

MINUTES OF FULL PARISH COUNCIL MEETING
Monday 8th December 2025 at 7.00pm, Westerleigh Village Hall



MINUTES OF WESTERLEIGH & COALPIT HEATH FULL PARISH COUNCIL MEETING
Monday 8th December 2025 at 7.00pm, Westerleigh Village Hall

Present: Cllr R McCullough (Chair), Cllr C Goddard, Cllr G Williams, Cllr K Kelliher, Cllr J Lean (also ward cllr), Cllr T Clark (also ward cllr)
Ward Cllr M Palmer, Ward Cllr B Stokes, South Gloucestershire Cllr Chris Willmore (Cabinet Member for Planning, Regeneration and Infrastructure)

Clerk: R Davis

6 members of the public.

4190. To NOTE apologies for absence

Cllr P King – illness
Ward Cllr D Goodwin

4191. To RECEIVE Declarations of Interest relating to this meeting, as required by the Council's Code of Conduct for Members and the Localism Act 2011

Cllr T Clark advised the Council that as he is a member of the South Gloucestershire Development Management Committee, that he is still permitted to speak and vote on planning items and issues (see min 4195 a-c) and would only have to declare an interest if he had a pecuniary interest or an additional non-pecuniary interest **Any contributions he makes are based upon the submitted documents available at this time and he retains an open mind should any application be subsequently referred to one of South Gloucestershire Council's planning committees for determination.**

Cllr R McCullough declared a non-registerable interest in planning applications P25/02534/O and P25/02479/PIP – close relationship with affected local landowners requiring him to leave the room for those items (see min 4195 c i&ii).

4192. To APPROVE [Minutes](#) of Parish Council meeting held on 10th November 2025

RESOLVED: The minutes were approved and signed by the Chair.

4193. To RECEIVE reports from South Gloucestershire Councillors on matters relating to the Parish

Westerleigh & Coalpit Heath Parish Council – District Councillors' Report

Monday 8th December 2025

Help Available to Eat Well and Stay Warm This Winter

Support is available to make sure everyone in South Gloucestershire can eat well and keep warm over the coming colder months. South Gloucestershire Council is launching its annual winter support package, which this year focuses on food and warmth which are key to staying well during winter.

Getting enough to eat and being able to stay warm are essential to stay well and in South Gloucestershire, the council and its partners are committed to making sure no one has to choose between food and heating their homes. This is especially important for vulnerable people including older residents, those with health conditions, and very young children.

The Eat and Heat campaign will provide information and advice and additional help for those struggling to feed their household or heat their home, bringing support to the people who need it most with a series of roadshows in community venues.

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The campaign will deliver food support including tips to make meals go further and store food for longer, free cookery classes for eligible older residents through our partner Age UK South Gloucestershire, and for families with Cook Stars, and supermarket vouchers for those who need emergency help.

To stay warm, the council will be giving 1,000 free warm packs to residents who are struggling with energy bills and cannot afford to turn their heating on regularly. Funded by the government's Household Support Fund, the packs include a hot water bottle, thermal flask, reusable hand warmers, soup, hats, socks, gloves and a blanket. Family packs are also available which include hats, socks and gloves for two adults and two children. The packs will be available to South Gloucestershire residents, subject to a few eligibility questions, from One Stop Shops and some of our partner organisations. Further information can be found at <https://beta.southglos.gov.uk/seasonal-support/>.

The campaign will also provide advice for everyone on conserving heat by reducing draughts and using less energy and how to access grants and subsidies from Severn Wye's Warm & Well service to make homes more energy efficient.

Community Welcome Spaces will also be open over the winter offering a warm place to enjoy a hot drink, meet new people or just enjoy a hobby. You can find your nearest welcome space at www.southglos.gov.uk/community-welcome-spaces

Mark Flower, chief executive of Age UK South Gloucestershire, said: "We are very pleased to be partnering South Gloucestershire Council for the Eat and Heat campaign this winter.

"Sadly, we see so many older people who can't afford to keep warm or eat well. We don't think that is acceptable in 2025 and together with the council, we are doing everything we can to help people.

"We will be delivering some of the warm packs, oil fired radiators and heated blankets as well as offering our full range of services – from 1-2-1 cooking classes, coffee mornings and digital support sessions. If you or someone you know are struggling this winter, please contact us."

There will be drop-in sessions at:

- Oasis at Chipping Sodbury Baptist Church
Thursday 27th November (11.30 a.m. to 1.30 p.m.)
- Mustard Seed Café at St Chad's Church, Patchway
Thursday 4th December (9.30 a.m. to midday)
- Resound Church, Emersons Green
Friday 12th December (10 a.m. to midday)

If you are struggling financially, including difficulty to buy enough food or heat your home, get in touch by visiting a One Stop Shop or calling 0800 953 7778. You will be treated with respect and everything discussed is in complete confidence.

For help with debt and budgeting, North Bristol Advice Centre offer drop-in sessions and bookable appointments at Kingswood One Stop Shop every Monday (2 – 4 p.m.).

For more information visit www.southglos.gov.uk/costofliving

First Trees Planted in Pucklechurch Wood

A major milestone towards creating the UK's first new national forest in more than three decades is underway as the first trees are planted in the new Pucklechurch Wood, part of the Western Forest, which is working with partners and communities to increase trees and woodlands from the Cotswolds to the Mendips.

Located on South Gloucestershire Council-owned land, the 30-hectare Pucklechurch site – equivalent to around 42 football pitches – lays the foundation for a future woodland which will evolve into a vibrant green space for people and nature for generations to come.

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Between the end of November 2025 and March 2026, 22,000 native and climate-resilient trees will be planted by volunteers, with a further 22,000 the following November to March. In 10-15 years, the young trees will be recognisable woodland, with some trees reaching up to 10 metres in height.

Tree species were carefully selected to ensure climate resilience, combining native trees like the English oak, with a small range of non-native species including the sweet chestnut, also known as the European chestnut, that can withstand warmer, drier conditions.

Pucklechurch Wood is being created thanks to South Gloucestershire Council providing the land, the Government's Trees for Climate funding through the Forest of Avon, and funding from Pucklechurch Parish Council. The site will be managed by South Gloucestershire Council, supported by Pucklechurch Parish Council, the Forest of Avon and volunteers. Pond and wetland scrape features will be integral to the new woodland, thanks to funding from West of England Combined Authority (WECA) as part of the Common Connections project.

Pucklechurch Wood is part of the UK's new Western Forest, stretching across Wiltshire, Gloucestershire and the West of England (Bristol, Bath & NE Somerset, South Gloucestershire and North Somerset). It aims to restore and connect wildlife and habitats whilst creating new opportunities for communities and the economy.

In Western Forest's first five years, 2,500 hectares of new woodland and other tree habitats will be planted, with 20 million trees in the ground by 2050.

