

MINUTES OF FULL PARISH COUNCIL MEETING
Monday 9th February 2026 at 7.00pm, Manor Hall (Newman Room)



MINUTES OF WESTERLEIGH & COALPIT HEATH FULL PARISH COUNCIL MEETING
Monday 9th February 2026 at 7.00pm, Manor Hall (Newman Room)

Present: Cllr R McCullough (Chair), Cllr C Goddard, Cllr G Williams, Cllr K Kelliher, Cllr D Margetts
Clerk: R Davis
9 members of the public (not for whole meeting).
1 presenter

4252. To NOTE apologies for absence

Cllr J Lean (also ward cllr) – attending South Gloucestershire Council meeting
Cllr T Clark (also ward cllr) – attending South Gloucestershire Council meeting
Ward Cllr Marilyn Palmer

4253. 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 R McCullough declared a non-registerable interest in the pre-planning application consultation for 900 dwellings on Land at Frog Lane – close relationship with affected local landowner, requiring him to leave the room for the item (min 4257c iv).

Cllr G Williams declared an interest in the proposal for a weekly Citizens Advice drop-in session – trustee. He did not take part in the discussion and subsequent vote (min 4267).

4254. To APPROVE Minutes of Extra Parish Council meeting held on 20th January 2026

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

4255. To RECEIVE reports from South Gloucestershire Councillors on matters relating to the Parish
Westerleigh & Coalpit Heath Parish Council – District Councillors' Report
Monday 9th February 2026

New Hygiene and Nappy Waste Collection Service to be Introduced

From May 2026 South Gloucestershire Council will be offering a new, free fortnightly collection for adult hygiene waste and children's disposable nappies. This is to help residents manage their waste when we move to three-weekly black bin collections.

The new service can be used for disposable nappies and incontinence products including stoma and colostomy bags. It is not suitable for menstrual products. South Gloucestershire Council will continue to offer separate collections for infectious or potentially infectious clinical waste.

Residents will need to register to receive the new service. Once approved, the council will send you a fortnightly collection calendar and a pack of special hygiene and nappy collection sacks to use. You will also be able to check your collection dates via our app and website.

To express your interest in the new service, [complete the online form](#). For further information about our recycling and waste services visit www.southglos.gov.uk/waste-and-recycling

New Recycling Bags Roll Out

South Gloucestershire Council will begin introducing new recycling bags from mid-February to help residents adapt to three-weekly black bin collections.

Two types of recycling bag will be provided to all households in South Gloucestershire:

- A white reusable recycling bag for plastic, cans and foil

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- A pack of blue bags for soft plastics.

Plastic, cans and foil bags are being introduced to expand the capacity for these materials and make separating items easier for residents. The reusable bags chosen seal fully to help prevent litter, are weighted so they are less likely to blow away and are made of a durable material.

Soft plastics currently take up around 29% of the average black bin by volume, so moving these items to the weekly recycling means that most people should be able to accommodate three-weekly black bin collections.

Residents that were part of the soft plastic trial will receive their reusable recycling bags first. Other residents will start to receive both types of bags at the same time. All households should receive the new bags by May and can start using them straight away. There will also be a leaflet delivered with the bags with more information.

For more information about recycling in South Gloucestershire visit www.southglos.gov.uk/waste-and-recycling.

South Glos Council Proposes Balanced Budget for 2026/27

South Gloucestershire Council will be able to balance its budget for the next two years by continuing to make more efficiencies and using its reserves. Despite the financial difficulties facing the authority, there will also be continued investment in the council's priorities, but leaders were clear about the ongoing and significant pressures facing local government and the need for longer-term solutions to avoid further cuts to services.

The Full Council will consider and set its budget for 2026/27 at the meeting on Wednesday 11th February based upon the latest information from government and feedback provided by residents through the consultation last year.

Councils across the country continue to face rising demand for statutory services, with costs increasing faster than inflation, faster than government funding, and faster than it is reasonable or sustainable to raise council tax. Increasing numbers of children, families and older residents need care and support, while the cost of maintaining roads and other infrastructure continues to rise as materials become more expensive and extreme weather conditions place greater strain on ageing assets.

To balance the budget, the council is taking a responsible and planned approach, using its reserves alongside making further efficiencies, changing the way that some services are delivered, and longer-term financial planning.

