**2026/62 CLERK TO READ OUT A SUMMARY ON CLAIRE CRAIG WHO IS INTERESTED IN
BECOMING A COUNCILLOR AND BE CO-OPTED IN POSSIBLY IN SEPTEMBERS
MONTHLY MEETING.**

Clerk F Marshall read the following.

Dr Claire Craig has had her home in Whitchurch Village since the 1980s, having originally grown up in the now-demolished vicarage at St Augustine's on Whitchurch Lane. Her work was mainly in London, but she recently retired and now lives in Whitchurch full-time. For much of her life she was a civil servant working in national government departments, which gives her experience of getting things done in bureaucracies and of working collaboratively with a wide range of people. She sees Whitchurch as a place with many lovely aspects and citizens, and with some of the challenges that inevitably come with its location at the boundary between Bristol and BANES, and with change. She is particularly interested in transport, access to the countryside, and the need for communities to evolve over time. For example: she sometimes feels like the only person trying to ride a bicycle, walk or bus when going to the shops in Keynsham, Imperial Park or Bristol, and would like to make life easier for all of us to get around. She has also had a rapid tutorial in local history from the resident expert and is proud to be able to see so much history from her back garden as she looks towards Dundry. The Councillors

thanked the Clerk for the information and explained they are looking forward to meeting her personally in September and making a decision within our next full council meeting on the 2nd September to co-opt Claire on to the Council.

2026/63 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 Number: 26/02543/FUL

Restharrow Staunton Lane Whitchurch Bristol Bath And North East Somerset BS14 0QG Enlargement of existing vehicular access

All Councillors agreed to object to this planning application. Reasons being to remove the historical wall that has been there since the 1900's would destroy the appearance of the lane as well as any re- development of this area would not suit the aesthetics and character of the village. Also, there were concerns from many of the Councillors about the safety aspect, the pavement is very narrow, and visibility is already a massive issue. They also disagree with the report from the highways and to respond saying there is no concern without attending the area is not acceptable. Clerk F Marshall to add comments to the portal before the closing date.

Application Number: 26/02537/EOUT Barwood Lane Outline Application with an EIA attached. Outline planning application for a phased development Staunton Lane.

Councillors were all in agreement to object to this planning application for several reasons. Which out way any benefits this would bring to the village or surrounding areas. This would cause many areas of concern for residents. These include traffic congestion on small lanes which are already struggling with the sheer volume coming through and to the area. Cllr R Chandler has massive concerns that there were to be no new roads built to accommodate an extra 900 houses at the end of a small lane, who may potentially have two cars per household. The area is so car dependant anyway due to lack of infrastructure this would cause even more chaos. The issue was all discussed about the lack of public transport as the lanes running around the site are not suitable for buses due to their size. Building on Green Belt is not compliant with **National Planning Policy Framework (NPPF)** for many reasons. The infrastructure is not adequate, access for emergency vehicles is not safe and viable. The lack of nearby schools within suitable distance could cause extra strain for those already oversubscribed. Other areas which were discussed were healthcare and lack of doctor surgeries. Cllr J Dury also addressed the charities own covenant and they were breaking their own restrictions on what the land can be used for. Building on this land would cause environmental harm. Clerk F Marshall to do a report and add to the comments before the closing date.

2026/64 CLERKS REPORT

Clerk advised about the state of the planters and that the added shrubs from the previous years had caused the planters to become root bound. This has not allowed for the bedding plants added this year to thrive especially with the hot weather. Over the winter Lee to remove them and start a fresh any salvageable plants to be taken out and added to the Millennium Garden. She requested that the watering of the Millennium garden be added to Lee's list due to the Councillors commitments so that they are watered along with the baskets and planters on a regular basis. She also advised about getting a bin service for the council as taking the rubbish home was not suitable as she is already struggling with her own amount of rubbish with the two-week collections in place.

She advised that the fireproof cabinet that is needed to store the Cemetery documents was in fact coming in very expensive. It was then discussed if F Marshall should build the filing cabinet

that was purchased for the new office or if Bryant electrical should take this on freeing the Clerk's time. Clerk also advised she was hoping to add some sort of bedding plants to the Cemetery circle as requests had come in from plot holders. Adding some would just make the area look nicer. She advised the Councillors of the Audit feedback so far and that the only question that had been asked was to provide details on reserves so far.