Cllr B Stokes highlighted the national increase in hospital admissions due to the current flu outbreak. He asked that information be shared about getting a flu vaccination (free for those eligible)

<https://www.nhs.uk/vaccinations/flu-vaccine/>

4194. To RECEIVE questions and comments from members of the public present with respect to business on the agenda (in accordance with Standing Orders 3 e-3 i)

- (i) Presentation from Bristol Energy Network (BEN): Leigh Farm community wind turbines. POSTPONED to Jan meeting at request of Council (due to full agenda). BEN has issued an invitation to cllrs to attend a site visit on Sat 10th January with Pucklechurch parish cllrs. On 1st Jan 2026 BEN will announce dates for three public engagement events in Pucklechurch, Westerleigh and Lyde Green. **ACTION - Clerk to circulate invitation to cllrs by email and make arrangements with BEN.**

Two members of the public spoke regarding planning application [P25/02534/O](#). They spoke at the time of the item – see min 4195 ci.

4195. PLANNING

- (a) To NOTE planning comments submitted since last meeting
None
- (b) To NOTE planning decisions made by South Gloucestershire Council since last meeting
NOTED. See Appendix 1.
- (c) To discuss and COMMENT on any necessary Planning Applications or other Planning Matters:
Having declared a non-registerable interest Cllr McCullough left the meeting for the next two items, taking no part in the discussion and subsequent votes. Cllr J Lean chaired these items.
 - (i) [P25/02534/O](#) Phased development for the erection up to 450no. dwellings, land for ancillary primary school uses including play provision and drop off parking, local centre / community hub, mobility hub, public open space and play space, active travel links, and associated vehicular access, infrastructure. Land East of Coalpit Heath
NOTED that the Council arranged a public meeting on 1st Dec 2025, 7pm at the Miners, to listen to feedback from residents about this planning application. The meeting was chaired by Cllr R

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McCullough. Cllrs K Kelliher and G Williams also attended. Ward Cllrs J Lean and D Goodwin attended and spoke. Around 100 members of the public attended.

Two members of the public spoke regarding the application raising the following points –

- Will the Council consider supporting a community woodland on the site, should there be an opportunity to acquire the land? The Council could not provide a response at the meeting, but would consider such a proposal on its merits should there be a future opportunity to acquire the land.

- Concern about existing flooding of back gardens on St Annes Drive adjacent to the site, and use of St Annes Drive as a rat run should the site be developed.

RESOLVED: Westerleigh & Coalpit Heath Parish Council **STRONGLY OBJECTS** to the application on a number of grounds.

The three principal objections are as follows.

1. The site is not identified in the draft Local Plan for South Gloucestershire, which has been subject to extensive and rigorous consultation and is supported by this Parish Council.
2. Inappropriate development in the Green Belt. The site cannot be reclassified from Green Belt to Grey Belt because it makes a significant contribution to one of the three qualifying purposes of the Green Belt identified in the National Planning Policy Framework - (b) to prevent neighbouring towns merging into one another.
3. There are errors and omissions in the Coalmining Investigation Report submitted as part of the application. According to an independent researcher consulted by the Parish Council, there are a number of material errors and omissions in the Coalmining Investigation Report. Some of these significantly understate the size and extent of what is described as the 'Zone of Potential Instability' (ZPI) in the report. The researcher concludes that the ZPI is likely to be larger and continue further eastwards than identified in the report.

The Clerk will draft a full response expanding upon these points and mentioning the following additional points of objection.

- Landscape and visual amenity – view eastwards from Roundways
- Access to the site and unsuitable school drop off zone for the Manor Primary School
- Likely unacceptable impact on traffic/ local highways
- Surface water flooding adjacent to the development site
- Low water pressure to neighbouring properties
- Lack of access to essential services i.e. GP, dentists, schools
- Impact on local heritage assets – Manor Hall and Ring O'Bells pub

ACTION – Clerk to contact the Frampton Cotterell Nature Group to check if they hold relevant information re site ecology that is missing from the Ecological Impact Assessment.

Post Meeting Note – The submitted response is included at Appendix 3.

- (ii) [P25/02479/PIP](#) Permission in principle for the erection of a minimum of 1no. dwelling and a maximum of 3no. dwellings. Land At 9 Badminton Road Winterbourne South Gloucestershire BS36 1AL

RESOLVED: Westerleigh & Coalpit Heath Parish Council has **NO OBJECTION** to this application. However, it favours one dwelling on this site allowing more trees to be retained, or fewer than three dwellings.

Cllr McCullough returned and chaired the remainder of the meeting.

- (iii) [P25/01995/E](#) Installation of 4no. additional static caravan pitches and erection of brick day room with associated works. Land At Henfield Road Coalpit Heath South Gloucestershire [RECONSULTATION]

RESOLVED: Westerleigh & Coalpit Heath Parish Council restates its previous response and **OBJECTS** to this application. Although Westerleigh & Coalpit Heath Parish Council acknowledges the continuing unmet need for Gypsy & Traveller pitches in South Gloucestershire, on balance it objects to this application on the following grounds. The proposal for a total of six pitches plus day room (as per the revised application) on this compact site,

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represents overdevelopment of the site and allows for very limited private amenity space for each. Furthermore, there are serious concerns that local drains do not have the capacity to accommodate connections from four additional pitches plus day room. Local residents report that currently, the drains of adjacent properties regularly overflow. This information contradicts the latest comments in response to third parties, submitted by the applicant.

- (iv) [P24/03001/F](#) Construction of a solar farm and battery storage containers together with associated works, equipment and infrastructure. Land At Mousewell Farm And Pool Farm Chipping Sodbury South Gloucestershire [RECONSULTATION]
RESOLVED: Following the reconsultation, Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application overall. However, it continues to note the following concerns.
- Negative impact on the setting of heritage assets and openness of the Green Belt. There will be a negative impact on the rural and agricultural setting of local heritage assets, most notably the Grade II listed Mousewell Farmhouse - surrounded by the eastern parcel, but also the Grade II Listed Grove Farmhouse on Besom Lane - opposite the western parcel.
 - Risk of surface water flooding of the western parcel and adjacent Besom Lane. The Flood Risk Assessment has not been updated. It identifies that the western parcel is at risk of significant surface water flooding during extreme rainfall events. The adjacent Besom Lane, which forms the access route for the construction and ongoing maintenance of the site, suffers periods of prolonged surface water flooding according to local residents. Although the submitted documents indicate that the development should have a neutral impact on surface water flooding of Besom Lane, local residents remain very concerned that the effects of construction and the installation of solar panels will in fact exacerbate surface water flooding at this location. The following further concern is noted.
 - Impact on Wapley Bushes Nature Reserve and related ecology. In the first consultation Dodington Parish Council identified the potential for negative impacts on ecology in the area of Wapley Bushes Local Nature Reserve. The latest submission includes an additional no-development area between part of the western parcel and Wapley Bushes Local Nature reserve as mitigation. Latest comments from DPC were not available at the time of discussion, so it is unclear if the revised proposals are adequate. This Council wishes to see the application address any remaining concerns that may be identified by DPC in relation to safeguarding Wapley Bushes Nature Reserve and related ecology.
- (v) [P25/02542/HH](#) Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation. 203 Roundways Coalpit Heath South Gloucestershire BS36 2RA
RESOLVED: Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.
- (vi) [P25/02270/ADV](#) Consent to display 1no internally illuminated static fascia sign. Power Systems Uk Ltd Badminton Road Trading Estate Badminton Road Yate South Gloucestershire BS37 5GG
RESOLVED: Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.
- (vii) [P25/02634/RVC](#) Variation of condition 7 (approved plans) attached to planning permission P24/02011/F - Erection of a single storey extension to form enlarged data centre with associated external plant and enclosures. 10 Goodrich Close Yate South Gloucestershire BS37 5YT
RESOLVED: Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.
- (viii) [P25/02113/F](#) Extension of existing car park. Installation of replacement windows and cladding. Power Systems Uk Ltd Badminton Road Trading Estate Badminton Road Yate South Gloucestershire BS37 5GG
RESOLVED: Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. It requests that the applicant considers the inclusion of EV charging points in the extended car park.