Local people were invited to comment on the draft budget last autumn and many expressed frustrations that the burden of meeting increasing costs was being passed to householders through council tax. However, even where the latest Government grants to councils have increased, they have not addressed the underlying budget gap for most, including South Gloucestershire, and Westminster forecasts on council spending power assume that all local authorities will continue to raise council taxes by 4.99% each year.

Feedback from residents during the budget consultation has directly influenced proposals. Following strong support from residents, the council will continue to invest in occupational therapy and related support services that help older and disabled residents adapt their homes and live independently for as long as possible. Changes will focus on updating charges and delivery models, so these services remain sustainable in the long term, after many years in which costs have been kept artificially low.

Despite the difficult financial context, the draft budget includes targeted investment where it can make the greatest difference. The administration will continue to invest in South Gloucestershire as a place. The council has invested record levels in improving travel infrastructure, leading nationally in the delivery of homes for social rent, and continue to have excellent recycling rates thanks to the efforts of residents, supported by our new waste contract.

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The council has also opened three new children's homes in the district over the past year, improving outcomes for young people in care, while reducing reliance on expensive out-of-area placements. Continued investment is being made in schools, including expanding special school provision so more children can be educated closer to home.

South Gloucestershire Council Leader, Cllr Maggie Tyrrell, said: "I am pleased that we can present a balanced budget, thanks to the commitment and dedication of the public servants who work for the council who do so much for local people. I am also pleased that we will be able to make investments and prioritise spending according to our priorities and that will continue to help local people.

"To allow us to do this, we will use our reserves; we will need to increase council tax in the way government has assumed when they set the amounts they give us; and we will need to increase our fees and charges so that people using services that are not free are covering the cost of delivering them.

"There are positives in this budget, and we are able to make some of the investments we'd like to, including to support families to feed their children during the school holidays, for example, as well as using our powers in planning to increase the supply of affordable homes.

"In difficult times we have been able to demonstrate that we will invest where we can, to make local people's lives better. In the past year, for example, we have set up three new children's homes in the area, to give the young people in our care better support locally in ways that also save us money."

Planning

Planning application P25/01995/F, an application for the installation of an additional four static caravan pitches and erection of a brick day room on an existing gypsy and traveller sit on Henfield Road, has been referred to the Development Management Committee at South Gloucestershire Council for determination. The application will be determined at its next meeting on Thursday 5th March. Residents and Westerleigh & Coalpit Heath Parish Council each have a cumulative total of 5 minutes speaking time should they wish to address members of the committee to raise any planning concerns.

4256. 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)

A member of the public spoke regarding South Gloucestershire Council speed indicator devices only monitoring speeds one way on the 20mph section of Henfield Rd (between Ring O Bells pub and the viaduct). The Clerk reported she had received an email response to this query (from SGC) and would forward it to the speaker after the meeting.

One member of the public spoke regarding planning application P24/02941/O. They spoke at the time of the item (see min 4257 c ii).

Two members of the public spoke regarding the pre-planning application consultation for 900 dwellings on Land at Frog Lane. They spoke at the time of the item (see min 4257 c iv).

RESOLVED: To consider the proposal for a weekly Citizens Advice drop-in session at this point in the meeting (see min 4267).

4257. 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:

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- (i) [P26/00068/ADV](#) Replacement of paper and paste advertisement display board with 1no. internally illuminated digital advertisement display board. Land To North Of Stover Road Yate South Gloucestershire BS37 5JN

RESOLVED: Westerleigh & Coalpit Heath Parish Council has NO OBJECTION in principle to this application. However, it queries whether the illuminated sign will be visible from residential properties facing it on Badminton Rd. Will it negatively impact the visual amenity of these properties?

- (ii) [P24/02941/O](#) Erection of up to 95 no. dwellings, Café/Shop (Use Class E), creation of access, open space, infrastructure and associated works (Outline) with access to be determined, all other matters reserved. Land East Of Park Lane Frampton Cotterell South Gloucestershire [reconsultation]

Two members of the public spoke raising a range of objections to the plans including:

- The travel plan relies on out of date 2011 Census data.
- Recommended maximum walking distances to essential services are not met.
- Failed opportunity to enhance biodiversity onsite and connect to the adjacent Blackberry Brake habitat.
- Concern about the impact on flooding of open spaces on the adjacent Blackberry Park estate.
- The Blackberry Park management committee has not been made aware of proposals for access/ connection to the estate (cited in the application).
- Impact on footfall and use of public open space on the adjacent Blackberry Park estate (funded by a management charge on existing residents).
- Negative impact on character of Park Lane.

