

AN ORDINARY MEETING of the PARISH COUNCIL will be held on **Monday 11th March at 7.00pm** at **Henfield Hall, Ram Hill** and the following business will be transacted. All Councillors are summoned to attend.

Rachel Davis

Rachel Davis (Clerk to Westerleigh & Coalpit Heath Parish Council)
5th March 2024

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 MARCH 2024

1. To NOTE apologies for absence
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 12th February 2024.
4. To RECEIVE reports from South Gloucestershire Councillors on matters relating to the Parish

Westerleigh & Coalpit Heath Parish Council – District Councillors' Report **Monday 11th March 2024**

Revised Plans for Filton Airfield Redevelopment Approved

On Thursday 29th February South Gloucestershire Council's Strategic Sites Delivery Committee voted to grant planning approval for the revised masterplan for Brabazon (the new neighbourhood being built by YTL Developments on the historic former Filton Airfield).

The approved plans should see Brabazon grow to over 6,000 new homes of every type and tenure, from rental apartments to flats for first-time-buyers, open-market houses and properties for retirement living. There will be up to 2,000 beds for student accommodation, while high-quality affordable homes will make up 26.5% of properties, equating to over 1,700 houses and apartments. The proposed increase in housing density also adds security to South Gloucestershire Council's current Housing Land Supply figure and potentially reduces the number of new properties the new Local Plan must allocate elsewhere (including within the Green Belt)

Once YTL Developments, South Gloucestershire Council and National Highways have signed the Section 106 Agreement, Brabazon is forecast to create over £5 billion of added economic value for the local area. Crucially, the plans are based on a flexible framework so that development is phased alongside improved transport links. Three reviews stages are built into the approval to ensure that the number of homes built at Brabazon can only increase in line with the additional transport connections and community facilities needed to support those homes.

With three new schools and plans for a higher education or research campus alongside creative office spaces, laboratories and advanced manufacturing facilities, Brabazon will meet the regional need for more high-skilled employment sites. It will act as a centre of learning and a launchpad for every type of business, from leading global firms local start-ups shaping the latest technologies. And at its heart will be the new YTL Arena Bristol.

Over £100m is already being invested in the local transport network to connect Brabazon to Bristol city centre and beyond. A new rail station will connect the neighbourhood to Bristol Temple Meads in less than 15 minutes. Three MetroBus stops will link Brabazon with Bristol Parkway mainline train terminus, with the shops and restaurants at the South West's largest retail centre Cribbs Causeway, and with the University of the West of England.

Consultations and Engagement

In December 2023 the Government introduced new legislation which limits how much DIY waste (such as rubble, tiles, soil, plasterboard and concrete) householders can bring to recycling centres at no charge. Residents can now only dispose of two 50 litre rubble bags per visit at Sort It Centres and will not be allowed more than four visits over a four week period. Consequently, South Gloucestershire Council must introduce processes to record the DIY waste being disposed of at its sites and have a system in place to limit the number of visits made by residents disposing of this waste. The best way to do this at Sort It Centres in South Gloucestershire, whilst minimising disruption and delays to people using the sites, is to introduce a booking system.

Through this engagement survey SGC seeks to explain how such a scheme could work and give residents an opportunity to provide feedback to shape how (not if) a booking system will be introduced and operate. The survey and background information on the changes can be found at <https://consultations.southglos.gov.uk/BookingSystem/>. The survey will close on 1st April.

Best Value Notice Issued Against West of England Combined Authority

Last week the *Department for Levelling Up, Housing & Communities* issued a Best Value Notice to the West of England Combined Authority. It is a formal notice that the government has serious concerns about WECA's compliance with the Best Value Duty (as required by the Local Government Act 1999). The Best Value Duty is a statutory obligation that requires authorities and combined authorities to "make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness".

The Best Value Notice has identified the following issues:

- *The poor state of professional relationships between the West of England Combined Authority Mayor and the representatives of the constituent members of the Authority which is impacting partnership working and potentially limiting the authority's ability to optimise strategic opportunities.*
- *The Authority's constitution needs review and clarification to work in a more effective and agile way.*
- *The function and purpose of the Authority has not been collectively understood and the roles, responsibilities and 'powers' of a combined authority are not fully grasped, resulting in confusion between strategic governance and day to day transactional activity.*
- *The Authority lacks a clear, shared narrative regarding the West of England and how it will operate for the benefit of the wider region.*

To address these specific issues WECA is required to:

- *Reset the culture and relationships between the West of England Combined Authority Mayor and representatives of the constituent members of the Authority. In doing this, take advantage of external support in facilitating coaching and development for the political leadership of the West of England Combined Authority and the Unitary Authorities.*
- *Through strong partnership working, develop and agree strategic priorities for the West of England which will benefit local residents in the wider region.*
- *Review and update the Authority's constitution to enable more effective decision-making and scrutiny processes, making representations to the Department on any proposed changes.*
- *Engage with the Department on a range of ongoing issues with the aim to enhance the operation and structure of the West of England Combined Authority.*
- *Establish an independent improvement panel to support the authority in delivering the necessary improvements detailed in this notice, engaging with the Department in determining its timing, scope, membership, and terms of reference.*

The BVN will remain in place for 12 months, after which time, should the government deem it necessary to continue to seek assurance through such a Notice, the Notice

will be reissued. It may be withdrawn or escalated at any point based on the available evidence.