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- (ix) [P25/02722/HH](#) Erection of single storey rear extension to form additional living accommodation. 107 Badminton Road Coalpit Heath South Gloucestershire BS36 2SY
RESOLVED: Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.

FINANCE

4196. To APPROVE November 2025 payments made in accordance with FR 6.9

RESOLVED: To APPROVE all payments – attached as Appendix 2.

4197. To NOTE end of November 2025 Financial documents: Statements & Reconciliations, receipts
NOTED. Bank reconciliation signed by the Chair.

4198. To NOTE submission of CIL report for 2023/2024 to South Gloucestershire Council
NOTED.

4199. To APPROVE 2026/27 budget and make any required amendments

Cllrs queried whether provision should be made in the budget to prepare for the transfer of 'special expenses' charges to the precept from 2027/28, e.g. legal expenses. A 'special expenses' charge is currently paid directly by parishioners to South Glos Council for some open space and bus shelters in the parish (see also min 4208 i).

RESOLVED: To approve the budget for 2026/27 attached at Appendix 4, noting that the Council Tax Base figure of 1654 was not officially confirmed at time of approval.

The March meeting of the Finance & General Purposes will recommend council reserves for 2026/27 and consider an earmarked reserve for 'preparation expenses relating to the transfer of special expenses to the precept from 2027/28'. It will also consider whether a three-year indicative budget should be prepared from 2027/28, to prepare for potential grounds maintenance costs relating to new/ existing developments.

Post Meeting Note – The Council Tax Base figure was confirmed as 1654 on 9th December 2025.

4200. To APPROVE 2026/27 precept request to South Gloucestershire Council

RESOLVED: Based on the approved budget, to APPROVE the precept request of £102,359 (rounded up to nearest pound). This results in a Band D equivalent charge of £61.89. Clerk to submit s41 request to South Gloucestershire Council.

4201. To RECEIVE and take a DECISION on any other finance matters:

- (i) To APPROVE siltex aquatic chalk cost for Bitterwell Lake (to be applied to the lake in Feb 2026 to protect against low oxygen levels) - £565

RESOLVED: To APPROVE purchase of siltex aquatic chalk from the Bitterwell Lake repairs and maintenance budget. Delivery and application to be arranged by the Lake Manager.

- (ii) To APPROVE quote for legal work in relation to land registration (Westerleigh Village Hall, Henfield Hall, Kendleshire Triangle)

RESOLVED: To appoint Surrey Hills Solicitors (from three quotes considered) to assist with first registration of Westerleigh Village Hall, Henfield Hall and the Kendleshire Triangle with the Land Registry and to change the proprietor address on six land register titles – quoted cost £2,650 - £3,050.

- (iii) To APPROVE specification for grass cutting contract (from Spring 2026)

RESOLVED: To approve specification and seek quotations for approval at the February Council meeting.

- (iv) To APPROVE Grant Awarding Policy (included updated application form)

RESOLVED: To APPROVE the Grant Awarding Policy, including application form.

- (v) To NOTE Payroll arrangements for Xmas period. Normally paid on 25th of each month, this month payment will be made on Friday 19th December.

NOTED.

- (vi) To NOTE increase of FSCS limit to £120,000 (from £85,000) from 1st December 2025

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NOTED.

4202. To consider and APPROVE any Grant Applications including:

- (i) Coalpit Heath Cricket Club - £5,000 contribution to girls changing room project
Although there was support in principle, cllrs requested to see the full accounts for the last financial to fully understand the amount of surplus funds and what these are allocated to. Decision deferred to January meeting.
- (ii) St Peter's Hospice - £1,398 oral hygiene packs
RESOLVED: To APPROVE grant of £1,398 to St Peter's Hospice for oral hygiene pack project (from GPoC grant budget).

ITEMS REQUIRING A RESOLUTION

4203. To discuss matters and take a DECISION on required actions arising from A432 Badminton Rd bridge closure

No decisions required. Updates from the ward cllr-organised public meeting with South Glos Council StreetCare at Henfield Hall on 10th November were shared as follows:

- (i) The Clerk is liaising with StreetCare officers and ward cllr J Lean to arrange dates for a walk through in the new year to reassess the condition of Ram Hill with resident input. The purpose is to determine what repairs may be required to bring the road back to pre-closure standard. National Highways will only fund repairs on this basis.
- (ii) StreetCare has recently cut back the verges along Henfield Road south to Serridge Lane, to make the footway surface wider (as requested at the meeting).
- (iii) Ward Cllr Lean has submitted a Highway Scheme Request to South Gloucestershire Council to retain/ make permanent the temporary traffic lights at junction of Henfield Rd and Westerleigh Road.

ACTION – Clerk to add item to next agenda to approve a letter to South Gloucestershire Council in support of retaining/ making permanent temporary traffic lights at the Henfield Rd/ Westerleigh Rd junction and the A46 Tormarton junction.

4204. To note progress with the South Gloucestershire Council A432 active travel project and take a DECISION on any required actions

No decisions required. Updates were shared as follows:

- (i) Following completion of works on the Kendleshire Triangle, the resident who cuts the grass has asked that the surface is left as level as possible.
- (ii) Now temporary fencing has been removed there is a risk of motor vehicles accessing the one-way stub of Ruffet Road which has been repurposed as a wide pathway narrowing down to a normal pavement. The A432 project team has been alerted and have erected temporary barriers in advance of the crossing point being installed.
- (iii) Ward Cllr Lean reported that replacement green surfacing planned for the existing A432 cycle path north of Frog Lane, will be installed at the same time as construction work for the adjacent cycle path extension takes place, to minimise disruption.

