

MINUTES OF FULL PARISH COUNCIL MEETING

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

Present: Cllr McCullough, Cllr Lean, Cllr Kelliher, Cllr Goddard, Cllr Echegaray, Cllr Hill & Ward Cllr M Palmer
Clerk: Sue Simmons Deputy Clerk Rachel Davis
4 members of public

3483. Welcome & Introduction
Cllr Rob McCullough as Chair welcomed everyone to the meeting

3484. Apologies for absence
Cllr Phil King Cllr Tristan Clark Cllr Claire Young

3485. Declarations of Interest under the Localism Act 2011 relating to this meeting
None

3486. Reports from South Gloucestershire Councillors on matters relating to the Parish

From Cllr T Clark: 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 Wickwar'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.

From Cllr M Palmer – Improvements to Broad Lane from Westerleigh to Coalpit Heath have been completed and wholly funded by SGC. The Chair thanked Cllr Palmer and Cllr Stokes for their important role in getting this attended to. School bus changes in place for Westerleigh (7.55am) to Brimsham Green School for 8.30am start. (Number 525 from September) *(Additional clarification - With Brimsham Green School's new earlier starting time of 8.30am, it has been necessary to amend the timetable of service 525 to get pupils to school on time. These changes will not come into effect until 24th September as WECA did not give Stagecoach enough notice. WECA has therefore agreed to fund a bus (called 967) solely for pupils and staff to get to Brimsham Green School that will leave the War Memorial at 7.55am until the new timetable comes into effect on 24 September.)*

Referral to planning enforcement of site adjacent to Jorrocks Yard in Westerleigh due to activities involving soil removal.

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Information relating to the A432 bridge closure was included in Minute 3489. There were no further questions arising.

3487. Pre-arranged items from members of Public
Members of the public wishing to speak on planning application P23/02246/O See 3488 (c) i.

3488. PLANNING

- (a) Council to NOTE comments submitted since last meeting
NOTED. See Appendix 3
- (b) Council to NOTE planning decisions made by SGC since last meeting
NOTED. See Appendix 4
- (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

Members of Public:

Two residents raised points in strong objection to the application. The primary concern was that the applicant is arguing Kendlshire is a village and the addition of a dwelling on the land surrounding Bay Tree Cottage constitutes infill development. This argument is made on the basis that there is a pub nearby and a bus stop. The residents strongly argued that Kendlshire cannot be classed as a village, it has no settlement boundary and the plans therefore constitute inappropriate development in the Green Belt. Concerns were also raised that the proposed access to the new dwelling via the existing entrance to Bay Tree Cottage on Ruffet Road would be unsafe.

One resident noted that the previously derelict dwelling on the site appears to have someone staying there intermittently, perhaps trying to demonstrate that the existing access is adequate when it is not.

The Parish Council then discussed the application:

Westerleigh & Coalpit Heath Parish Council strongly objects to this application on similar grounds to its objection to a previous 'permission in principle' application for two dwellings on the site.

The proposed development conflicts with South Gloucestershire Local Plan Core Strategy Policy CS 34 - Rural Areas - constituting inappropriate development in the Green Belt. It also conflicts with South Gloucestershire Local Plan Core Strategy Policy CS5 - Location of Development – and PSP7 - Development in the Green Belt - which set out exceptions to Green Belt policy. The applicant offers no account of any 'very special circumstances' which might justify the development.

Despite the argument made by the applicants, Kendlshire is not a village, but a small rural collection of homes, less than even a hamlet, with no community facilities. Crucially it has no defined settlement boundary. This application does not constitute 'infill development' because South Gloucestershire Council's adopted policies only permit limited infill in the Green Belt for villages with defined settlement boundaries.

Finally, the Parish Council continues to have concerns about the suitability and safety of the proposed access from Ruffet Road. The existing access is poor and the construction of an additional dwelling on the site, in the position proposed, will intensify use of the access and negatively affect visibility splays.