All Councillors agreed to allow the Clerks requests to be actioned.

2026/65 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Paul advised the Village will remain in a venerable place when housing needs are still not met, the change in rules of using green belt are a massive concern as it's been said that if you have land build on it while these figures are still to be met meaning people willing to sell and developers are in the driving seat. Paul would like to hold a public meeting with the Councillors support In September, reaching out to the residents who do not quite understand the full scale of the development imposed. M Dury agreed this was a good idea. Paul will get some dates and come back to us with further details. Paul explained that there was still a massive overspend of 6 million on children's services.

The Chair thanked Paul for his report.

Cllr R Chandler left the meeting at 9.10 pm due to a family commitment.

2026/66 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Adrienne Williams Plot No. G112 Deed No. 1530
Ref: (Jones)

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

b) To discuss the request to add camera at the allotments to stop the theft of produce.

F Marshall Clerk explained that she had received a complaint about produce being taken without consent from a plot holder. She advised that the plot holder said if we didn't agree to allow this, he would add a Wildlife Camera and catch them himself. She explained she had advised them not to do this as secretly filming people was an offence and a permit was needed from B&NES to record in such areas. The Councillors were agreement and have all agreed that no filming is allowed to take place on the site.

2026/66 FINANCE

a) To note and agree the payment of accounts dated 5th August 2026.

The schedule of payments dated 6th August 2025 as listed in Appendix B, were agreed and will be authorised online by Cllrs S Bangham & Joe-Fox Bowen

PRIVACY- to consider excluding the public and press due to the confidential nature of the following item.

b) To discuss Clerks six-month pay review and update of SCP scale.

Clerk F Marshall left the meeting at 21:20

Cllr J Dury took the minutes in the Clerks Absence, Cllr S Bangham reported in the Clerks 3 Month pay review and appraisal in March another request was agreed to be revaluated at 6

months service (May) to move the Clerk to the next Scale point on the SCP. This hadn't happened for several reasons, workload and Staffing Committee commitments. He suggested should this be agreed that the PayScale be back dated until May to the agreed dates previously discussed. The national living pay rise is still being decided once they have decided this will also need be back dated to April 2026. Steve advised an annual review will then take place Yearly pay scales amend ed accordingly on service as well as being based on performance. Steve advised 5th November will be the next review. Cllr R Chandler and Cllr A Vowles to hold the appraisal.

It was agreed that the pay grade should be moved to the next scale point.

The Chair thanked everyone for their attendance and closed the meeting at 9.35.p.m.

The next meeting is on Wednesday 2rd September 2026.

Appendix A

PLANNING APPLICATION LIST – 5th August 2026 APPLICATIONS

13/07/2026
26/02543/FUL

Restharrow Staunton Lane Whitchurch Bristol Bath And North East Somerset BS14 0QG

Description of Proposal: Enlargement of existing vehicular access

14/07/2026
26/02537/EOUT

Barwood Development Horsecworld.

Outline Application with an EIA attached Site Location: Parcel 8989 Staunton Lane Whitchurch Bristol Bath And North East Somerset
Description of Proposal: Outline planning application for a phased development comprising a mixture of market and affordable housing (Use Class C3), which could include retirement/extra care accommodation (Use Class C2/C3); a flexible mixed use community hub / local centre (including potentially Use Classes E, F1 and F2) and limited sui generis uses comprising hot food takeaway and/or a public house, wine bar, or drinking establishment; land for a primary school and potential children's nursery (Use Classes E and F1); demolition; green infrastructure; walking and cycling routes; formal and informal public open space; drainage infrastructure; and other associated works and infrastructure, including utilities and highways works. All matters reserved except for details of the main vehicular accesses.
Barwood Development

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.

SUPPORT

13/08/2024
24/01430/FUL

Mr J Hallet

6 St Nicholas Road, Whitchurch, Bristol, BS14 0PJ

Use of proposed garage as granny annex. 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.

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.

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