4205. To RECEIVE an update on planning application for a replacement storage shed at Westerleigh Playing Field and take any required DECISIONS

Cllr McCullough requires some additional information from Coalpit Heath Cricket Club to complete the planning application, which is on track to be submitted before Christmas.

4206. To APPROVE list of suggested jobs for South Gloucestershire Council StreetCare Parish Team visit (one week in early 2026)

RESOLVED: Clerk to request any additional suggestions from cllrs by email to add to the approved list of jobs below:

- Footpath to Westerleigh Playing Field (between St James the Great Church & Ye Olde Inne) – clear vegetation from surface and boundaries
- Westerleigh Playing Field accessible kissing gate – restore slope for access

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- Pansy Vale to Broad Lane footpath – cut back vegetation either side ready for the spring
- Pansy Vale boundary wall (LHS when entering from Westerleigh Rd) – cut back vegetation to wall to ensure clear access

4207. To APPROVE joining the Avon Wildlife Trust-led Pollinator Pathways Project (FREE advice to enhance council land for pollinators, incorporating learning from previous trials e.g. Pansy Vale)
RESOLVED: To APPROVE taking part in the project.

4208. To discuss any required CONSULTATIONS and COMMENT as necessary:

- (i) [South Gloucestershire Council 2026/27 budget consultation](#) Feedback on Approach 4 - Raising money fairly. Proposal to ensure that the funding approach for local services (e.g. parks, bus shelters) is consistent across the district and these are funded solely through the parish precepts charged by individual town and parish councils (starting 2027/28). Deadline 21st December 2025.
RESOLVED: The Clerk to submit a response on behalf of the Council including the following points.
- The consultation does not make it clear whether bus shelters (which make up the majority of the parish special expenses charge) will be transferred to the Parish Council as assets (with associated liability) OR whether South Gloucestershire Council will retain ownership of the shelters and recharge the Council for their upkeep? **The Council's preference is not to transfer bus shelters as assets and for South Gloucestershire Council to retain ownership and liability.**
 - If asset transfer is South Gloucestershire Council's preferred option (for bus shelters and open space in the case of this Council), what happens if the Council refuses the asset transfer i.e. will bus shelters be removed, what will happen to open space?
 - The A432 Active Travel Project, funded by WECA, will relocate, upgrade and add bus shelters to the strategic A432 transport corridor over the next two – three years. This additional 'strategic' infrastructure is being imposed upon the parish using regional funding. There has been no direct Council input into decisions about the number, location or specification of these bus shelters. Assuming that an asset transfer model is NOT pursued and South Gloucestershire Council recharges the Council for them, the following questions arise.
 - (i) What are the ongoing additional maintenance costs associated with the A432 bus shelters that haven't been installed, moved or upgraded yet (i.e. how much would special expenses increase by if they were being retained)? (ii) Is there legacy funding from WECA allocated to ongoing maintenance of these bus shelters? (iii) If so, how will this funding be allocated to the Council if/ when special expenses are transferred to the precept? (iv) Can the Council refuse to take on the additional costs associated with these 'strategic' bus shelters, which have yet to be installed or upgraded at the time of consultation?
- (ii) Licensing application: LI25/8084/STS The Bigger Eater to trade at Bus Lane (temporary) Badminton Road A432 (due to active travel project). [LI25/8084/STS | Street Trader Static | Open for Consultation | The Golden Hart Down Road Winterbourne Down South Gloucestershire BS36 1AU](#)
RESOLVED: Westerleigh & Coalpit Heath Parish Council supports the granting of this application, which will enable a valued local business to continue trading whilst its usual pitch is temporarily unavailable due to A432 Active Travel Project works. The Council thanks officers and South Gloucestershire councillors for their support in identifying a suitable alternative location for this business.
- (iii) Licensing application: Ali Baba Kebabs to trade at Bus Lane, Badminton Road A432 (temporary): [LI25/8296/STS | Street Trader Static | Open for Consultation | Bus Lane \(temporary\) Badminton Road A432](#)
RESOLVED: Response same as (ii) above.

ITEMS TO NOTE

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4209. To NOTE progress of South Gloucestershire Highways review re speeding in Westerleigh (from Shorthill Road to the Nibley Lane junction)

No Update.

4210. To NOTE progress with E&L projects

Nothing to update.

4211. Correspondence/Communication with Westerleigh & Coalpit Heath Parish Council:

From South Gloucestershire Council:

NOTED.

-Next Your Voice Meeting: Thornbury & Severn Vale -

Monday 19th January, 18:30 – 20:30, at Thornbury Leisure Centre

-Next Your Voice Meeting: Yate & Cotswold Edge -

Monday 26th January, 18:30 – 20:30, at Yate Academy, Sundridge Park

- Overnight (8.00pm – 6.00am) resurfacing works on **A432 Badminton Road** between Ruffet Road and Cuckoo Lane. In connection with A432 active travel project. Week commencing 8 December 2025 for 2 weeks

- PT.8547 Ram Hill, Coalpit Heath Temporary Road Closure: length of Ram Hill which extends from its junction with Serridge Lane in a southerly direction for a distance of 30 metres. This order is required in connection with duct and blockage clearance works.

5th January 2026 for 5 days

-Closure Footpath and Cycle Path Oakleigh Green Farm Lane to Westerleigh Road (for its entire length) and Footpath and Cycle Path Coxgrove Hill to Oakleigh Green Farm Lane (for its entire length) – From 12th Jan 2026 for ONE month.

Alternative route: Coxgrove Hill, Henfield Road, Ram Hill, Broad Lane, Dodmore Crossing and vice versa.

Other received items

-Invitation to Cllrs: Westerleigh Village Hall official opening of the changing rooms and kitchen, Tues 6th January 2026, 7.30pm

4212. To NOTE items considered urgent by the Chairman

None.

4213. To CONSIDER any exempt items:

Due to the nature of the business under consideration, a resolution to exclude the press and public may be required under the Public Bodies (Admission to Meetings) Act 1960 and the LGA 1972, s100.

(i) To receive legal advice and take a DECISION on any required actions.

Advice not received in time for the meeting. Deferred to January meeting.

(ii) To APPROVE RFO staffing recommendation and staff appraisal recommendations from the staffing sub committee

RESOLVED: To exclude the press and public under the Public Bodies (Admission to Meetings) Act 1960 and the LGA 1972, s100, on the grounds of the confidential nature of the following business to be transacted.

RESOLVED: (i) To permanently appoint the Clerk as Clerk & RFO (combined role) following the six-month probationary period as RFO. (ii) To APPROVE Clerk salary increase from NJC SCP 27 to SCP 28 following annual appraisal, effective from 1st January 2026.