RESOLVED: Westerleigh & Coalpit Heath Parish Council now OBJECTS to this application on the grounds that important concerns it has raised in previous responses have not been adequately addressed. An additional concern re potential flooding impact has been identified.

A serious concern is that the current pedestrian access to the Badminton Road from the site, via the Parish footpath through the Blackberry Park estate and onwards along an inadequate bridle path (see attachment – appendix 2), will not be upgraded. This is despite the Parish Council raising this point in its previous comments. The submission acknowledges that future residents must walk to bus stops on the Badminton Road to access local bus services. A safe pedestrian route to the Badminton Road is essential to facilitate access to public transport and active travel infrastructure, to avoid unnecessary private car journeys from the new site. The planned connecting route from the new site to the existing path could be improved.

The long walking distances to shops, healthcare and other services from the site (higher than the recommended maximum) have been previously noted, adding to the case for the requested improvement above.

Related to this point, the applicants continue to reference 2011 census data in the travel plan for the development. This data is extremely out of date and therefore cannot accurately predict travel patterns and what requirements will actually be.

The previous request to make the Biodiversity Net gain target more aspirational and deliver BNG onsite has been ignored and still stands. There is a missed opportunity here to connect with the valuable adjacent habitat at Blackberry Brake.

The last Parish Council response referenced a concern re traffic levels and speeding along Park Lane, which will be exacerbated by the proposed development. Plans for traffic calming measures to address identified speeding along the whole of Park Lane are needed. The pinch point at the railway bridge, which is subject to flooding continues to be a concern. The updates to the latest application do not fully address these points.

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A further concern (newly raised here) is the potential negative impact of this development on existing flooding issues on the adjacent Blackberry Park open spaces/ natural areas. Also the potential impact on the Blackberry Park attenuation basins (upstream of the site). The impacts need to be properly evaluated and mitigated.

The Parish Council repeats its previous comments about housing mix (an issue for a Reserved Matters application) and community infrastructure.

- (iii) [P26/00171/PIP](#) Permission in principle for the erection of a minimum of 1no. dwelling and a maximum of 4no. dwellings. Land At 5 Badminton Road Winterbourne South Gloucestershire BS36 1AL

RESOLVED: Westerleigh & Coalpit Heath Parish Council OBJECTS to this application on the grounds that it is inappropriate development in the Green Belt. Furthermore, the site is out of the established line of existing properties and encroaching towards the Frome Valley.

Having declared an interest in the next item, Cllr McCullough left the meeting, taking no part in the discussion nor subsequent vote. As the Vice Chair was absent, cllrs selected a chair for this item.

RESOLVED: Cllr Williams to chair the following item.

- (iv) Pre-application consultation re erection of up to 900 residential dwellings, new vehicular access from Badminton Road, a primary school, local centre with community facilities, public open space, habitat enhancement and associated infrastructure. Land At Frog Lane Coalpit Heath South Gloucestershire BS36 2NW
Public consultation 9th – 27th February 2026 www.landatfroglane.co.uk. Public exhibition on behalf of developers Edward Ware Homes (EWH) *Thurs 12th February 2026, 4 – 7pm Small Hall at The Miners Coalpit Heath Village Hall.*

The Clerk explained that cllrs had been invited to a private stakeholder briefing before the public exhibition from 2 – 3pm. The following advice was provided to cllrs regarding attendance. Any councillor attending the briefing will be doing so as an individual and on an information-gathering basis only. Attendance does not imply any support for the proposals and does not bind the Parish Council in any way. Any councillor attending is not doing so as a delegation of the Parish Council. No views are being expressed on behalf of the Council at this stage. Cllrs went on to discuss and agree a response to the consultation.

Two members of the public spoke in opposition to the proposals making the following points:

- Developing this land means urban sprawl and very nearly joining Coalpit Heath to Yate.
- Loss of huge amounts of valued open space and a wildlife corridor.
- The scale is unsympathetic to a village setting.
- There is no commitment to provide additional infrastructure - roads, bus services, GP surgeries, shops. Existing infrastructure is expected to cope.
- Historical coalmining on the site, especially adjacent to Oakwood Gardens. Concerns that developing the site could impact adjacent properties e.g. subsidence.
- What will happen to the line of protected oak trees adjacent to Oakwood Gardens?
- A new access on to the Badminton Road will further increase traffic on this road.

