

WESTERLEIGH PARISH COUNCIL
MINUTES OF FULL PARISH COUNCIL MEETING
7pm Monday March 13th 2023 Westerleigh Village Hall

Present: Cllr Rob McCullough (Chair) Cllr Taylor Cllr Kelliher Cllr Clark Cllr Hill
District Cllr Stephen Reade Parish Clerk: S Simmons Deputy Clerk: R Davis
2 representatives of Avon Wildlife Trust and 4 members of public

3371. Welcome & Introduction

The Chair welcomed everyone to the March meeting of Westerleigh Parish Council.

3372. Apologies for absence

Received from Cllr Goddard and Cllr Lean and District Cllr Ben Stokes

3373. Declarations of Interest under the Localism Act 2011 relating to this meeting

Cllr Clark gave his standing D of I arising due to his position on one of the SGC Development Management Committees

3374. Reports from South Gloucestershire Councillors on matters relating to the Parish

Bus Service Withdrawals and Demand Responsive Transport (DRT)

In the last year, following the withdrawal of the financial support the government provided bus companies during the pandemic and its aftermath, we have seen swingeing cuts to bus services across the West of England. This has been driven by sharp increases in the cost of fuel, lower passenger numbers due to unreliable services, as well as a chronic shortage of drivers due to better contracts being available in the haulage industry. There are currently 250 vacancies for bus drivers across the region.

The Y5 service was withdrawn in October. Now the West of England Combined Authority (WECA) has been forced to cut the number of supported, commercially unviable bus services from the start of the 2023/24 financial year. This is because the budget from the transport levy, provided by the three constituent local authorities (South Gloucestershire Council, Bristol City Council and Bath & Northeast Somerset Council), has not kept up with the high rate of inflation in the public transport sector. The First 47 service, as a result, will be withdrawn on 2nd April. The villages of Iron Acton and Rangeworthy will not have access to any bus service. Westerleigh village will be served by a new bus route but that service won't go as far as Bristol meaning that residents would need to switch buses at Emersons Green if they wanted to go into the city centre. Access to Yate won't be impacted. The new Stagecoach 525 will go between Emersons Green and Yate.

525 (South Glocs) Stagecoach West	Emersons Green – Shortwood – Pucklechurch – Westerleigh – Yate South (Westerleigh Road) – Yate Bus Station – North Yate (Church Road – Greenways Road – Eastfield Drive – Leechpool Way – Randolph Avenue – Wellington Road – Greenways – Cranleigh Court Road) – Station Road – Yate Bus Station	New service operating hourly Monday to Saturday, Sunday and Public Holidays.
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For a two-year period, starting on 3rd April, the West of England, working in partnership with Via and WeDRT, will be trialling Demand Responsive Transport (DRT) under the name WESTlink. This minibus trial is being funded from £105m of funding awarded to the West of England and North Somerset Council, by the Department for Transport, for their *Bus Services Improvement Plan* (BSIP). Due to the conditions attached to the BSIP funding it must be used to fund new services and cannot be used to support existing bus routes. Under DRT residents will book a journey, either through an app or by telephone, and be given a pickup time from a nearby bus stop. Journeys can be anywhere within one of WESTlink's DRT zones and passengers are able, at the same time, to book a return journey later in the day. DRT is not allowed to compete with existing services nor will journeys follow a fixed route. They will, however, connect rural villages to major transport hubs (e.g. Yate, Thornbury, etc.) and facilitate longer journeys across the West of England.

There have been calls for WECA to explore bringing the regional bus network back under public control via bus franchising. Last year Bristol City Council passed a motion calling for franchising to be examined. A report before the Cabinet of Bath & Northeast Somerset Council this week recommends formally asking Dan Norris, the West of England Mayor, to commission an independent review of options for bus franchising in the West of England. Franchising would take years to establish nor would it, by itself, resolve the driver shortage but the collapse of the regional bus network underlines the vital importance of such a review.