- ii. P23/02493/F Erection of 1no detached dwelling with associated works. | 46 Park Leaze Coalpit Heath Bristol South Gloucestershire BS36 2UE

Westerleigh & Coalpit Heath Parish Council has no objection to this self-build application.

However, the total area of the floorplan is unclear from the available planning documents. Is the planning officer content that the total area is less than the permitted 108 sq m?

- 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

Westerleigh and Coalpit Heath Parish Council strongly objects to this application on the grounds that it appears to contravene South Gloucestershire Council's Annexes and Outbuildings SPD. Specifically, the plans for the proposed annexe include two bedrooms, a bathroom and a kitchen. The building will not therefore be functionally dependent upon the main dwelling and could operate as a new independent dwelling. It should therefore be treated as a separate planning unit requiring a different type of application.

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If this application should be recommended for approval, the Parish Council requests that permitted development rights be removed.

3489. 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. There were no questions arising.

3490. Council to discuss matters and required actions arising from A432 Badminton Rd bridge closure
An information sheet was made available and is attached as Appendix 2 taken from the National Highways website.
Cllr Young and Cllr Ian Boulton have met with National Highways at the site. You can see a video from their visit to the site at www.youtube.com/watch?v=Mj6GIX2Qaig
Issues should be reported by email to A432bridgeclosure@southglos.gov.uk

Information was given about the new free bus service that operates from 14th September to help provide a service in the area past the diversions ie. to/from the bridge at Cuckoo Lane. The bus can be used to get to Yate P&R or to Cuckoo Lane and any stop in between. It is possible to walk or cycle across the bridge to connect with other services on the other side of the closure. Details are on bus stops in the area and it is hoped to get them added to electronic signs asap.

Issues in Westerleigh village – due to the higher levels of traffic because of diversions, Westerleigh village is suffering and there have been at least 7 road traffic accidents in recent weeks. The Clerk will contact Speedvisor (Pamela Williams, Road Safety and Sustainable Transport Manager supplied by Cllr Palmer) and WNM intend to start a Speedwatch campaign asap. To be discussed when PC Finbar Simmons attends next month.

3491. Council to discuss matters and required actions arising from parking issues on Henfield Road and added impact of bridge closure in previous item
Problems on Henfield Rd are now made even worse by the volume of traffic having to negotiate alternative routes due to the bridge closure over the M4 on Badminton Rd just before the ringroad. Clerk to contact CHFC chairman to ask for help during football matches. Cllr Lean to ask Cllr Kenmore for advice.

3492. Parish Council members to receive new email addresses and instructions for immediate implementation
The 6 Councillors present were given details of how to set up their new emails. These must be set up asap as from October 1st old emails will not be used for sending information to Cllrs. This is to meet GDPR and Fol guidelines. Previous emails should be deleted where possible not archived unless absolutely needed for individual messages. New email addresses will appear on www.westerleighcoalpitheathparishcouncil.gov.uk/councillors/

3493. Council to APPROVE Minutes of Parish Council meeting held on July 10th 2023
Approved and signed.

3494. Council to NOTE receipt of Minutes from E & L Meeting 1st August 2023 and approval of matters contained therein
NOTED – no questions arising.

3495. Council to NOTE receipt of finance documentation relating to July & August 2023
NOTED – no questions arising. Payments made during July & August are listed at Appendix 5.

3496. Council to note that the Period of Public Rights (to view accounts) ended on 14.7.2023 with no requests received.
Noted

3497. Council to note that the Staff Committee notes and decisions of July 10th were approved by Parish Council on email
NOTED – no questions arising.

3498. Council to agree & set rent on Bitterwell Chalet effective from 1st Dec 2023
The rent was RESOLVED to be set at £774 per month, following the terms of the tenancy agreement and the notification signed by the Chairman and Clerk. It was further RESOLVED that the rent will be reviewed annually every September to be notified in the time required to be effective from December 1st each year.