RESOLVED: To submit the following response to the pre-application consultation. Westerleigh & Coalpit Heath Parish Council opposes the proposals for 900 additional homes and related infrastructure on Green Belt land at Frog Lane, in the strongest terms.

First and foremost, this site is on Green Belt land and development here is inappropriate. This particular parcel of the Green Belt performs a vital role in maintaining separation between the communities of Coalpit Heath/ Frampton Cotterell and the nearby town of Yate. Building here on

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such a massive scale would fundamentally alter the character of these Green Belt communities, almost merging them with Yate.

Secondly, this is a speculative proposal on a site not identified in the draft Local Plan for South Gloucestershire. There has been no wider consideration of the transport and other infrastructure required to facilitate this scale of development. Taken alongside the outline planning application for 450 houses submitted for the neighbouring site east of Roundways, Coalpit Heath could grow by 1350 houses, to more than double its current size. There is no planned strategic investment in the public transport network nor road infrastructure, to address the travel needs of existing and new residents. The existing road infrastructure is struggling and cannot accommodate the additional journeys this scale of development would generate.

Furthermore, coalmining on this site took place on a large scale and relatively recently in history. The site is likely to be unsafe for development.

Finally, the Council is deeply concerned by the proposal to connect this site with the adjacent site east of Roundways (for which a planning application has been submitted). This would allow potential residents of the east of Roundways site to enter and exit the Badminton Road via a new junction near Frog Lane. The logical counterpart to this is that potential residents of the Frog Lane site may also enter and access via Roundways. Instead of residents from 450 houses using this entirely unsuitable access next to a primary school, the new proposal would mean residents from 1350 houses using this access. This would be entirely unacceptable.

Cllr McCullough returned and chaired the remainder of the meeting.

FINANCE

4258. To APPROVE January 2026 payments made in accordance with FR 6.9

RESOLVED: To APPROVE all payments – attached as Appendix 3.

4259. To NOTE end of January 2026 Financial documents: Statements & Reconciliations, receipts
NOTED. Bank reconciliation signed by the Chair.

4260. To APPROVE FACE Frampton Cotterell Youth Service contribution for 2026/27 (in budget) -
£4,887

RESOLVED: To APPROVE FACE Frampton Cotterell Youth Service contribution for 2026/27
£4,887.

4261. To APPROVE Clerk SLCC annual 2026 membership (in budget) – £253

RESOLVED: To APPROVE 2026 SLCC Annual membership for the Clerk - £253.

4262. To APPROVE ALCA/NALC annual membership 2026/27 (in budget) - £929.65 est

RESOLVED: To APPROVE ALCA/NALC annual membership 2026/27, £929.65 est.

4263. To APPROVE Localism contract charges (bin emptying & grass cutting) for 2026/27 (in budget)
£8,709.72

RESOLVED: To APPROVE SGC Localism contract charges (bin emptying & grass cutting) for
2026/27, £8,709.72.

4264. To APPROVE quotation (from three) for one year grass cutting contract from spring 2026

RESOLVED: To APPROVE the quotation from CPS Grounds Ltd for £7,833.50. To APPROVE a
fixed price three-year contract (no API) to February 2029, subject to a satisfactory review at the
end of year one.

4265. To APPROVE quotation for replacement bin on Kendleshire Triangle (bin £333, installation £200)

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RESOLVED: To APPROVE quotation for replacement bin on Kendleshire Triangle (bin £333, installation £200). To be installed on the opposite side of the bus shelter to avoid new cycle path.
To APPROVE an additional £50 (minimum) for required underground services check. All from CIL.

4266. To APPROVE Swift Sports Holiday Activity proposal for 2026/27, 22 sessions at £450 per session - £9,900 (from Says Court Community Benefit fund - reserves)

Noted does not include a Christmas Party, charged at day rate +£75. A party needs to be approved separately, dependent upon a request from Swift Sports. The cost does not include any venue hire, which has previously been free of charge.

RESOLVED: To APPROVE Swift Sports Holiday Activity proposal for 2026/27, 22 sessions at £450 per session - £9,900. From Says Court Community Benefit fund.

