

**MINUTES OF WHITCHURCH VILLAGE COUNCIL ORDINARY PARISH MEETING
HELD IN WVCA HALL ON WEDNESDAY 5th APRIL 2017**

Present: Cllrs: A Broad (Chairman), T Griffin (Vice-Chair), R Chandler, M Donovan, M Dury, M Godwin, P O'Leary, V Perry, & C Watson, Ward Councillor Paul May, Mrs S Dyer (Clerk) & Mrs M Watts (Clerk Assistant)

2017/168 PUBLIC PARTICIPATION

It was reported that there is a burnt out car in the stream in Maggs Lane.
A thank you note from Ray Jenkins who has just left the Council was read out.

2017/169 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

The Clerk gave apologies for Cllr A Lampard who is unable to attend the meeting due to family commitments. This apology and the reason for non-attendance were accepted by all present.

**2017/170 TO RECEIVE ANY DECLARATIONS OF INTERESTS UNDER
WHITCHURCH VILLAGE COUNCIL'S CODE OF CONDUCT
(ADOPTED ON 7th NOVEMBER 2012)**

Ashton Broad & Mark Dury gave a personal interest in item 9.b) 17/01299/FUL – Whitchurch Cricket Club – Erection of a 2 lane outside cricket net facility, as they are both members of the Cricket Club.

**2017/171 TO RECEIVE, CONSIDER AND GRANT ANY DISPENSATIONS
(FOR DISCLOSABLE PECUNIARY INTERESTS)**

None received.

**2017/172 TO CONFIRM THE MINUTES OF THE VILLAGE COUNCIL MEETING HELD
ON 1st MARCH 2017**

The minutes of the meeting held on 1st March 2017, previously circulated, were agreed and signed as a true record of the meeting, by Mr A Broad (Chairman)

**2017/173 TO CONSIDER NOMINATIONS AND RESOLVE TO CO-OPT A
COUNCILLOR TO FILL THE VACANCY**

Mr Nick Kirk has expressed an interest in joining the Village Council, it was resolved to co-opt him onto the Council and that he will sign the Declaration of Acceptance of Office in the presence of the Clerk before the next meeting.

2017/174 TO NOTE THE DATE FOR THE ANNUAL 'COMMUNITY CLEAR UP'

This will take place on Saturday 22nd April from 10am – 12noon. Please encourage your family, friends and neighbours to come along and join in. The Clerk has signed us up to 'The Big Tidy up' which is a national campaign to Keep Britain Tidy. Meet at Whitchurch Village Community Centre. This will also be advertised on Facebook.

**2017/175 TO DISCUSS PLANS FOR 'HAVE A FIELD DAY' ON SAT 8th JULY AND
AGREE ANY PROPOSALS/ACTIONS**

Matt Donovan proposed that this years 'Have a Field day' is turned into a fund raising event for St Peters Hospice in memory of Joanne Jones, who recently passed away and lived in the village. It was agreed that this was an excellent idea, Matt will check with her family if they are happy for us to go ahead with this.

If they are then a nominal fee will be charged to go on the bouncy castle, face painting etc., all funds raised will then be given to the charity.

It was resolved to book the usual items from Bristol Fun for Hire, First Aid needs to arranged, the ice cream van booked, the cricket club will be open for refreshments, Mark to arrange this, Matt will bring the sound system.

2017/176 PLANNING AND TRAFFIC

a) To receive an update on the Neighbourhood Plan consultation

Mr May gave an update, the group have been working their way through the 160 responses received, including 3 major negative responses from developers. Several items have been altered, the plan will then go back to B&NES for a further 6 week consultation before going to the Planning Inspectorate. He also informed the meeting that Julie O'Rourke from B&NES who has helped so much with the NP is leaving as she has a new job. It was resolved to send our thanks to Julie for all her advice and help over several years.

Mr Broad & Mr Dury both left the room and Mr Griffin took the Chair.

b) To note the current Planning Application list and agree a response to applications:-

See appendix A, the contents of which were noted.

17/01299/FUL – Whitchurch Cricket Club – Erection of a 2 lane outside cricket net facility

It was resolved to send in the following comment in support of this application.

SUPPORT – We recognise that this is a progressive club and are happy to support this application.

Mr Broad & Mr Dury rejoined the meeting.

17/01031/OUT – Chris Madden Cars – Erection of 4no terraced 3 storey town houses and 6no semi-detached 2.5 storey houses following demolition of existing car showroom.

After a long discussion it was resolved to object to this application for the following reasons:-

We believe this is an overdevelopment of the site. The proposed dwellings are out of character with existing properties in the area. The Design statement shows gable and dormer roofs on properties which are not in Whitchurch Village.