Matters arising on Bus Services

District Cllr Reade voiced concerns over provision for schoolchildren and both he and Cllr Clark voiced disappointment that the online booking service is not ready and that not all the services (online links and actual buses) will be in place but specifically which ones is not known.

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Planning Appeals

South Gloucestershire Council (SGC) has now suffered two major appeal defeats – Land South of Badminton Rd, Old Sodbury and Land West of Park Farm, Thornbury – that will have a significant impact until the next Local Plan is submitted for public examination.

In the former appeal the Planning Inspector ruled that, as SGC has not carried out a methodical review of all defined settlement boundaries within the authority in 30 years, those boundaries should be considered to be out of date. In the latter appeal a different Inspector determined that SGC can only demonstrate a housing land supply of 4.77 years rather than 5 years as the government requires. Both Inspectors independently concluded that the spatial strategy set out in SGC's adopted planning documents, the *Core Strategy* and the *Policies, Sites & Places Plan*, are out of date and that the tilted balance set out in paragraph 11d) ii) of the *National Planning Policy Framework* should be applied. This states there should be a presumption in favour granting planning permission unless "**any adverse impacts of doing so would significantly and demonstrably outweigh the benefits**".

There is a strong likelihood that SGC, as a Local Planning Authority, is going to have to start regularly applying the tilted balance when arriving at planning decisions. Even if SGC, in the coming months, can increase its housing land supply to 5 years the tilted balance will still come into play due to the settlement boundaries being out of date. This is unlikely to change until the new Local Plan is in what is termed "an advanced stage" (i.e. it has been formally submitted for public examination). As the *Local Plan Delivery Programme* only envisages submitting the draft Local Plan to the Secretary of State for examination in August 2024 there is likely to be an increase in speculative applications and appeals in the intervening period. There are strong incentives for developers to pursue this path rather than wait for the Local Plan to be adopted. Land outside of the Green Belt but close to the current settlement boundaries is particularly vulnerable.

Development Management Committee Referral

As ward councillors Cllrs Young and Clark have requested planning application P22/05289/F, to construct a grounds store at The Kendleshire, be determined by the Development Management Committee (DMC). The reasons for calling this application in were principally that the site is located within the Green Belt and the size of the proposed building, along with the proposed mitigation measures, requires members to consider the overall impact upon the openness of the Green Belt. Whilst residents have objected on various other grounds (e.g. impact upon residential amenity), and may well raise such issues as public speakers when it goes before DMC, those reasons were not material considerations we have raised in our referral.

Cllr Keith Burchell, Chair of DMC, has subsequently authorised this referral. It will go the DMC meeting on Thursday 13th April at 11 a.m. with the site visit being on Friday 31st March (details will be announced nearer the time). A representative of the parish council can speak at both. Residents can attend site visits but are not permitted to address the committee. Speakers wishing to address the committee on 13th April can do so either in person at the Kingswood Civic Centre or remotely via Microsoft Teams. At that meeting objectors, supporters, the applicants and the parish council each have a total of 5 minutes to address the committee (20 minutes overall).

5G Phone Mast Installation in Coalpit Heath

A new, larger 5G phone mast has been installed at the Woodside Road/Badminton Road junction, in place of the old one. Unfortunately, the government changed permitted development rights governing phone masts in April 2022. This explains why a planning application has not been submitted; the 5G mast is within the permitted limits that companies can install without needing to seek prior approval from the local planning authority.

King's Coronation Grant Scheme

South Gloucestershire Council has launched a King's Coronation grant scheme to support community groups as a contribution to organisations planning commemorative events to celebrate the Coronation of His Majesty the King. The minimum award is £100, and the maximum award will be £1000, depending on demand and budget availability. The closing date for applications is midday on Friday 24th March 2023.

For further information please visit <https://beta.southglos.gov.uk/the-kings-coronation-award>.

3375. Pre-arranged items from members of Public

No members of public had asked to speak at this meeting.

3376. PLANNING:

- (a) i To note Circulated Schedule Referral - P22/05289/F The Kendleshire, Henfield Road, Coalpit Heath BS36 2XG
NOTED.

