

An ORDINARY MEETING of the PARISH COUNCIL will be held on **Monday 8th December at 7.00pm** at Westerleigh Village Hall and the following business will be transacted. All Councillors are summoned to attend.

Rachel Davis
3rd December 2025

Rachel Davis (Clerk to Westerleigh & Coalpit Heath Parish Council)

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety and Human Rights.

SUPPLEMENTARY AGENDA –WESTERLEIGH & COALPIT HEATH PARISH COUNCIL MEETING 8TH DECMEBER 2025

1. To NOTE apologies for absence
Cllr P King
2. 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
3. To APPROVE [Minutes](#) of Parish Council meeting held on 10th November 2025
4. To RECEIVE reports from South Gloucestershire Councillors on matters relating to the Parish
5. 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: Leigh Farm community wind turbines
6. **PLANNING**
 - a) To NOTE planning comments submitted since last meeting
None
 - b) To NOTE planning decisions made by South Gloucestershire Council since last meeting [\[report circulated\]](#)
 - c) To discuss and COMMENT on any necessary Planning Applications or other Planning Matters:
 - (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
 - (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
 - (iii) [P25/01995/F](#) 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]
 - (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]

- (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
- (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
- (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
- (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
- (ix) [P25/02722/HH](#) Erection of single storey rear extension to form additional living accommodation. 107 Badminton Road Coalpit Heath South Gloucestershire BS36 2SY

FINANCE

- 7. To APPROVE November 2025 payments made in accordance with FR 6.9 [\[report circulated\]](#)
- 8. To NOTE end of November 2025 Financial documents: Statements & [Reconciliations](#), receipts [\[reports circulated\]](#)
- 9. To NOTE submission of CIL report for 2023/2024 to South Gloucestershire Council [\[report circulated\]](#)
- 10. To APPROVE 2026/27 budget and make any required amendments [\[report circulated\]](#)
- 11. To APPROVE 2026/27 precept request to South Gloucestershire Council
- 12. 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
 - (ii) To APPROVE quote for legal work in relation to land registration (Westerleigh Village Hall, Henfield Hall, Kendleshire Triangle) [\[report circulated\]](#)
 - (iii) To APPROVE specification for grass cutting contract (from Spring 2026) [\[report circulated\]](#)
 - (iv) To APPROVE Grant Awarding Policy (included updated application form) [\[report to be circulated\]](#)
 - (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.
 - (vi) To NOTE increase of FSCS limit to £120,000 (from £85,000) from 1st December 2025
- 13. To consider and APPROVE any Grant Applications including:
 - (i) Coalpit Heath Cricket Club - £5,000 contribution to girls changing room project [\[report circulated\]](#)
 - (ii) St Peters Hospice - £1,398 oral hygiene packs [\[report circulated\]](#)

ITEMS REQUIRING A RESOLUTION

- 14. To discuss matters and take a DECISION on required actions arising from A432 Badminton Rd bridge closure
- 15. To note progress with the South Gloucestershire Council A432 active travel project and take a DECISION on any required actions
- 16. To RECEIVE an update on planning application for a replacement storage shed at Westerleigh Playing Field and take any required DECISIONS

17. To APPROVE list of suggested jobs for South Gloucestershire Council StreetCare Parish Team visit (one week in early 2026)
18. 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)
19. 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.
 - (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](#)
 - (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](#)

ITEMS TO NOTE

20. To NOTE progress of South Gloucestershire Highways review re speeding in Westerleigh (from Shorthill Road to the Nibley Lane junction)
21. To NOTE progress with E&L projects
22. Correspondence/Communication with Westerleigh & Coalpit Heath Parish Council:
From South Gloucestershire Council:
 -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 Jn 2026 for ONE month.
Alternative route: Coxgrove Hill, Henfield Road, Ram Hill, Broad Lane, Dodmore Crossing and vice versa.

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

Other received items

23. To NOTE items considered urgent by the Chairman

24. 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. [awaiting report – may need to defer]
- (ii) To APPROVE RFO staffing recommendation and staff appraisal recommendations from the staffing sub committee [confidential report circulated]

25. Dates of future Parish Council meetings

2026

Jan 12th Full Council meeting 7pm Westerleigh Village Hall
(To include presentation from Yate Spur Cycle Path Team)

Feb 9th Full Council meeting 7pm Manor Hall, Newman Room

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