3499. 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)

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(b) Highway changes - Kendleshire Crossroads & Land at A432 Badminton Road/Ruffet Road Junction See Appendix 1 It was agreed to have a full discussion on this at the October PC meeting and Andrew Di-Marco will attend.

Other received items

Avon Pension Fund – updates on Death In Service built in insurance and Early Retirement provision Request from resident for more 'Watch your Speed' signs around Park Lane and Church Road. To be added to October agenda for discussion/approval.

3500. Council to receive an update on bank/outflow works at Bitterwell LAKE

The Clerk had forwarded details of the quote from Ivel Aquatics for the major works to rebuild the outflow following subsidence and flooding earlier in the year. The quote is £53196.29. It was APPROVED that the cost would be paid from Solar Farm benefit as criteria of environment, social and economic benefit to residents is met. Further detail is needed of the overall plan and timings before the go-ahead can be given. Once (if) satisfied and majority approval given by email this can proceed.

3501. Council to receive information from Clerk/Deputy Clerk regarding ongoing matters and required approvals

Clerk

- Has received Redwood Bank regular notifications of interest rate rises on the 35 Day Notice Account
- Overpayment to Avon Pension Fund – the Clerk identified that monthly payments had been overpaid from April to July due to a miscommunication of 23/24 deficit/surplus by APF. Total £833.32. To be recouped by adjusting payments in Aug/Sept/October.
- 2023 Pay Award for officers The April 1st 2023 pay award for Local Government employees is still not settled and when it is back pay to April 1st 2023 will be included in the following payroll.
- Staff changes – this is my (Sue) last full meeting as Parish Clerk as from 1st October I will be moving into the RFO role (Responsible Finance Officer) covering all finance, budgeting, contract, licensing aspects etc for the Parish Council. For everything else, Rachel will be stepping up into the Parish Clerk role. My hours will be predominantly Monday & Tuesday mornings, and Rachel's Monday-Thursdays, although we do respond to urgent matters at other times.

Cllr Goddard thanked Sue, reiterated by others and Rachel was congratulated on her promotion and wished luck in her new role.

Deputy Clerk – nothing further to report

3502. Council to discuss any required CONSULTATIONS

There are no consultations to discuss here but one has been issued for next month:

Protecting & enhancing the common in Yate https://consultations.southglos.gov.uk/Yate_Common/consultationHome

3503. Council to consider/ approve blanket permission for other Mayors or Council Chairs to wear regalia at Westerleigh Crematorium funerals

This was APPROVED

3504. Items considered urgent or exempt by the Chairman

The Chairman wanted to reiterate the thanks to the outgoing Clerk (only outgoing to the RFO role) and welcome the new Rachel to her new post on October 1st.

3505. Dates of future Parish council meetings

Monday 9 th October	Full Council Meeting	Westerleigh Village Hall 7pm
Tuesday 17 th October	Finance Committee meeting	Manor Hall red brick annex 7pm

The meeting closed at 8.15pm

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Appendix 1

Text from emails from SGC 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.

Appendix 2

NATIONAL HIGHWAYS INFO: A432 Badminton Rd M4 overbridge - closed 12.7.23
[A432 Badminton Road M4 overbridge - closed for ongoing investigation work](#)

UPDATE: September 2023

On Wednesday 31/08/23 National Highways invited the co-leaders of South Gloucestershire Council, Councillors Claire Young and Ian Scott, to observe first-hand the ongoing investigation work at the A432 M4 overbridge and why we've taken the very unusual step to close the bridge.

During the visit we were able to show Councillors the technology we're using to monitor the accelerating deterioration on the bridge deck and our engineers also took them under the bridge to inspect cracking to the underside of the deck. This gave an insight into conditions working near a live motorway and the need to work at night when traffic flows are lower. You can find out more [here](#)

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Investigation work will continue until approximately the end of the first week in September. Work will then be paused on site to allow the outputs of the investigation to be analysed in detail in our offices and laboratories.

Options development work will take place in parallel with analysis where possible, and we anticipate a decision on next steps in December. The council will included in discussions and kept fully informed as matters progress. During this time, we will fund a shuttlebus to mitigate some of the disruption to public transport on the A432.