This application will go to the SGC District Management Committee meeting on Thursday 13th April at 11 a.m. with the site visit being on Friday 31st March. (More info is in Minute 3374 above)

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ii To note appeal letter - P20/23743/RVC Wentwood Nurseries Ram Hill Coalpit Heath BS36 2TZ NOTED

(b) Council to NOTE comments submitted since last meeting

The 8 planning applications considered since the last meeting were summarised – all as 'No objection' see Appendix 1 attached.

(c) Council to NOTE planning decisions made by SGC since last meeting

The Parish Council NOTED that on P19/15637/F The Oaks, Down Rd, BS36 1AU which the Parish Council had objected to and SGC had REFUSED, at the recent Appeal the Inspectorate granted Planning Permission.

(d) Council to discuss/comment on any necessary Planning Applications or other Planning Matters including: P23/00514/F Land Off Ram Hill Coalpit Heath South Gloucestershire BS36 2TX Erection of 1 no. detached dwelling with associated works.

Westerleigh Parish Council OBJECTS to this application on the grounds that it is inappropriate development in the Green Belt, conflicting with South Gloucestershire Local Plan Core Strategy Policy CS 34 – Rural Areas – and Core Strategy Policy CS 5 – Location of Development – which sets out exceptions to Green Belt policy. It also conflicts with Policies Sites and Places plan PSP 38 - Development within Existing Residential Curtilages, including Extensions and New Dwellings.

Of particular concern is the scale of the proposed dwelling, especially when compared with the maximum volume increase that could be considered under an application to extend the existing dwelling (which is not being put forward).

The Council further notes that the Design and Access Statement states the site has 'permission for two permanent Gypsy and Traveller pitches with two mobile homes and one touring caravan' and argues that 'the proposed erection of one dwelling on the plot rather than the siting of the numerous structures on site is considered to present a better form of development in this location.' However, it does not appear that the permission referred to - PT09/6111/F granted in 2009 - has ever been implemented. The permission has therefore lapsed and is not relevant to the current application.

3377. Parish Councillor Reports – written submissions, taken as read with questions taken as necessary. None

3378. Council to APPROVE Minutes of Parish Council meeting held on February 13th 2023

Approved and signed by the Chair.

3379. Council to NOTE receipt and APPROVE February 2023 finance documentation.

The documentation was NOTED and APPROVED, including a correction to the Receipts list. The payments list is attached as Appendix 2.

3380. Council to receive and consider information from Avon Wildlife Trust about current year and future activities and APPROVE any arising budget requirements

Last month Cllrs reviewed a report on 22/23 activities and costs. This month a proposal from AWT of ideas and costs for 2023/2024 was considered. It was decided that in conjunction with the LNAP group a list of activities would be drawn up for discussion with AWT and comparison quotes obtained from other providers before coming back to the PC for approval of a plan for the year.

3381. Council to receive report from Wotton Tree Consultancy on large trees at Bitterwell and agree next steps

Wotton Tree Consultancy carried out a survey and provided a report on 4 large trees at Bitterwell Lake. The PC approved the Clerk to contact Woodstock Trees in relation to the works required.

3382. Council to receive update on Bitterwell Lake netting audit and matters arising

The netting/audit was carried out on March 3rd. Cllrs have received the report from AE Fisheries explaining the need to remove some damaged stock and overstock. Cllrs APPROVED payment of £154 inc VAT) for the digger which was required to excavate a pit to bury the removed fish.

3383. Council to receive update from Edventure Project at Newman Field and consider approval of matters arising

The activities received positive feedback and the PC approved their continuation on Newman Field. The PC APPROVED payment of £100 towards materials and tools for building a bug hotel for the field.