4267. To take a DECISION on a proposal for a weekly Citizens Advice drop-in session to serve Coalpit Heath and Frampton Cotterell parishes (from Says Court Community Benefit fund or general reserve)

Having declared an interest, Cllr Williams took no part in the discussion and subsequent vote.

Cllrs are supportive of the one-year proposal based at the Bockeridge Centre, with 50% funded by Frampton Cotterell Parish Council – i.e. WCHPC contribution of £9,363. However, they wish to see some provision in Westerleigh e.g. monthly session at Westerleigh Village Hall, as village residents without access to a car cannot access the Bockeridge Centre

RESOLVED: Cllr Goddard to research demand in Westerleigh village, via the village WhatsApp group and feed back. Clerk to liaise with CAB re a revised proposal to be considered at the next meeting. This will also require approval from Frampton Cotterell Parish Council.

4268. To RECEIVE and take a DECISION on any other finance matters:

- (i) NOTE update to NJC mileage rates - to be applied from 1st February 2026.
NOTED.

Casual Users	451-999cc	1000-1199cc	1200-1450cc
Per mile first 8,500	46.9p	52.2p	65.0p
Per mile after 8,500	13.7p	14.4p	16.4p

- (ii) NOTE Hampshire Trust Bank Savings Account interest rate reduction from 3.81% AER gross to 3.61% AER gross variable (from 9th February 2026)
NOTED.

4269. To consider and APPROVE any Grant Applications including:

- (i) Crimestoppers awareness project - £200
RESOLVED: Clerk to invite a formal application from Crimestoppers.

ITEMS REQUIRING A RESOLUTION

4270. To discuss matters and take a DECISION on required actions arising from A432 Badminton Rd bridge closure

Cllr McCullough reported that the surface of Henfield Road has deteriorated significantly in recent weeks. Urgent repairs to potholes and the road surface have been carried out, after he reported issues to SGC and chased them.

RESOLVED: The Clerk to contact the A432 bridge closure email, to request that SGC StreetCare carry out daily checks of Henfield Road to address future issues with the road surface immediately (as they committed to do when the A432 bridge first closed).

4271. To note progress with the South Gloucestershire Council A432 active travel project and take a DECISION on any required actions

- (i) NOTE [public drop-in event](#) at the Manor Hall on **16th February**, between **3pm and 7pm**.

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This will be an opportunity to: provide an update on the current status of the project, explain the next phases of work, answer residents' questions. NOTED.

- (ii) Cllr McCullough reported that he met the project manager and Mark King (who has overall responsibility for active travel projects) onsite on 22/01/2026. They discussed the planned crossing near the viaduct that has been moved closer to the village in the confirmed plans (the only crossing out of 11 on the route that has been moved since the last consultation). Possible alternative locations with a lesser impact on neighbouring properties were discussed, but no suitable alternatives were identified.
- (iii) Cllr McCullough also reported he has been in communication with the project manager re options to provide on-street parking outside the Miners Social Club. For example, a short section of shared use path on both sides of the road to free up space for parking. He is awaiting a response.
- (iv) Noted there have been a large number of recent accidents at the Church Road/ Badminton Road junction. The white lines are very faded which may be a causal factor.

RESOLVED: Clerk to request SGC StreetCare refresh the white lines at this junction as soon as possible. **Post Meeting Note** – White lining work completed w/e 15th February.

4272. To RECEIVE an update on progress with project for a replacement storage shed at Westerleigh Playing Field and take any required DECISIONS

The consultation period for the planning application [P26/00017/E](#) has now ended. A decision is awaited.

4273. To RECEIVE information regarding opportunities for a 1st Aid awareness session for seniors and Tech for Seniors course in the parish and take any required DECISIONS

The Clerk reported an opportunity to arrange free sessions/ courses for local residents, provided by partner organisations and arranged via the Town and Parish Council Forum. The Council contribution is to provide a venue and help with advertising. There is demand for a First Aid for Seniors session in Westerleigh.

RESOLVED: Clerk to arrange a First Aid for Seniors session in Westerleigh (with Cllr Goddard) and other sessions/ courses dependent upon opportunity and demand. APPROVED related costs to be funded from unspent advertising budget, up to a maximum of £426 (unspent amount).