We understand people's frustration at the disruption in the locality and we appreciate your patience as we work towards a solution.

UPDATE 3 August 2023

We're continuing our survey work and will begin the next stage of our assessments on 7 August. We're working overnight, Monday to Friday, when traffic flows on the M4 below the bridge are at their lowest. Our works will mean there will be some closures on the M4 (see below). There may be increased noise, where possible we'll complete noisiest works before 11pm.

Please accept our apologies in advance for any disruption this will cause.

Access will be maintained for pedestrians and cyclists.

Traffic management

The bridge will be closed 24/7 to motorists until further notice.

- 7 to 14 August - M4 will be closed overnight between junctions 18 and 19 for safety reasons. The M4 will be open as usual during the day.

To reduce congestion and delays, drivers are advised to use the following diversions for the A432 Badminton Road closure:

- Northbound via the B4465 Westerleigh Road up to A46 and into Yate via A432
- Southbound in reverse

For the closure of the M4, we would encourage all traffic to use the following diversions:

- Westbound via the A46 up to the A420 and back onto the M32 via A4174
- Eastbound in reverse

We would advise all motorists to use the A420 and A46 for Yate from the Hicks Gate direction on the A4174, and motorway users to use the M4 junction 18 for Yate, rather than the M32 and A4174.

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12 July 2023

The bridge was temporarily closed from 7pm 12 July 2023, to enable detailed structural investigations to continue.

Our recent survey work revealed accelerated deterioration and cracking to the southeast underside of the structure. Further investigations are beginning to reveal the full extent of the work required and the earliest a decision can be made regarding future restrictions is likely to be December 2023. We're monitoring and investigating both the underside and top deck of the bridge, so work may not always be visible.

Until investigations and assessments of the bridge are completed, the bridge will remain closed to all motorists for safety reasons.

Access will be maintained for pedestrians and cyclists.

To reduce congestion and delays, drivers are advised to use the following diversions:

- Northbound via the B4465 Westerleigh Road up to A46 and into Yate via A432
- Southbound in reverse

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National Highways is also encouraging all traffic to use the A420 and A46 for Yate from the Hicks Gate direction on the A4174, and motorway users to use the M4 junction 18 for Yate, rather than the M32 and A4174.

Thank you for your patience while this important safety work is carried out.

Q & A

Why have you closed the bridge?

During the current structural inspection, accelerated deterioration and cracking to the southeast underside of the structure was identified. We have therefore made the decision to close the structure as this will limit any further damage whilst we undertake detailed investigations into the nature and extent of the defects and assess their impact on the structure.

How long will it take?

The further investigation works and assessment of the structures condition will take time to complete during which the structure will remain closed to all vehicular traffic. The earliest that a decision can be made regarding future restrictions is likely to be December 2023.

Why will it take so long?

The structural investigations are detailed and specialist, and works are being undertaken by specialist contractors. The works involve identifying potential defects using digital scanning and then drilling into the structure to check the condition of the post-tensioning system using a range of techniques. We are currently working on the underside of the structure at night under lane closures on the M4 and are looking to accelerate the topside works, before assessing the data and looking at all available options for the future of the structure.

When did you first find cracking?

Many structures have cracks in them for much of their life – this is not unusual. The general approach is to monitor and manage the situation, much as you might monitor a crack in a ceiling. We employ a rigorous inspection regime that has identified sudden and accelerating deterioration. Over time the situation has worsened but nothing in previous inspections indicated any compromise to the structure.

Why did you not act sooner?

At various stages through the life of the structure it has been subjected to investigations into the causes of the cracking, none of these have raised concerns regarding the integrity of the structure.

Do you inspect bridges often enough?

Yes, we inspect in line with industry standards, with detailed inspections every six years, and general inspections every two years.

What type of bridge is this?

