



NOTICE OF FULL PARISH COUNCIL MEETING

Monday September 11th 2023 at 7pm, Henfield Hall, Ram Hill BS36 2TZ

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.

AGENDA

1. Welcome & Introduction
2. Apologies for absence
3. Declarations of Interest under the Localism Act 2011 relating to this meeting
4. Reports from South Gloucestershire Councillors on matters relating to the Parish~

Wickwar Planning Appeal Commences in October

Bloor Homes are appealing P22/01300/O, a planning application to build 180 dwellings and a village shop to the South West of Wickar's defined settlement boundary, on the grounds of non-determination. Prior to the start of the appeal, which commences on 31st October and lasts for 8 days, South Gloucestershire Council (SGC) is required to resolve how it would have determined the application had it not gone to appeal. At a Strategic Sites Delivery Committee meeting on Thursday 3rd August and a Spatial Planning Committee meeting on Tuesday 8th August members of the respective committees resolved, contrary to officer recommendation, that they would have refused the application on two grounds: 1) the identified harms significantly and demonstrably outweigh the benefits 2) a Section 106 agreement has not been signed. The council's case will be defended by outside planning consultants and members of the planning committees. This is because the professional Code of Conduct of the Royal Town Planning Institute forbids officers from advancing arguments at appeal which conflict with their professional assessments.

The outcome of this appeal has the potential to impact decisions across the authority as the council's Housing Land Supply (HLS) figure and the anticipated build out rates of approved sites are likely to be called into question once again. Following the Land West of Park Farm appeal in Thornbury the council's Annual Monitoring Report declared the current HLS to be 5.35 years. Should the Planning Inspector conclude that the HLS is either below 5 years or only marginally above 5 years there could be an increase in speculative planning applications in the Green Belt. Previous appeal decisions at Thornbury and Old Sodbury established that the settlement boundaries in South Gloucestershire are out of date but, at present, the Green Belt boundaries still carry their full weight within the planning balance.

Until SGC has formally submitted the new Local Plan for public examination it is likely, as a local planning authority, to remain vulnerable to speculative planning applications. Once a new plan has been submitted to the Secretary of State for Levelling Up, Housing & Communities for formal review its policies, as part of an emerging plan, can be given weight within planning balances. The council, as a result, will be in a better position to defend decisions that conflict with its emerging spatial strategy.

The draft Phase 3 consultation document for the new Local Plan is due to go before the Cabinet for approval at its November meeting. Once approved the consultation is likely to run from December through to January.

5. Pre-arranged items from members of Public
There are members of the public wishing to speak on planning application P23/02246/O
6. PLANNING
 - (a) Council to NOTE comments submitted since last meeting
 - (b) Council to NOTE planning decisions made by SGC since last meeting
 - (c) Council to discuss/comment on any necessary Planning Applications or other Planning Matters including:
 - i. [P23/02246/O](#) Erection of 1 no. dwelling (Outline) with access to be determined, all other matters reserved. | Land At Bay Tree Cottage Ruffet Road Winterbourne South Gloucestershire BS36 1AN
 - ii. [P23/02493/F](#) Erection of 1no detached dwelling with associated works. | 46 Park Leaze Coalpit Heath Bristol South Gloucestershire BS36 2UE

- iii. [P23/02148/HH](#) | Erection of porch and conversion of existing outbuilding to form annexe ancillary to main dwelling. | South Wood Ram Hill Coalpit Heath South Gloucestershire BS36 2UF