4214. Dates of future Parish Council meetings

2026

Jan 12th Full Council meeting

7pm Westerleigh Village Hall

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(To include presentation from Yate Spur Cycle Path Team and Bristol Energy Network re Leigh Farm community wind turbines)

Feb 9th Full Council meeting

7pm Manor Hall, Newman Room

(Full list at www.westerleighcoalpitheathparishcouncil.gov.uk/meeting-dates)

The meeting was closed at 9pm.

Appendix 1 - Planning decisions since 22nd October 2025

Description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision	Decision Date
i) P25/02081/RVC Variation of condition 8 (approved plans) attached to planning permission P24/02516/F to re-position various windows and doors to accommodate changes to ground floor layout - Erection of extension and formation of first floor living accommodation with other associated works to facilitate change o... Land And Building East Of Ram Hill Coalpit Heath South Gloucestershire BS36 2UF	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	05/09/2025	Approve with conditions	11/11/2025
ii) P24/02956/F Demolition of existing annex and erection of a 1no dwelling and detached garage (Use Class C3) with associated works. The Willows 95 North Road Yate South Gloucestershire BS37 7PR	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. However, it expressed concerns about potential flooding of the site and the arrangements for foul water drainage, which do not appear to be fully addressed in the application.	05/01/2025	Approve with conditions	19/11/2025
iii) P25/01696/HH Erection of replacement outbuilding incidental to main dwelling. The Retreat 216 Badminton Road Coalpit Heath South Gloucestershire BS36 2QB	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.	28/07/2025	Approve with conditions	20/11/2025
iv) P25/02455/CLE Continued use as garden centre (Class E) and residential dwelling (Class C3). Lanbury 70 Henfield Road Coalpit Heath South Gloucestershire BS36 2UZ	Westerleigh & Coalpit Heath Parish Council makes no comment on this application.	03/11/2025	Refuse Certificate of lawfulness	27/11/2025
v) P25/02325/HH Erection of two storey rear extension to provide additional living accommodation. 19A Park Lane Winterbourne South Gloucestershire BS36 1AT	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. However, it queries whether the increase in volume based on the original dwelling, is within acceptable limits.	07/10/2025	Approve with conditions	28/11/2025
vi) P25/02053/HH Erection of an aluminium frame greenhouse and wooden shed. The Forge Mays Hill Frampton Cotterell South Gloucestershire BS36 2NS	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.	15/10/2025	Approve with conditions	28/11/2025

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Appendix 2 - NOVEMBER 2025 payments list

Date	Description	Supplier	Net	VAT	Total
01/11/2025	Storage unit rental fee	PE King (Bristol) Ltd	£ 73.33	£ 14.67	£ 88.00
01/11/2025	Monthly Expenses		£ 98.93	£ -	£ 98.93
04/11/2025	Grant - Westerleigh Village Hall Kitchen Refurb project	Westerleigh Village Hall	£ 9,953.00	£ -	£ 9,953.00
04/11/2025	Holiday activity days	Swift Sports Coaching	£ 800.00	£ 160.00	£ 960.00
04/11/2025	Loo hire	Andyloos	£ 174.80	£ 34.96	£ 209.76
04/11/2025	WPF cricket shed project	Hanson Buildings	£ 75.00	£ 15.00	£ 90.00
10/11/2025	Room hire	Manor Hall	£ 18.00	£ -	£ 18.00
10/11/2025	Grant – Blister Pack Recycling	Frampton Cotterell Parish Council	£ 691.20	£ -	£ 691.20
10/11/2025	Grass cutting	CPS Grounds Ltd	£ 957.31	£ 191.46	£ 1,148.77
17/11/2025	Localism charges	South Glos Council	£ 1,779.72	£ 355.95	£ 2,135.67
17/11/2025	Aerator at Bitterwell Lake	Octopus Energy Limited	£ 12.48	£ 0.62	£ 13.10
17/11/2025	Localism charges	South Glos Council	£ 506.73	£ 101.35	£ 608.08
17/11/2025	Tree work at Ivory Wood	Woodstock Tree Services	£ 525.00	£ 105.00	£ 630.00
20/11/2025	Council mobile phone	H3G (Three)	£ 2.50	£ 0.50	£ 3.00
20/11/2025	Grant Smile & Shine WVH rental	Westerleigh Village Hall	£ 504.00	£ -	£ 504.00
20/11/2025	Bitterwell chalet extractor fan	Active Electrical	£ 123.00	£ 24.60	£ 147.60
24/11/2025	Grant - Westerleigh Village Hall Kitchen Refurb project	Westerleigh Village Hall	£ 248.10	£ -	£ 248.10
25/11/2025	PAYE	HMRC	£ 669.97	£ -	£ 669.97
25/11/2025	Monthly Pension payment	Avon Pension Fund	£ 283.57	£ -	£ 283.57
25/11/2025	Salary				
27/11/2025	Grant Smile & Shine WVH rental	Coalpit Heath cricket Club	£ 72.00	£ -	£ 72.00
27/11/2025	Gas checks & boiler service at The Chalet	Pass & Totterdell Ltd	£ 110.00	£ 22.00	£ 132.00
28/11/2025	Bank charges	Natwest	£ 8.05	£ -	£ 8.05
TOTAL			£ 19,569.31	£ 1,026.11	£ 20,595.42

Appendix 3 – Response submitted to planning application [P25/02534/O](#)

Phased development for the erection up to 450no. dwellings, land for ancillary primary school uses including play provision and drop off parking, local centre / community hub, mobility hub, public open space and play space, active travel links, and associated vehicular access, infrastructure. Land East of Coalpit Heath

Westerleigh & Coalpit Heath Parish Council **STRONGLY OBJECTS** to the application on a number of grounds.

The three principal objections are as follows.

1. The site is not identified in the draft Local Plan for South Gloucestershire, which has been subject to extensive and rigorous consultation and is supported by this Parish Council.
2. Inappropriate development in the Green Belt. The site cannot be reclassified from Green Belt to Grey Belt because it makes a significant contribution to one of the three qualifying purposes of the Green Belt identified in the National Planning Policy Framework - (b) to prevent neighbouring towns merging into one another.

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3. There are errors and omissions in the Coalmining Investigation Report submitted as part of the application. According to an independent researcher consulted by the Parish Council, there are a number of material errors and omissions in the Coalmining Investigation Report. Some of these significantly understate the size and extent of what is described as the 'Zone of Potential Instability' (ZPI) in the report. The researcher concludes that the ZPI is likely to be larger and continue further eastwards than identified in the report.

Points 2 and 3 are expanded upon below, followed by a summary of additional factors which render the site unsuitable for development.

Inappropriate development in the Green Belt

The proposed development site is on Green Belt land that plays a key role in preventing Winterbourne/ Frampton Cotterell/ Coalpit Heath from merging with the nearby town of Yate AND, fundamental to the Green Belt's purpose, preventing Bristol from merging with Yate.