The bridge is a 3-span reinforced concrete post-tensioned structure. Post-tensioning is a technique used for reinforcing concrete structures and is a way of producing thinner more efficient structures with longer spans. Steel post-tensioning cables run through the bridge inside steel ducts. The ducts are positioned in forms prior to concrete being poured. Once the concrete has been poured and gained strength, the cables are pulled tight or tensioned, and anchored against the outer edges of the concrete. The ducts are then grouted to protect the steel tendons against corrosion and to help with the transfer of compressive forces to the structure.

Is it dangerous to the M4 below?

The full closure of the bridge and removing traffic from it will minimise the risk to the M4 below. In addition, we will inspect on a daily basis. If required we will close lanes on the M4 to ensure safety.

How much is this costing?

Until the investigation and assessment works are complete we are unable to say.

Why can't I see any work going on?

Work is currently taking place overnight on the underside of the bridge, with lane closures in place on the M4 below. The work will become more visible when we start to work on the topside.

Can emergency services use the bridge?

We're working really closely with the emergency services in the area to make sure they are aware of the situation. For the safety of those using the M4 below, emergency services will be unable to use the bridge. This is at the forefront of our minds and we're doing everything we can to support the emergency services during this investigation and assessment work.

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Appendix 3 Westerleigh & Coalpit Heath Parish Council planning comments submitted since 10.7.2023

[P23/02279/NMA](#) Non material amendment to P19/14809/F to make minor changes to window and door positions and sizes. 11 Old Mill Close Westerleigh BS37 8QD
Westerleigh & Coalpit Heath Parish Council makes no comment as SGC has issued a decision notice - no objection.

[P23/01915/HH](#) Erection of single storey log store to front garden (retrospective) Brices Farm Westerleigh Road Westerleigh BS37 8QU
Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.

[P23/02119/F](#) Change of use of agricultural building to 1 no. residential dwelling (Class C3) with parking and associated works. Temporary use of a static caravan as a residential dwelling during the construction period (part retrospective). Building At Frog Lane Farm Woodside Road Coalpit Heath BS36 2QT

Cllr McCullough has declared an interest so will not comment.

W&CH PC do not OBJECT to the proposed conversion SUBJECT TO concerns about the proposed private amenity space being resolved.

The relevant policy, PSP43, states: Private and communal external amenity space should be:

functional and safe; and easily accessible from living areas; and orientated to maximise sunlight; and of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and designed to take account of the context of the development, including the character of the surrounding area.

The size is policy complaint but there is no information in the submitted plans stating how the private amenity space would ensure sufficient privacy for the occupants (a wall, a 1.8m fence, etc.). As the proposed new dwelling could, at some point, be occupied by someone with no relationship to the occupants of the farm. It needs to have its own amenity space and there is therefore a need to have sufficient privacy from the farm.

The concerns are therefore about compliance with PSP43 and would ask for the applicant to provide additional information about the boundary treatment. If it wasn't forthcoming the parish council would OBJECT otherwise it has no objection. Alternatively, If the applicant decides to withdraw this application and go down the CLP route they'd need to consider what to do with the static caravan.

[P23/02147/CLP](#) Erection of outbuilding for incidental use. South Wood Ram Hill Coalpit Heath BS36 2UF

Westerleigh & Coalpit Heath Parish Council is of the view that as the site lies within the Green Belt and the application is for an ancillary outbuilding to be used as a residential annexe, a full planning application should be submitted. An application for a Certificate of Lawfulness for proposed work is not considered appropriate in this instance.

[P23/01399/HH](#) Erection of two storey side extension to form additional living accommodation. Installation of 1no. front dormer. Erection of balustrading to side and rear of first floor sun deck. Burma House Westerleigh Road Westerleigh BS37 8QH

Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.

[P23/02145/HH](#) Erection of a two storey Side extension to form additional living accommodation. 165 Henfield Road Coalpit Heath BS36 2UH

Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. Furthermore, the Parish Council requests that the recommendation in the bat survey to place seasonal constraints on construction or to take appropriate mitigation action, is adhered to.