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3384. Council to DISCUSS/APPROVE quotations to supply and fit new swings at Westerleigh Playing Field
Cllrs received a report detailing three quotations for new swings at Westerleigh Playing Field. They chose the GB Sports option for £2381.60 to install one bird nest swing plus replacement swing beam, one new standard swing seat and one new cradle swing seat. The Deputy Clerk will ensure this takes place after the installation of the new play structure by Proludic in mid-April.
3385. Council to consider request for use of Westerleigh Playing Field Sunday mornings for 1 football match every week from Sept 23 until mid-April 2024 (St Nicholas Youth FC Chipping Sodbury)
Cllrs APPROVED the use of Westerleigh Playing Field at a cost of £30 per match.
3386. Council to consider request for Non-Standard Use of Westerleigh Playing Field on Aug 5th by Ye Olde Inne
The Parish Council has reservations about this event but would like more info from the Licensee of Ye Olde Inne. The Clerk will set up a meeting.
3387. Correspondence/Communication with Westerleigh Parish Council:
From SGC:
- Shared Approach to vehicles obstructing the highway
- Other received items
- Swift Sports Coaching – report on February half term activity days. Cllrs were pleased with the information in this report.
 - VALID campaign group public meeting 14th March 7.30pm at Crossbow House - Risk of speculative planning applications in Coalpit Heath, Frampton Cotterell & Winterbourne areas
 - Avon Pension Fund | 2023/24 Employee Contribution Bands
 - Avon & Somerset Police - Beat Officer to attend September Parish Council meeting at Henfield Hall
3388. Council to receive information from Clerk & Deputy Clerk regarding ongoing matters/required approvals
- (a) LGPS Pension contact update – a new list of contacts was requested so I took the opportunity to put Rob, Jon & Kate plus Rachel as contacts with myself as Lead Officer. This is called an LGPS53 nomination.
- (b) Zoom Pro - After having a large reduction on the Zoom package since lockdown a price increase was imminent however recently we have used TEAMS when required and of course Zoom has a free option for short meetings so the subscription has been cancelled.
- (c) Information Commissioner Office registration - The Parish Council Data Protection registration up to 5 March 2024 is complete. The Certificate is available upon request.
- (d) Proludic contract update - The site survey by Proludic was carried out on site on March 8th. Works are due to start immediately following Easter school holidays and take approx one week and in any event be completed before the Coronation weekend. Some signage is needed.
- (e) Blackberry Park Noticeboard – the noticeboard has been delivered and is due to be installed asap. (PMN it was installed on 13th March). Contents to be added and Cllr Hill to hold one key for posting residents/Parish Council notices.
- (f) Says Court Community Benefit Yr 9 payment – a request from LightsourceBP to send the Year 9 invoice for the £19,800 Community Benefit payment was acted upon so payment should be due any time.
- (g) Request for small Working group for website/emails/name change items – this Parish Council will have a new name from May 2023 – Westerleigh & Coalpit Heath Parish Council. The previously formed COMMS sub-group will deal with matters arising such as domain name, emails for Cllrs, etc. The Deputy Clerk will join that sub-group alongside the Clerk and Cllrs Rob McCullough and Jon Lean.
- (h) Price increase for Backfield Farm storage unit – up to £73.33 per month from £68.75 from April 1st
- (i) VAT126 claim – The annual reclaim will be in the region of £13,000 and will be claimed at the start of April

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3389. Council to DISCUSS/APPROVE submissions for any required CONSULTATIONS.

None.

3390. Items considered urgent or exempt by the Chairman.

Parking on Henfield Road has increased even more in volume with parking right up to the Badminton Road traffic lights causing moving vehicles to get stranded on wrong side of road and causing danger when lights change. District Cllr Stephen Reade asked the Chair to send an annotated plan of exactly where the issue is and he would investigate having double yellow lines.

3391. Briefing on application process for candidates for election to Westerleigh & Coalpit Heath Parish Council on May 4th 2023

Potential candidates were given information on completion and delivery of the 3 (minimum) required forms.