Updated Position on South Gloucestershire Council's Housing Land Supply

The council's latest Annual Monitoring Report Local plan monitoring demonstrated a Housing Land Supply (HLS) of 5.86 years. The council's 2023 Housing Delivery Test (HDT) score is 133%. There is no longer a blanket requirement for a 5% buffer, following changes made to the NPPF in December, as only a 20% buffer applies where the HDT shows delivery under 85% of the requirement over the previous 3 years. This does not therefore apply to South Gloucestershire Council.

In addition, in assessing HLS, the council benefits from the new provisions in paragraphs 77 and 226 of the December 2023 NPPF. These apply for 2 years from the date of publication of the NPPF (i.e. until December 2025) and state that a local planning authority need only deliver **a minimum of 4 years HLS** if they *"have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need."*

Accordingly, given the stage to which the council's emerging South Gloucestershire New Local Plan has reached, and that it includes both a policies map and proposed allocations towards meeting its housing need, (see section 5 Towards an Emerging Spatial Strategy), the council is only required to show a 4 year HLS.

The new provisions of the NPPF therefore act as a material change of circumstances justifying the HLS oversupply of 1.86 years. This is also capable of reducing the weight to be applied to the benefit of housing delivery (both general market and Affordable Homes), in any planning applications for housing on a case-by-case basis.

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 RWE renewables: Mousewell Solar Farm proposal – solar farm and battery energy storage scheme near Westerleigh (20 mins)
6. **PLANNING**
 - a) To NOTE planning comments submitted since last meeting
 - b) To NOTE planning decisions made by South Gloucestershire Council since last meeting
 - c) To discuss and COMMENT on any necessary Planning Applications or other Planning Matters:
 - i. P24/00574/F | Erection of a site office to facilitate a change of use of land to a scaffolding yard Use Class B8) (retrospective). Land At Oakley Green Garden Centre Oakley Green Westerleigh South Gloucestershire BS37 8QZ
7. To take a DECISION on a proposed change to the delegated process for commenting on planning applications.
8. To request that Councillors provide timely responses to email communications from the Clerk & RFO

FINANCE

9. To APPROVE February 2024 payments made in accordance with FR 5.2.
10. To NOTE end of February 2024 Financial documents: Bank Statements & Reconciliation, receipts
11. To NOTE that mid-year performance appraisals were undertaken for the Clerk & RFO in February by the Staffing Sub-Committee. Full annual appraisals (and salary reviews) will be undertaken in September.

12. To RECEIVE update information in relation to Bitterwell Lake outflow works and take a DECISION on any required action
13. To consider and APPROVE funding for any grant applications
14. To receive any other report or business from the RFO

15. To RECEIVE Parish Councillor Reports – written submissions, taken as read with questions taken as necessary
Feedback from A432 project and bridge closure briefing meeting with Cllr Claire Young & Chris Will more

ITEMS REQUIRING A RESOLUTION

16. To discuss matters and take a DECISION on required actions arising from A432 Badminton Rd bridge closure:
 - (i) Proposal to support Stoke Gifford Parish Council's request to South Gloucestershire Council to reinstate the right turn at the Hambrook lights for the duration of the closure. [Petition · Reinstate Traffic Lights at Hambrook Junction for Efficient Commuting · Change.org](#)
 - (ii) Parking issues on Henfield Road
17. To RECEIVE information from Clerk regarding ongoing matters and take a DECISION on required action
 - (i) 29th February pre-consultation drop-in event on plans for the Coalpit Heath Village Badminton Road section of the South Gloucestershire Council A432 corridor project.
 - (ii) Feedback from South Gloucestershire Council/ police following fatal collision on the Westerleigh Rd on 5th March 2024
18. To RECEIVE an update on issues at Bitterwell Lake Chalet and take a DECISION on required action
 - (i) Render issue
19. To discuss any required CONSULTATIONS and COMMENT as necessary:
South Gloucestershire Council Plan 2024 -2028 Closing date 12th April 2024
<https://sgcouncilplan.commonplace.is/>
Sort It Centre booking system consultation [Sort It Centre booking system - South Gloucestershire Online Consultations \(southglos.gov.uk\)](#) Closing date 1st April 2024

ITEMS TO NOTE

20. Frampton Cotterell Youth Service quarterly update (Q3 Oct – Dec 2023) from FACE
21. Correspondence/Communication with Westerleigh & Coalpit Heath Parish Council: From South Gloucestershire Council:
Temporary closure of Access to Mayshill Cemetery, Westerleigh. This closure is required in connection with emergency surfacing repair works. **These works are anticipated to occupy the highway on 14/03/24-15/03/24 between 07:30-16:30 only.**

Other received items

Email from FACE (19th Feb) requesting locations for detached youth work in the parish

22. To NOTE items considered urgent by the Chairman
23. To CONSIDER any exempt items
24. Dates of future Parish council meetings
Mon 25th March Finance & General Purposes Committee Manor Hall, Red Brick Annex

Mon 8th April	Full Council	Westerleigh Village Hall
Mon 13 th May	Annual Meeting of the Parish Council	Mafeking Hall, Serridge Lane
BS36 2UF		

ANNUAL PARISH MEETING	Mon 22 nd April, 6.30pm	Westerleigh Village Hall
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(Full list at www.westerleighcoalpitheathparishcouncil.gov.uk/meeting-dates)