7. Parish Councillor Reports – written submissions, taken as read with questions taken as necessary
Cllr Kate Kelliher – notes from Town & Parish Council forum July 27th 2023
8. Council to discuss matters and required actions arising from A432 Badminton Rd bridge closure
9. Council to discuss matters and required actions arising from parking issues on Henfield Road and added impact of bridge closure in previous item
10. Parish Council members to receive new email addresses and instructions for immediate implementation
11. Council to APPROVE Minutes of Parish Council meeting held on July 10th 2023
12. Council to NOTE receipt of Minutes from E & L Meeting 1st August 2023 and approval of matters contained therein
13. Council to NOTE receipt of finance documentation relating to July & August 2023
14. Council to note that the Period of Public Rights (to view accounts) ended on 14.7.2023 with no requests received.
15. Council to note that the Staff Committee notes and decisions of July 10th were approved by Parish Council on email
16. Council to agree & set rent on Bitterwell Chalet effective from 1st Dec 2023
17. Correspondence/Communication with Westerleigh Parish Council:
From SGC:
(a) PT7729 - Notice of Intent - (Electric Scooter Trial) Temporary Traffic Regulation Order 2023 (Up to 18 months)
(b) Highway changes - Kendleshire Crossroads & Land at A432 Badminton Road/Ruffet Road Junction See Appendix 1
- Other received items
Avon Pension Fund – updates on Death In Service insurance scheme and Early Retirement provision
18. Council to receive an update on bank/outflow works at Bitterwell LAKE
19. Council to receive information from Clerk/Deputy Clerk regarding ongoing matters and required approvals
Clerk - Redwood Bank The new rate of interest on the 35 Day Notice Account is 3.25% AER from 13th July 2023;
Staff changes – info and actions; Overpayment to Avon Pension Fund; 2023 Pay Award for officers;
Deputy Clerk
20. Council to discuss any required CONSULTATIONS
21. Council to consider/ approve blanket permission for other Mayors or Council Chairs to wear regalia at Westerleigh Crematorium funerals
22. Items considered urgent or exempt by the Chairman
23. Dates of future Parish council meetings

Monday 9 th October	Full Council Meeting	Westerleigh Village Hall 7pm
Monday 16 th October	Finance Committee meeting	Manor Hall red brick annex 7pm

Appendix 1

Text from emails from Andrew Di-Marco 6th Sept 2023

A consultation was held in 2022 for the A4174/A432 project, and the proposals stem from previously identified opportunities, as noted in the [Joint Local Transport Plan 4](#).

The 2022 consultation highlighted several improvements for the corridor, and referenced the suggestions for a two-way cycle track between Coalpit Heath and the Kendleshire junction, with 40% of respondents strongly supporting, and a further 16% somewhat supporting these measures.

Additionally, further improvements to the Kendleshire junction were proposed, with 42% of respondents strongly supporting and 25% somewhat supporting these measures– please see here: [Yate, Chipping Sodbury, A432 and A4174 improvements - South Gloucestershire Online Consultations \(southglos.gov.uk\)](#).

Following this consultation, work has been progressing on designs for the overall scheme. In order for the 2024 consultation to take place, designs have to be developed to ensure they conform to relevant design standards, and are of an appropriate level of detail for greater understanding of what is proposed. During this process it has identified the need for additional land to ensure the design meets the aforementioned design standards, with the overall aim to improve safety for vulnerable road users and encourage modal shift.

As such, we have notified the Parish Council, via our email exchange, of a potential change at this site for their consideration. The process of informing residents will take place via the planned consultation, as is noted on our consultation page: [Public Consultation - Current Online Consultations - South Gloucestershire Online Consultations \(southglos.gov.uk\)](#). This is an opportunity for all to make comment on any proposals, but in order for the current designs to be finalised for this consultation, a decision is required on the section in question.

I appreciate this site is important to both residents and Cllr's, and I hope the suggested infrastructure changes will be seen as an improvement, further increasing links and widening the range of transport options for both residents and visitors at this location.

Previous email:

The purpose of this project is to improve walking, cycling, wheeling facilities and increase bus usage along the A432/A4174 corridor, linking communities in a safe and direct manner.

The junction in question poses safety issues for vulnerable road users due to its current alignment and lack of supporting infrastructure. The proposed infrastructure changes seek to address this by introducing a segregated cycle path and footpath, leading to an improved crossing facility for users across Ruffet Road. We are currently progressing with the design of a designated two-way cycle track between Coalpit Heath and the Kendleshire Junction, whereby Parish Council land is required to further enhance and extend this provision.

South Gloucestershire Council (SGC) are anticipating this to be a partnering arrangement to jointly provide a public infrastructure improvement at this junction. In order for this to take place, the Parish Council would have to dedicate a parcel of land as Adopted Highway (outlined attached (to caveat this excludes dedication of the bus shelter)), with SGC being responsible for the construction and future maintenance of said paths, along with covering reasonable legal costs for the dedication.

Do you think this is something that the Parish Council would be willing to agree to?

I note in your email that there is an expectation for consultation, that is correct, and this will take place in early 2024.