[P23/02103/F](#) Conversion of outbuilding to form 1 no. detached dwelling with associated works. (Resubmission of lapsed permission P19/16605/F). Building At Woodland Cottage Ruffet Road Winterbourne BS36 1AN

Cllr McCullough has declared an interest so will not comment.

Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.

[P23/01955/F](#) Erection of 1 no. detached dwelling with associated works. 52 Park Leaze Coalpit Heath BS36 2ue

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Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.

Appendix 4 SGC Decisions vs W & CH PC decisions since July 2023

description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision
<u>22/02386/F Demolition of existing dwelling and outbuildings and erection of 1 o. dwelling with detached garage and associated works Resubmission 21/06892/F).</u> Hareswood cottage Westerleigh Hill (Westerleigh South Gloucestershire BS37 8RB	Westerleigh Parish Council OBJECTS to this application for the same reasons as the previous two applications (P21/06892/F and P21/01335/F) were OBJECTED to, and subsequently the reasons for REFUSAL of those applications by SGC. The previous objections were as follows: Westerleigh Parish Council does not object in principle to the idea of replacing the building but does OBJECT on the grounds that the proposed increase in size (calculated as the volume) is disproportionate and thus constitutes inappropriate development in the Green Belt. The concern being that it conflicts with policies CS5 (Location of Development), PSP7 (Development in the Green Belt) and PSP40 (Residential Development in the Countryside). PSP7 (Development in the Green Belt) para 4.7 states that: The term original building in the Policy refers to the volume of a building when the original planning permission for its construction was given, or, for older buildings, the volume of the building on July 1st 1948 (when the Town Planning Act was introduced). ALSO: On P22/02386/F the Parish Council requests that the Planning Officer double checks the calculations for the volume of the proposed dwelling plus garage for compliance with policy PSP7 (Development in the Green Belt). For example, the plans quote the area of the garage as 50 sq m but this does not appear to include the intended first floor which adds another 30 sq m in area.	21/04/20 22	Approve with Conditions (Note WCHPC was satisfied that the revised designs removed the garage and reduced the increase in size to within acceptable limits) 14/07/2023
<u>23/01560/HH Demolition of existing garage. Erection of single storey side and rear extension to form additional living accommodation. Erection of outbuilding to form annexe ancillary to the main dwelling.</u> 35 Vicarage Road coalpit Heath South Gloucestershire BS36 2RT	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. However, the Parish Council requests that a planning condition is applied to any permission to ensure that the annexe remains ancillary to the main dwelling. Furthermore, the council requests that the planning officer checks the proposed outbuilding will not reduce the amount of private amenity space to less than is acceptable under PSP 43 (Private Amenity Space Standards).	22/05/20 22	Approve with conditions 20/07/2023
<u>23/01382/F Installation of new 8m high green powder coated mesh fencing.</u> Unit 4 adminton Road Trading Estate adminton Road Yate South Gloucestershire BS37 5NS (reconsultation)	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	27/04/20 23	Approve with conditions 21/07/2023
<u>23/01874/TRE Works to 2no. sh to remove branches overhanging car park covered by TPO 311 dated 2/09/1979.</u> Henfield Hall Ram Hill Coalpit Heath South Gloucestershire BS36 2UF	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	15/06/20 23	Approve with conditions 25/07/2023