4274. To NOTE annual landlord inspection of Bitterwell Chalet (5th February 2026) and take a DECISION on any required actions

NOTED. Estimates to be sought for repainting ensuite bathroom ceiling, from chalet maintenance budget.

4275. To discuss any required CONSULTATIONS and COMMENT as necessary:

None.

ITEMS TO NOTE

4276. To NOTE progress of South Gloucestershire Highways review re speeding in Westerleigh (from Shorthill Road to the Nibley Lane junction)

No update.

4277. To NOTE progress with E&L projects

No parking on the grass signs. Now installed (Westerleigh: one on Pansy Vale, three on Westerleigh Triangle. Coalpit Heath: two on verge opposite Manor Hall.)

4278. Correspondence/Communication with Westerleigh & Coalpit Heath Parish Council: From South Gloucestershire Council:

-Request to promote **free SGC fortnightly hygiene and nappy waste collection service from May 2026**. Introduced to support residents as black bin collections move to a three-weekly schedule. Residents may register their contact details now, so they will be notified when applications officially open. [New hygiene and nappy waste collection service to be introduced – express an interest](#)

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UPDATE A432 Active Travel (CRSTS) project road closures project road closures

-PT.8618 temporary road closure

In connection with CRSTS active travel works.

1. **Beesmoor Road** - that length which extends from its junction with A432 Badminton Road in a north westerly direction for a distance of 45 metres

This road closure will be in place from 02/03/2026 – 21/06/2026 and will remain in place 24/7.

2. **Henfield Road (Roundways)** - that length which extends from its junction with A432 Badminton Road to its junction with Walnut Close

Henfield Road (Roundways) will not be closed for CRSTS works on the dates above. The works on Henfield Road will be managed using temporary traffic signals during these dates.

Other received items

-CVS South Gloucestershire have launched their new volunteering platform for South Gloucestershire. It is free to use and can help you find and advertise volunteering opportunities.

<https://volunteeringsouthgloucestershire.simplyconnect.uk/>

-South Glos LIFE local information directory reminder - [South Glos LIFE | Service Listings](#)

4279.To NOTE items considered urgent by the Chairman

Repairs to the bank behind the accessible platform have become urgent due to recent heavy rainfall leaving a large hole – health & safety issue due to serious trip hazard. NOTED CR Belcher (maintenance contractor) has estimated a cost up to £2,000 (including materials, mini digger hire and labour) to repair the hole and safeguard the bank from further erosion (approved by Clerk). From Bitterwell Lake maintenance budget. For comparison, the Lake Manager estimated the same cost to carry out the work, although the repair would take longer.

4280.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.

No members of the public were present at this point.

- (i) To receive legal advice re Bitterwell Lake licence and take a DECISION on any required actions. The Clerk will attend a free advice appointment with Tozers solicitors on 11th February to discuss this matter. An email summary will be circulated and a report will be tabled at the March meeting.

4281.Dates of future Parish Council meetings

March 9th Full Council meeting 7pm Henfield Hall

Finance & General Purposes Meeting

March 16th F&GP Committee Meeting 7pm Manor Hall, Newman Room

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

The meeting was closed at 9.00pm.

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Appendix 1 - Planning decisions since 13th January 2026

Description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision	Decision Date
(i) P25/02797/PNGR Prior notification of a change of use from Agricultural Buildings to 9no. residential units (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Kendleshire Farm Off Coalsack Lane Winterbourne South Gloucestershire BS36 1AN	Westerleigh & Coalpit Heath Parish Council OBJECTS to this application under permitted development and requests that a full planning application is submitted. A full planning application is required to properly assess the impact of the proposed development on the following heritage assets: Kendle's Barn (Grade II Listed) and the Old Dairy. The impact on the Green Belt also needs to be assessed. Clarifying comment submitted: Westerleigh & Coalpit Heath Parish Council OBJECTS to this application under permitted development on the grounds of likely harm to the heritage assets of Kendle's Barn (Grade II Listed) and the Old Dairy. The development appears to fall within the curtilage of Kendle's Barn.	10/12/2025	Refusal Prior Approval	23/01/2026
(ii) P25/02882/RVC Variation of condition 2 attached to planning permission P25/00447/F to make alterations to the approved plans - Demolition of existing body-repair workshop and erection of new body-repair workshop and storage area (Class B2) with associated works, including laying of hard surface area to form ad... Pearce Bros 10-14 Stover Road Yate South Gloucestershire BS37 5JN	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.	22/12/2025	Approve with conditions.	27/01/2026
(iii) P25/02722/HH Erection of single storey rear extension to form additional living accommodation. 107 Badminton Road Coalpit Heath South Gloucestershire BS36 2SY	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.	27/11/2025	Approve with conditions	29/01/2026
(iv) P25/02876/CLE Implementation of planning permission P22/03920/F. Says Court Farm Badminton Road Coalpit Heath South Gloucestershire BS36 2NY	No comment.	23/12/2025	Approve Certificate of Lawfulness	02/02/2026
(v) P25/02306/F Demolition of 3no barns, erection of 1no. self build Dwelling with associated works. Land At The Old Nursery The Hollows Coalpit Heath South Gloucestershire BS36 2UU	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application (previously developed land).	31/12/2025	Refusal	03/02/2026