There are insufficient parking and visitor parking spaces proposed. The emerging Placemaking Plan specifies minimum parking standards of 3 spaces for a 4-bed dwelling and 0.2 spaces per dwelling for visitor parking. On this basis a minimum of 32 parking spaces should be provided. Even with the revised plans showing 20 parking space there are still 12 short of the minimum required.

Concerns with the loss of privacy to homes around the site, with windows overlooking properties, especially in St Nicholas Road at the rear.

This will increase the traffic on the A37 and we believe the entrance is dangerous as access to the site appears to cross over the bus layby.

This is at present a safe route to school for children attending Whitchurch Primary School, this will be made unsafe with increased traffic coming in and out of the site.

We have concerns with the loss of employment in the village, with change of use from a commercial to residential site. Loss of a commercial site in the centre of the village will increasingly make Whitchurch Village an unsustainable place live due to the lack of employment opportunities. Every chance to maintain it as a commercial site should be investigated.

c) A37 – site clarification and to agree the way forward.

Further to concerns from residents regarding the small gypsy site off Woollard Lane, the original approved application was checked and it was for 1no mobile home and 1no touring caravan on the site. It was resolved the Clerk will ask the Enforcement Officer to investigate, as it seems the occupier is exceeding the original agreement.

d) To receive any updates on the JSP.

A meeting will be held on Weds 19th April at 7pm for B&NES Council to update the Village Council on the JSP.

2017/177 CLERKS REPORT

During the last month potholes in Staunton Lane have been reported to B&NES Council and also concerns regarding a shed built over the stream in Church Road, which will be looked at by the planning department.

The Whitchurch Cemetery sign has been put back up in Woollard Lane.

Also the drains have been cleared around the village.

A map of the new Barratt Homes development on the Horseworld site has been received showing the names of the roads as recommended by the Village Council.

Pam Barrett has kindly agreed to walk the public footpaths around the Village and will report back any issues found.

Correspondence

A copy of the Avon & Somerset Newsletter has been received.

Meetings

The Clerk is attending Social Media training from 2-5pm in Keynsham.

A presentation on the new Local Plan is being held on Monday April 24th from 10am-12.30pm in the Guildhall in Bath, two representatives are invited to attend.

Mr Broad is to attend a Playground Management Training seminar on Thursday 27th April from 1pm-4.30pm in Thornbury.

Colette Watson left the meeting at 9.10p.m.

2017/178 ITEMS OF INTEREST FROM DISTRICT COUNCILLOR PAUL MAY BANES

Mr May reminded everyone to vote on 4th May for the Metro Mayor. The proposed extension to Whitchurch Primary school is being considered at the next Cabinet meeting.

2017/179 FIELD, CEMETERY & COMMUNITY GARDENS (ALLOTMENTS)

a) To Grant Exclusive Rights of Burial

Carol Tippett (Ref: Raymond Maurice Tippett)	Plot No. F262	Deed No. 1360
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Brian Sage (Ref: Eileen Gladys Sage)	Plot No. F259	Deed No. 1361
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Kevin John May (Ref: Andrew Terrence May)	Plot No. F261	Deed No. 1362
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Richard William Payne (Ref: Audrey Hilda Payne)	Plot No. F263	Deed No. 1363
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Eileen Rhodes (Ref: Joseph Dunphy)	Plot No. H182	Deed No. 1364
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Mr Dury proposed, Mr Godwin seconded and the meeting duly passed the Exclusive Rights of Burial.

Mr May left the meeting at 9.15pm.

2017/180 FINANCE

a) To note and agree the payments of accounts for April 2017

It was resolved the schedule of payments dated 5th April 2017, as listed in Appendix B be paid.

2017/181 TO CONSIDER B&NES PROPOSAL FOR TENDERING FOR CHRISTMAS LIGHTS

B&NES Council will be tendering for a new Christmas Lights contract soon and wondered if Whitchurch Village Council would like to be part of this. It was resolved that we would be interested but would also like the Clerk to obtain our own quote, so that we have something to compare the tender with.

2017/182 TO NOTE THE REPORTS ON THE KEYNSHAM AREA FORUM & KEYNSHAM DIAL-A-RIDE MEETINGS

Both reports which had previously been circulated, were noted.

The meeting ended at 9.25.p.m.

The next meeting will be held on Wednesday 3rd May 2017.