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Description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision
<u>P23/01874/TRE Works to 2no. Ash to remove branches overhanging car park covered by TPO 311 dated 12/09/1979. Henfield Hall Ram Hill Coalpit Heath South Gloucestershire BS36 2UF (reconsultation)</u>	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	15/06/2023	Permit 25/07/2023
<u>P23/01768/CLP Erection of single storey rear extension and installation of rear dormer window. 22 Heath Gardens Coalpit Heath South Gloucestershire BS36 2TQ</u>	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	31/05/2023	Approve Certificate of Lawfulness 28/07/2023
<u>P23/01708/HH Demolition of existing garage. Erection of two storey side and rear extension and single storey front and rear extensions to provide additional living accommodation and integral garage (amendment to previously approved scheme P22/06037/HH). 14 Rushton Drive Coalpit Heath South Gloucestershire BS36 2PJ</u>	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application. (Delegated)	24/05/2023	Approve with conditions 02/08/2023
<u>P22/05217/F Change of use of land from agricultural to traveller site (sui generis), to facilitate stationing of 2no. static caravans and erection of 1no. Day room with associated works. Land Off Henfield Road Coalpit Heath South Gloucestershire BS36 2UH</u>	Westerleigh Parish Council strongly OBJECTS to this application on the grounds that it constitutes inappropriate development in the Green Belt and therefore conflicts with PSP7 (Development in the Green Belt).	30/08/2022	Approve with Conditions. 03/08/2023
<u>P22/05906/F The construction and operation of a solar photovoltaic (PV) farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping. Land At Codrington Road Westerleigh South Gloucestershire BS37 8RG (Adjoining Parish)</u>	Westerleigh Parish Council has no objection to this application as it is considered a suitable site close to existing infrastructure. The Council will write to the developer to request a community benefit to the parish.	11/10/2022	Approve with Conditions. 11/08/2023

MINUTES OF FULL PARISH COUNCIL MEETING

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

description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision
<u>22/05906/F</u> The construction and operation of a solar photovoltaic (PV) farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping. Land At Odrington Road Westerleigh South Gloucestershire BS37 8QG (Reconsultation)	Westerleigh & Coalpit Heath Parish Council now SUPPORTS this application but wishes the comments of the SGC Landscape Architect (dated 28th June 2023) to be taken into account.	Consultation deadline 03/07/23	Approve with conditions 11/08/2023
<u>23/02279/NMA</u> Non material amendment to P19/14809/F to make minor changes to window and door positions and sizes. 11 Old Mill Close Westerleigh South Gloucestershire BS37 8QD	Westerleigh & Coalpit Heath Parish Council makes no comment as SGC has issued a decision notice – no objection.	01/08/2023	No objection 21/08/2023
<u>23/01399/HH</u> Erection of two grey side extension to form additional living accommodation. Installation of no. front dormer. Erection of glustrading to side and rear of 1st floor sun deck. Burma House Westerleigh Road Westerleigh South Gloucestershire BS37 8QH (Reconsultation)	Westerleigh and Coalpit Heath has NO OBJECTION to this application.(Delegated).	19/04/2023	Approve with conditions 23/08/2023
<u>23/01867/F</u> Raising of roofline of 1no. agricultural barn. Building At Hillside Barn Winkford Lane Winterbourne South Gloucestershire BS36 1P	Westerleigh and Coalpit Heath has NO OBJECTION to this application. However, the Parish Council requests that a planning condition is applied to any permission to ensure that works do not begin until all of the bat emergence/ re-entry surveys referred to in the Roost Assessment, have been completed and found to be acceptable.	14/06/2023	Permit 31/08/2023