The WECA Green Belt Assessment (referenced in the Landscape, Visual and Green Belt Impact Assessment submitted with the application) notes that the parcel of Green Belt between Coalpit Heath and Yate (parcel 28), which includes this site, is narrow.

'The physically narrowest part of the gap between Coalpit Heath and Yate ...is the triangle of land between the A432 and the railway line and these connecting transport routes also reduce perceived settlement separation. Any land east of Frampton End can be considered to play a significant role in terms of preserving the settlement gap.'

Most of the proposed development site is east of Frampton End, i.e. on land that contributes significantly to Green Belt purpose b (prevent neighbouring towns merging into one another)

The stage 2 Green Belt report (prepared for the Local Plan evidence base) records the gap between Yate and Coalpit Heath across the site as 2.32km, with the proposed development of the site reducing this to 1.6km – a reduction of 30% in separation between settlements.

The WECA report goes on to state:

'To the east of Coalpit Heath a ridge of higher ground forms a strong visual edge, beyond which land has a strong distinction from the settlement. Any release of land beyond this feature would also have a more significant impact on the contribution of adjacent Green Belt land and on the strength of separation from Yate.'

The proposed development introduces built form beyond this important eastern ridge.

The Landscape, Visual and Green Belt Impact Assessment acknowledges this and argues *'the western half of the Site is contained by a ridge only beyond which does the land have a strong distinction from the settlement. Development to the west of this ridge would have a less significant impact on the separation from Yate.'*

However, the Parish Council has significant concerns about the potential to develop the land to the west of ridge due to its coalmining history (discussed under the heading of coalmining below). Should further necessary investigations confirm this, development will need to be pushed further east beyond the ridge, further undermining the Green Belt.

The Parish Council disagrees with the conclusion reached in the Landscape, Visual and Green Belt Impact Assessment that the site should be classified as Grey Belt.

Furthermore, there is no natural boundary at the north-eastern/ eastern edge of the development site that will adequately replace the current Green Belt boundary formed by Roundways. With no clear

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boundary, the purpose of the remaining 1.6km strip of Green Belt between Coalpit Heath and Yate - preventing neighbouring towns merging into one another - is also undermined.

Coalmining history on the site

The Parish Council has consulted Steve Grudgings, Independent Researcher and Coal Mining Historian. He has concluded the following.

The Coalmining Investigation Report will have utilised the records of the British Geological Society (BGS) and the Mining Remediation Authority (MRA). Both sources provide excellent quality data, but the records do not contain comprehensive information on mining activities before 1800. Information on the location, extent and form of early coal workings is often available but its collation and interpretation requires the attention of researchers and historians familiar with the subject and the area.

Workings in the Westerleigh Coalfield as early as 1329 have been identified at sites understood to be less than 200 metres from the boundary of the proposed Roundways development. By 1690 the local coal industry was extensive and well organised with workings reaching depths of 30 metres. Information on the above is available and accessible, however wider consultation was not undertaken to inform the original report. There are therefore, a number of material errors and omissions. These omissions fall into three main areas, consideration of which suggests the Zone of Potential Instability (described in the Coalmining Investigation Report) is larger and continues further eastwards, increasing the extent of the remediation already proposed.

- (i) The report does not recognise the existence of an additional coal seam at a shallower level than those listed and for which there is historical evidence of extraction. Factoring this into determination of the ZPI is likely to result in its boundary moving eastwards by a significant amount i.e. reducing the area of land suitable for construction of dwellings.
- (ii) Research strongly indicates the prevalence of “pillar and stall” methods for coal extraction from early periods and shallow depths. The report refers to the historic prevalence of “bell pits”, a methodology for which definitive data of application in coal mining is conjectural. Recognition of this in the report is likely to result in significantly higher levels of remediation and groundwork than is currently suggested, increasing construction costs and reducing the amount of land suitable for construction of dwellings.
- (iii) The report recognises (from information provided by Bristol Coal Mining Archives) the potential existence of historic sub surface drainage levels in the ZPI and adjacent areas. Their existence is also suggested by other sources, but their depth below the surface is likely to be substantially less than that recorded. These drainage levels are likely to have been accessed by shafts sunk at intervals which cannot be easily differentiated from mine shafts. In addition to the risks posed by these drainage levels to construction at surface, any attempted remediation of such shafts risks interference with sub surface drainage, raising the prospect of surface flooding in an area not well served by watercourses.

The Parish Council concludes that further detailed analysis of available records and consultation with local researchers is urgently required, plus follow-up on site analysis of the identified mine workings if indicated. An in depth analysis of all historical mine workings on the site and their implications for any proposed development is at this point lacking. These analyses must be made available to South Gloucestershire Council to properly inform consideration of the application.

The following additional factors render the site unsuitable for development.

Landscape and visual amenity

The open view east from Roundways, with no built form east of the road, is a vitally important part of the village landscape. The land slopes eastwards up to a ridge of higher ground, which forms a strong and distinctive visual edge. The planned development will ‘fill in’ part of the area immediately to the east of Roundways, the existing openness will be completely lost and the distinctive visual edge will be obscured.

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Access to the site and school drop off zone for the Manor Primary School

The single vehicular access point to the site is immediately opposite the Manor Primary School. The proposals include 30 spaces for school drop off on the site. Furthermore section 5.3.4 of the Transport Assessment proposes parking restrictions, in addition to those existing, between the A432/ Roundways/ Beesmoor Road crossroads and the site entrance during school drop-off and pick-up times. In reality this arrangement is unworkable and considerable congestion must be expected around the site entrance at these times. Adding extra traffic to/ from the development at these peak times will make it unacceptably dangerous for children just to get to and from the school site.

There are already informal off-road parking arrangements for school pick-up and drop-off at the Manor School involving the St Saviours church car park. Parents and carers do not use them. Part-time restrictions will not prevent people from parking where they have always parked for drop-off and pick-up.

Likely unacceptable impact on traffic/ local highways

The Highways Impact Assessment prepared for developers is based upon traffic surveys undertaken in 2018, with traffic flows from the Blackberry Park development added to calculate a baseline for 2025. The Parish Council is concerned that the calculated baseline does not reflect local circumstances and hence the real level of local traffic. In particular, significant housing development in nearby Yate has taken place since 2018.

Reliable traffic survey data is unobtainable whilst the A432 bridge remains closed, and once it reopens disruption caused by implementation of the A432 Active Travel project will further distort true traffic levels.

It seems likely that the traffic figures for 2030 extrapolated from the calculated 2025 baseline, are an underestimate and that the proposed development will place unacceptable additional pressure on local junctions. With increased congestion drivers will make greater use of rat runs, increasing traffic along St Annes Drive, Station Road and Henfield Road.