3392. Dates of upcoming public Parish council meetings www.westerleighparishcouncil.org.uk/meeting-dates/

Annual Parish Meeting TUESDAY April 11th at Henfield Hall at 7pm immediately followed by
Full Parish Council meeting

The meeting closed at 8.25pm

Appendix 1 Westerleigh Parish Council planning comments submitted since the February 2023 meeting

P23/00672/HH | Erection of a single storey rear extension to form additional living accommodation (Resubmission of P22/06531/HH). | Bella Vista Westerleigh Road Westerleigh BS37 8QH
Westerleigh Parish Council has no objection to this application.

P23/00428/TRE Works to monolith for biodiversity 1no. Beech to covered by Tree Preservation Order SGTP019/11 dated 24th April 2012. | Woodlands Farm 103 Badminton Road Coalpit Heath BS36 2TA
Westerleigh Parish Council has no objection to this application.

P23/00652/HH Erection of first floor extension over exiting garage to form additional living accommodation. | 99 Badminton Road Coalpit Heath BS36 2TD
Westerleigh Parish Council has no objection to this application.

P23/00586/HH Erection of two storey rear extension and alterations to roofline with front and rear dormers to provide additional living accommodation. | Kendleshire Farm Stables Down Road Winterbourne Down BS36 1AU
Westerleigh Parish Council has no objection to this application.

P23/00530/TRE Works to fell 3 no. ash, 2no. sycamore, 1 no. cedar, and 1 no. oak. All trees covered by tree preservation order TPO 432, dated 2nd October 1991. | The Arches Westerleigh Road Westerleigh BS37 8QQ
Westerleigh Parish Council has no objection to this application.

P23/00508/PNA Prior notification of the intention to erect 1no agricultural building. | Box Hedge Farm Boxhedge Farm Lane Coalpit Heath BS36 2UW
Westerleigh Parish Council has no objection to this application.

P23/00473/RVC Variation of condition 2 attached to permission P22/04144/F to replace the approved elevations drawing. Demolition of existing dwelling. Erection of 1no dwelling with access, parking and associated works. | The Woodlands Ram Hill Coalpit Heath BS36 2UF
Cllr McCullough has declared an interest so will not comment.
Westerleigh Parish Council has no objection to this application.

P23/00225/HH Erection of first floor side extension to form additional living accommodation. | 2 Wayleaze Coalpit Heath BS36 2PL
Westerleigh Parish Council has no objection to this application.

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Appendix 2 February 2023 Payments List

Date	Description	Supplier	Net	VAT	Total
01/02/2023	Microsoft licence agreeme	Absolutely PC (GoCardless)	35.00	7.00	42.00
01/02/2023	Grass cutting	CPS Grounds Ltd	776.29	155.26	931.55
01/02/2023	Storage unit rental fee	PE King (Bristol) Ltd	68.75	13.75	82.50
01/02/2023	Room hire	Manor Hall	18.00		18.00
02/02/2023	Clerk reimbursement	SWSimmons Parish Clerk	39.98		39.98
03/02/2023	Path at Bitterwell Lake	The Conservation Volunteers	2,722.50	544.50	3,267.00
06/02/2023	Localism charges	South Gos Council	399.99	80.00	479.99
06/02/2023	Localism charges	South Gos Council	65.40	13.08	78.48
06/02/2023	Room hire	Manor Hall	45.00		45.00
09/02/2023	Loo hire	Andyloos	167.20	33.44	200.64
16/02/2023	Aerator at Bitterwell Lake	EON	17.36	0.87	18.23
20/02/2023	Council mobile phone	H3G (Three)	2.50	0.50	3.00
24/02/2023	Monthly Pension payment	Avon Pension Fund	581.16		581.16
24/02/2023	Salary	R Davis Deputy Clerk	465.52		465.52
24/02/2023	PAYE	HMRC	465.52		465.52
24/02/2023	Salary	SWSimmons Parish Clerk	39.98		39.98
27/02/2023	Holiday activity days	Swift Sports Coaching	800.00	160.00	960.00
28/02/2023	Clerk expenses	SWSimmons Parish Clerk	90.09		90.09
28/02/2023	Deputy Clerk expenses	R Davis Deputy Clerk	107.17		107.17