9/10/23

MINUTES OF FULL PARISH COUNCIL MEETING

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

Appendix 5 Payments during July & August 2023

Date	Description	Supplier	Net	VAT	Total
03/07/2023	PWLB loan repayment	PWLB lending facility	974.37		974.37
03/07/2023	Microsoft licence agreeme	Absolutely PC (GoCardles	36.74	7.35	44.09
21/07/2023	Council mobile phone	H3G (Three)	2.50	0.50	3.00
03/07/2023	Clerk expenses	SWSimmons Parish Cleri	86.50		86.50
03/07/2023	Deputy Clerk expenses	R Davis Deputy Clerk	84.57		84.57
03/07/2023	Grant	Green Community Travel	568.00		568.00
03/07/2023	Grass cutting	CPS Grounds Ltd	830.92	166.19	997.11
04/07/2023	WPF new play equipment	ProLudic Ltd	8,084.90	1,616.98	9,701.88
01/08/2023	Microsoft licence agreeme	Absolutely PC (GoCardles	36.74	7.35	44.09
05/07/2023	Good Clir Guides	ALCA	6.40		6.40
06/07/2023	Tree removal Pansy Vale	Woodstock Tree Service	125.00	25.00	150.00
06/07/2023	Loo hire	Andyfoos	167.20	33.44	200.64
31/07/2023	Bank charges	Netwest	7.00		7.00
10/07/2023	Room hire	Manor Hall	18.00		18.00
12/07/2023	Room hire	Westerleigh Village Hall	20.00		20.00
13/07/2023	Chalet repairs	Handyman Holmes	100.00		100.00
03/07/2023	Storage unit rental fee	PE King (Bristol) Ltd	73.33		88.00
25/07/2023	PAYE	HMRC	466.32	14.67	466.32
25/07/2023	Monthly Pension payment	Avon Pension Fund	559.13		559.13
25/07/2023	Salary	SWSimmons Parish Cler			
25/07/2023	Salary	R Davis Deputy Clerk	110.00	22.00	132.00
25/07/2023	New .gov.uk domain	CLOUD NEXT	103.98	20.80	124.78
25/07/2023	Hosting of domains	CLOUD NEXT	13.97	2.80	16.77
25/07/2023	new wchpc.org.uk domair	CLOUD NEXT	1.30	0.26	1.56
21/08/2023	Council mobile phone	H3G (Three)	5.85		5.85
01/08/2023	travel expenses	WCHPC			
01/08/2023	Deputy Clerk expenses	R Davis Deputy Clerk	114.90		114.90
01/08/2023	Deputy Clerk expenses	R Davis Deputy Clerk	31.30	6.26	37.56
01/08/2023	Clerk expenses	SWSimmons Parish Cleri	82.00		82.00
01/08/2023	Storage unit rental fee	PE King (Bristol) Ltd	73.33	14.67	88.00
01/08/2023	Grass cutting	CPS Grounds Ltd	830.92	166.19	997.11
04/08/2023	Microsoft licence agreeme	Absolutely PC (GoCardles	160.50	32.10	192.60
16/08/2023	Aerator at Bitterwell Lake	EON	6.34	0.32	6.66
07/08/2023	Loo hire	Andyfoos	159.60	31.92	191.52
07/08/2023	Room hire	Manor Hall	15.75		15.75
07/08/2023	Localism charges	South Glos Council	1,413.54	282.71	1,696.25
07/08/2023	Localism charges	South Glos Council	466.77	93.35	560.12
07/08/2023	Groundworks & Inspector	C R Belcher Agricultural/	450.00	90.00	540.00
07/08/2023	Groundworks & Inspector	C R Belcher Agricultural/	450.00	90.00	540.00
07/08/2023	bus stop inspections	C R Belcher Agricultural/	270.00	54.00	324.00
10/08/2023	Platforms and footpath	HP Building Services	4,850.00	970.00	5,820.00
31/08/2023	Bank charges	Netwest	11.90		11.90
25/08/2023	PAYE	HMRC	466.32		466.32
25/08/2023	Monthly Pension payment	Avon Pension Fund			
25/08/2023	Salary	SWSimmons Parish Cler			
25/08/2023	Salary	R Davis Deputy Clerk			
16/08/2023	Works by C R Belcher	C R Belcher Agricultural/	850.00	170.00	1,020.00
16/08/2023	Works by C R Belcher	C R Belcher Agricultural/	980.00	196.00	1,176.00
16/08/2023	Works by C R Belcher	C R Belcher Agricultural/	30.00	6.00	36.00
21/08/2023	Repairs to fabric of buildir	Manor Hall	3,350.00		3,350.00
21/08/2023	Remembrance wreaths	Clir C Goddard	40.00		40.00
30/08/2023	4 new bins	C R Belcher Agricultural/	740.00	148.00	888.00
31/08/2023	Clerk expenses	SWSimmons Parish Cleri	70.52		70.52
31/08/2023	Deputy Clerk expenses	R Davis Deputy Clerk	63.33		63.33