Appendix A

**PLANNING APPLICATION LIST – 5th April 2017
APPLICATIONS**

27/4/16
16/02055/FUL

Barratt Homes (Bristol)
Land East of the Mead, Queen Charlton Lane, Whitchurch
Erection of 100 no. 1,2,3, & 4 bedroom dwellings including public open space, attenuation and associated works. New vehicular access from Queen Charlton Lane.
OBJECT – See letter dated 3.6.2016

03/08/16
16/03743/FUL

Whitecroft Developments Ltd
Horseworld, Staunton Lane, Whitchurch
Conversion of six heritage farm buildings into new residences. Renovation and alteration to existing farmhouse (two homes)
Demolition of redundant modern structures.
SUPPORT

03/08/16
16/03744/LBA

Whitecroft Developments Ltd
Horseworld, Staunton Lane, Whitchurch
Conversion of six heritage farm buildings into new residences. Renovation and alteration to existing farmhouse (two homes)
Demolition of redundant modern structures.
SUPPORT

23/09/16
16/04615/FUL

Bellway Homes Ltd
Horseworld, Staunton Lane, Whitchurch
Residential development of 97no dwellings with land reserved for early years provision.
OBJECT – See letter dated 19th October 2016

15/11/16	Revised plans/information received. - See additional comments made 12.12.16
22/12/16	Revised plans/information including alterations to the front boundary wall of Staunton Manor Farm COMMENT - We are uncomfortable about removing part of an existing listed building wall but if this is the only option on health and safety grounds to facilitate the development, we have no option but to agree with this. We would not want to see this as a precedent to removing other existing listed building walls in the village.
25/05/16 16/024747/FUL	Mr S Reed Caravan between Moret & West Ridge, Hursley Hill, Whitchurch Erection of 1no. self build dwelling for use as a starter home
12/07/16 27/02/17	REFUSED APPEAL - Appeal Ref: APP/F0114/W/17/3166414
18/07/16 16/03373/FUL	Mr & Mrs J Hallett 6 St Nicholas Road, Whitchurch, Bristol, BS14 0PJ Erection of one bedroomed end terrace dwelling
19/10/16 17/03/17	REFUSED APPEAL – Appeal Ref: APP/F0114/W/17/3170086
06/03/17 17/01031/OUT	Tradex Development Ltd Chris Madden Cars, 85 Bristol Road, Whitchurch, Outline application for the erection of 4no terraced 3 storey town houses and 6no semi-detached 2.5 storey houses, following demolition of existing car showroom.
10/03/2017 16/06147/FUL	Mr Ricky Harcom 30 Churchways, Whitchurch, Bristol, BS14 0PL Erection of 4 feet fence on top of existing wall at the side of dwelling (retrospective) SUPPORT
14/03/2017 17/01076/LBA	Miss Rhian Powell Staunton Manor House, Staunton Lane, Whitchurch Demolition and rebuilding of part of Staunton Manor Farm boundary wall to reposition and set back by 0.45m from Staunton Lane COMMENTS - We are uncomfortable about removing part of an existing listed building wall but if this is the only option on traffic safety grounds to facilitate the development, we have no option but to agree with this. We are unable to see how moving the wall 0.45m will make the highway and adjoining footpath safe. We would not want to see this as a precedent to removing other existing listed building walls in the village.
22/03/2017 17/01299/FUL	Terry Buffery Whitchurch Cricket Club Norton Lane, Whitchurch, BS14 Erection of a 2 lane outside cricket net facility

RESULTS

07/04/16 16/01569/FUL	Bristol Telephones Football Club Pavillion, Stockwood Lane, Whitchurch Erection of flood lighting around sports ground.
27/02/17	PERMITTED
30/01/17 17/00426/FUL	Mr R Mellard 6 Sleep Lane, Whitchurch, Bristol, BS14 0QN Erection of PVCU conservatory to the rear of the property.
14/03/17	PERMITTED
06/02/17 17/00071/FUL	Mr Oliver Baxter 5 Sleep Lane, Whitchurch, Bristol, BS14 0QN Erection of Pergola in back garden (Retrospective)
	PERMITTED

Appendix B

MONTHLY PAYMENT OF ACCOUNTS

DATE: 5th April 2017

D/D	British Telecom	Phone/broadband	40.20	6.70
D/D	Water Business	Water @ cemetery	29.61	
Chq	ALCA	Subscription	255.98	
Chq	Various	Salaries, travel expenses, postage & stationery	1,430.53	
Chq	WVCA	Rent & meeting March	202.50	
Chq	H M Revenue Customs	Paye & NIC March	263.50	
Chq	B&NES Council	Pension Fund	308.06	
Chq	Your Solutions (L Gillam)	Maintenance	771.00	
Chq	Kn office supplies	Stationery	74.38	12.39
Chq	Batemans Skip Hire	Skip@ cemetery	288.00	48.00
Chq	Nathan Coffin	Repair Millennium Clock	175.00	
Chq	AES Locator	New battery for Defib	118.80	19.80
Chq	GB Sport & Leisure	Playground inspection	48.00	8.00
		Total Payments	£4,005.56	£94.89