Surface water flooding adjacent to the development site

Local residents have reported to the Parish Council that neighbouring roads/ properties already experience surface water flooding related to run-off from the site. Residents of Roundways report that flooding occurred at the Rose Oak Lane end of the road in 2024. Water run-off from the site regularly affects access to Roundways. A resident of St Annes Drive reported that the back gardens of properties adjacent to the site regularly experience flooding, requiring pumping out. Development of the site is likely to result in additional run-off and worse surface water flooding.

Low water pressure to neighbouring properties

Residents of Roundways and other neighbouring roads have reported to the Parish Council that the mains water pressure to their properties is extremely low (just above acceptable limits), as confirmed by plumbers carrying out work in their homes. They have also been warned that the existing infrastructure is very vulnerable to further development. Residents who live nearby are concerned that their water pressure will drop below permitted levels if the site is developed. This is an important concern which requires further investigation.

Access to essential services i.e. GP, dentists, schools Anecdotal evidence suggests there is no local capacity with GPs and NHS dentists. Local primary schools are at capacity. There is no clarity about whether provision for land allocation and a contribution to the Manor Primary School in the outline application will actually deliver the required increased capacity at the school (i.e. from single to two FE).

Impact on local heritage assets

Two listed buildings neighbouring the site are not considered in the Heritage Statement forming part of the application. The Grade II Listed Manor Hall and Ring O' Bells pub, both on Roundways, are within 150m (as the crow flies) of the only access point to the development.

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Appendix 4 – Approved budget 2026-2027

	Previous Year 2024_2025		Current year 2025_2026		Next year 2026_2027	
	Budget 24_25	Actual 24_25	Budget 25_26	Forecast 25_26	Budget 26_27	Budget setting notes
INCOME						
General Parish income						
PRECEPT	£ 97,970.00	£ 97,970.00	£ 101,220.00	£ 101,220.00	£ 102,358.83	1.2% increase PRECEPT REQUEST MUST BE WHOLE POUNDS SO ROUND UP TO £102,359.00
Bitterwell Chalet Rental	£ 9,288.00	£ 10,147.00	£ 9,492.00	£ 9,612.00	£ 9,852.00	From 1.12.2025 rental is £821 pm. Increase from 01.12.2026 unknown so use £821.
Fishing Rights	£ 5,520.00	£ 5,520.00	£ 5,640.00	£ 5,640.00	£ 5,820.00	3.2% increase on 1.4.2025 to £485/£5820
Bank interest	£ 2,000.00	£ 4,690.68	£ 1,700.00	£ 4,853.22	£ 3,500.00	Predominantly Unity & Redwood (not expected to reduce balances this year); interest rates falling
Hire of field by football teams	£ 120.00	£ 90.00	£ -	£ -	£ -	No paying use of field currently.
Memorial benches	£ -	£ 1,700.00	£ -	£ -	£ -	
Other income	£ -	£ 123.28	£ -	£ -	£ -	
SUB-TOTAL	£ 114,898.00	£ 120,240.96	£ 118,052.00	£ 121,325.22	£ 121,530.83	
Grant income						
CIL/\$106	£ 64,872.73	£ 64,872.73	£ 23,961.12	£ 23,961.12	£ -	NONE expected
Says Court Farm Solar Benefit	£ 19,800.00	£ 19,800.00	£ 19,800.00	£ 19,800.00	£ 19,800.00	The Says Court benefit contract runs 2014-2038. This will be year 12 of 25. Income goes into EMR.
SUB-TOTAL	£ 84,672.73	£ 84,672.73	£ 43,761.12	£ 43,761.12	£ 19,800.00	
INCOME BUDGET TOTAL	£ 199,570.73	£ 204,913.69	£ 161,813.12	£ 165,086.34	£ 141,330.83	
EXPENDITURE BUDGET	Previous Year 2024_2025		Current year 2025_2026		Next year 2026_2027	
FINANCE & ADMIN	Budget	Actual	Budget	Forecast	Budget 26_27	Budget setting notes
Bank charges	£ 180.00	£ 105.35	£ 150.00	£ 216.00	£ 132.00	Changing current a/c provider to Unity Trust £6 pm + transaction fees. Est cost up to £11pm.
PWLB Loan repayments Loan 1	£ 1,948.74	£ 1,948.74	£ 1,948.74	£ 1,948.74	£ 1,948.74	Split July & January
PWLB Loan repayments Loan 2	£ 3,914.56	£ 3,914.56	£ 3,914.56	£ 3,914.56	£ 3,914.56	Split April & October
Staff costs (Salary/HMRC/Pension)	£ 47,000.00	£ 41,590.51	£ 46,000.00	£ 39,298.91	£ 39,000.00	As line 4 AGAR Salary/HMRC/Pension only; Includes 1.4.26 estimated increase 3.5% plus one increment; Est NI £3849.24; Pension £1777.17 Salaries £30665.54. Plus contingency if pension surplus decreases. ASSUMES ONE STAFF MEMBER
Office expenses	£ 1,700.00	£ 1,500.00	£ 1,500.00	£ 937.55	£ 1,050.00	Includes council mobile £48/storage £78 pm/postage/antivirus £30/stationery/ NO monthly printer cost for 26/27 ASSUMES ONE STAFF MEMBER
Clerk & RFO expenses	£ 2,300.00	£ 1,821.07	£ 2,300.00	£ 1,554.00	£ 1,500.00	Includes mileage/ home office allowance/internet allowance ASSUMES ONE STAFF MEMBER
Councillor costs (expenses/training)	£ 320.00	£ 210.00	£ 400.00	£ 513.00	£ 400.00	Data Protection and FOI training required once per council. Inc essential cllr, DP, FOI for up to 3 new cllrs + general training budget
Chairmans Allowance	£ -	£ -	£ -	£ -	£ -	
Clerk/RFO/assistant training	£ 200.00	£ 159.00	£ 750.00	£ 220.00	£ 300.00	ASSUMES ONE STAFF MEMBER
Subscriptions/publications/tickets	£ 1,600.00	£ 1,694.74	£ 1,700.00	£ 1,704.00	£ 1,900.00	ALCA/NALC £929.65 confirmed/SLCC £240/CPRE £60 /SCRIBE £641.26
Room Hire	£ 300.00	£ 291.25	£ 300.00	£ 225.00	£ 300.00	£225 for Council/ Committee meetings, £75 contingency for other meetings
Insurance	£ 2,000.00	£ 1,843.78	£ 2,100.00	£ 1,559.39	£ 2,500.00	May 25 is year 5 of 5. Unknown cost, new insurance contract required.
Advertising & Communications/Public engagement	£ 500.00	£ 525.00	£ 500.00	£ -	£ 500.00	FVV double page
Office equipment	£ 300.00	£ -	£ 300.00		£ 150.00	Scanner/ better printer
Audit fees	£ 1,000.00	£ 1,130.00	£ 1,300.00	£ 1,130.00	£ 1,136.50	24/25 BDO £630 - budget 5% increase, New IA for 25/26 min £475
GDPR	£ 200.00	£ -	£ 200.00		£ -	Assertion 10 requirements covered in other budget lines. For specialist consultancy use General Reserve.
Legal fees/consultancy	£ 500.00	£ -	£ 500.00	£ 500.00	£ 3,000.00	*One off cost 26/27 for Land Registry work to register 2 x halls and KT
Elections	£ 1,500.00	£ -	£ 1,500.00	£ -	£ 1,500.00	Costs - Uncontested £350; £1500 per year until 2027 election; goes direct to EMR
Manor Hall	£ 10,000.00	£ 9,538.93	£ 10,000.00	£ 10,000.00	£ 10,000.00	CIO estimate planned spend of £15,000 for repairs to fabric of building PLUS contingency of £5,000 for emergency repairs. Agreement to contribute since CIO formed. Contribution above £10,000 at agreement of WCHPC subject to funds. Underspend goes to EMR for larger MH repairs. [Planned works: patching & re-painting Jubilee barge end overlooking field est £3,000, repainting metal window frames and renovating stonework around them est £6,000 (including a scaffolding tower for high sections), repairs to boundary walls (using lime plaster, specialist needed) est £1000, add extra vents to RBA to prevent damp & re-decorate with specialist breathable paint est £3,000, maintenance of all wooden floors including RBA est £2,000.