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Appendix 2 – Existing footpath and bridle path to the Badminton Road from the Blackberry Park estate, requiring improvement (submitted with response to planning application [P24/02941/O](#))



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Appendix 3 – January 2026 payments list

Date	Description	Supplier	Net	VAT	Total
01/01/2026	Storage unit rental fee	PE King (Bristol) Ltd	£ 73.33	£ 14.67	£ 88.00
02/01/2026	PWLB loan repayment	PWLB lending facility	£ 974.37	£ -	£ 974.37
05/01/2026	Newman's Field - remove wooden stilts	C R Belcher Agricultural/Maintenance Services	£ 250.00	£ 50.00	£ 300.00
05/01/2026	Newman's Field - remove wooden stilts	C R Belcher Agricultural/Maintenance Services	£ 40.00	£ 8.00	£ 48.00
05/01/2026	Groundworks & Inspections	C R Belcher Agricultural/Maintenance Services	£ 195.00	£ 39.00	£ 234.00
05/01/2026	Groundworks & Inspections	C R Belcher Agricultural/Maintenance Services	£ 325.00	£ 65.00	£ 390.00
05/01/2026	Groundworks & Inspections	C R Belcher Agricultural/Maintenance Services	£ 325.00	£ 65.00	£ 390.00
05/01/2026	SLCC Membership	SLCC	£ 253.00	£ -	£ 253.00
05/01/2026	Scribe annual subscription	Starboard Systems (SCRIBE)	£ 458.04	£ 91.61	£ 549.65
05/01/2026	WPF cricket shed project	TerraQuest Solutions Ltd	£ 149.00	£ -	£ 149.00
05/01/2026	WPF cricket shed project	TerraQuest Solutions Ltd	£ 70.83	£ 14.17	£ 85.00
05/01/2026	Clerk training	SLCC	£ 38.50	£ 7.70	£ 46.20
05/01/2026	Loo hire	Andyloos	£ 174.80	£ 34.96	£ 209.76
06/01/2026	Monthly Expenses		£ 99.53	£ -	£ 99.53
06/01/2026	Tree works at Newman Field	Woodstock Tree Services	£ 150.00	£ 30.00	£ 180.00
12/01/2026	Room hire	Westerleigh Village Hall	£ 24.00	£ -	£ 24.00
12/01/2026	Grant Smile & Shine WVH rental	Westerleigh Village Hall	£ 396.00	£ -	£ 396.00
13/01/2026	Aerator at Bitterwell Lake	Octopus Energy Limited	£ 40.40	£ 2.02	£ 42.42
16/01/2026	Room hire	Wickwar Parish Council	£ 20.00	£ -	£ 20.00
19/01/2026	Grass cutting	CPS Grounds Ltd	£ 957.31	£ 191.46	£ 1,148.77
19/01/2026	Holiday activity days	Swift Sports Coaching	£ 475.00	£ 95.00	£ 570.00
20/01/2026	Council mobile phone	H3G (Three)	£ 2.50	£ 0.50	£ 3.00
23/01/2026	PAYE	HMRC	£ 699.49	£ -	£ 699.49
23/01/2026	Monthly Pension payment	Avon Pension Fund	£ 295.97	£ -	£ 295.97
23/01/2026	Salary				
30/01/2026	Bank charges	Natwest	£ 9.10	£ -	£ 9.10
		TOTAL	£ 8,413.04	£ 709.09	£ 9,122.13