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Website design & host & emails	£ 250.00	£ -	£ 250.00	£ 171.97	£ 1,000.00	Cloudnext .gov domain, .org domain INC emails £106 Need to change provider! Unknown cost, new website required. E.g. Mid price supplier set up cost £699, then ongoing cost £500 p.a.
Technology requirements (MS365 x 2 accounts)	£ 700.00	£ 601.01	£ 700.00	£ 461.96	£ 500.00	MS365 £38.50 pm
Remembrance Day wreaths	£ 50.00	£ 39.98	£ 50.00	£ 39.98	£ 50.00	x2 wreaths, allow for small cost increase
FINANCE & ADMIN TOTAL	£ 76,463.30	£ 66,913.92	£ 76,363.30	£ 64,395.06	£ 70,781.80	

ENVIRONMENT & LEISURE	Previous Year 2024_2025		Current year 2025_2026		Next year		Budget setting notes
	Budget 24_25	Actual 24_25	Budget 25_26	Forecast 25_26	Budget 26-27		
Westerleigh Playing Field Inspections	£ 1,500.00	£ 1,413.00	£ 1,500.00	£ 1,400.00	£ 1,545.00		Add 3%
Westerleigh Playing Field repairs/maintenance	£ 1,000.00	£ 718.00	£ 1,000.00	£ 1,000.00	£ 1,500.00		Includes play equipment, inc £224 goalmouth reseed. Does NOT include football pitch maintenance (25/26 £350 vertidrain from GPOC) OR cricket pitch maintenance (25/26 £1088.90 from GPOC)
Newman Field play inspections	£ 1,500.00	£ 1,413.00	£ 1,500.00	£ 1,755.00	£ 1,840.00		Weekly & annual inspections - add 3%. Inc zip wire inspection in this line £400 26/27.
Newman Field play repairs/maintenance	£ 3,000.00	£ 920.00	£ 1,500.00	£ 1,400.00	£ 1,500.00		Includes play equipment
Dog & Litter Bins - emptying/repair	£ 7,500.00	£ 5,971.38	£ 7,000.00	£ 6,984.24	£ 7,672.78		Est SGC contract (+ 2 bins added from May 2025 £470)
Bus shelter inspections/repairs/maintenance	£ 810.00	£ 870.00	£ 960.00	£ 860.00	£ 988.80		Add 3%
Public seats inspections/repairs/maintenance			£ 500.00	£ -			
Pansy Vale works		£ 72.95	£ 500.00	£ 250.00			Ivy clearing planned annually
The Pound works	£ 1,000.00	£ 75.00	£ 500.00	£ -	£ 1,500.00		
Mayshill works			£ 500.00	£ -			
Ivory Wood works			£ 500.00	£ -			Usually covered by treeworks
Cenotaph repairs/maintenance	£ 500.00	£ -	£ 500.00	£ -	£ 500.00		War memorial restoration EMR has £500, cost of cleaning up to £2500 - see reserves.
Grass cutting: Parish contract & SGC contract	£ 13,500.00	£ 13,234.88	£ 13,600.00	£ 13,514.64	£ 15,200.00		Est SGC £2,200; CPS increased 10.9% from 24_25 to 11,487.72 . CPS contract ends retender for 2026_27 unknown. Assume 11% increase on 25_26 so £13,000
Tree works (Ash Die-back/other felling/replanting)	£ 1,000.00	£ 3,155.00	£ 1,000.00	£ 975.00	£ 2,000.00		Any underspend added to EMR (£870.92)
Bitterwell accessible toilet	£ 2,200.00	£ 2,194.20	£ 2,400.00	£ 2,522.40	£ 2,613.75		Extra unit 01/05/26 - 31/08/2026 est £29pw+ delivery £540, Accessible unit est £39.50pw £2,073.75
Bitterwell aerator electricity & repairs	£ 1,500.00	£ 440.18	£ 600.00	£ 574.09	£ 1,000.00		Mainly electricity (Octopus)
Bitterwell Lake repairs	£ -	£ -	£ 4,000.00	£ 3,569.60	£ 4,000.00		Includes pest control contract £800. ALSO From benefit funds.
Bitterwell Lake CHALET	£ 19,912.20	£ 18,208.53	£ 3,628.70	£ 3,748.70	£ 3,988.70		Chalet rental minus loan repayments - surplus at eoy goes to EMR; depends on rental above;
NEW LINE - Frampton Cotterell Youth Service					£ 4,900.00		Recommendation to 'mainstream' having previously been funded from CIL (£4667 2025/26), predicted min. increase to £4887
ENVIRONMENT & LEISURE BUDGET TOTAL	£ 54,922.20	£ 48,686.12	£ 41,688.70	£ 38,553.67	£ 50,749.03		

TOTAL OPERATIONAL EXPENDITURE BUDGET	£ 131,385.50	£ 115,600.04	£ 118,052.00	£ 102,948.73	£ 121,530.83	
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£ 18,376.49

No flexibility
Some flexibility
Flexibility/ Cllr input required

PRECEPT CALCULATIONS	2025-2026	2026-2027
Income non-precept (operational)	£ 16,832.00	£ 19,172.00
Expenditure (operational)	£ 118,052.00	£ 121,530.83
Shortfall (Expenditure-income)	£ 101,220.00	£ 102,358.83
Shortfall to be met from reserves	£ -	£ -
Precept required	£ 101,220.00	£ 102,358.83

Council Tax Base (Band D equivalent properties)	1648	1654	Indicative CTB only (TBC early Dec 2025)
Band D Equivalent Precept charge	£ 61.42	£ 61.89	