

Full Meeting of Westerleigh Parish Council
7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

Present: Cllr Rob McCullough (Chair), Cllr Jon Lean (Vice-chair), Cllr Bob Taylor, Cllr Tristan Clark, Cllr Carol Goddard, Cllr Kate Kelliher, Cllr Adam Hill.

Parish Clerk & Finance Officer: Mrs Sue Simmons **Deputy Clerk:** Mrs Rachel Davis

7 members of public

3393. Welcome & Introduction

The Chair welcomed everyone to the meeting which followed the Annual Parish Meeting. He explained this is the last planned full Parish Council meeting of this 4 year term as the new Council will start from May 8th. He also explained that from that point the official name of this Parish Council changes to **Westerleigh & Coalpit Heath Parish Council**.

3394. Apologies for absence

Ward Cllr Claire Young

3395. Declarations of Interest under the Localism Act 2011 relating to this meeting

Cllr Goddard expressed an interest in the Grant Application.

Cllr Clark has a standing Declaration of Interest in planning matters due to his position on the SGC Development Management Committee.

3396. Reports from South Gloucestershire Councillors on matters relating to the Parish

Pre-election Purdah Period Commences

The pre-election period started on Friday 24th March 2023. From the start of this period local authorities must comply with restrictions outlined in Section 2 of the Local Government Act 1986. The Act states that local authorities should "not publish any material which, in whole, or in part, appears to be designed to affect public support for a political party." The Code of Practice recommends that authorities should generally not issue any publicity which seeks to influence voters and that publicity relating to individuals involved directly in the election should not be published unless expressly authorised by statute.

What this means for South Gloucestershire Council:

The primary restriction is on proactive publicity by the council which particularly relates to candidates and other politicians involved directly in the election. The council can still issue media releases on factual matters provided that these do not identify individual councillors or groups of councillors. Individual councillors can issue their own statements, write letters to local newspapers for publication, contact the media directly or say what they like in a stated personal capacity, but must not use council resources to do so.

The Leader and Chief Executive introduction to the weekly email for residents will be removed but the council will continue to issue weekly updates so that residents can keep up to date with information on services.

The council will not contribute to the weekly columns in local media, and will advise media of this, though these opportunities may still be taken up by councillors in an individual capacity. All content issued by the council will only require officer approval during this period.

Demand Responsive Transport (DRT) Begins

Westlink, the two-year DRT trial being funded by the West of England Combined Authority's (WECA) Bus Service Improvement Programme funding, began yesterday. Under DRT residents will book a journey (online, through an app or by telephone 0117 457 8561) 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. The North Zone covers Thornbury, Yate, and Chipping Sodbury as well as the wards of Frampton Cotterell, Charfield, Boyd Valley, Severn Vale and Pilning & Severn Beach; it will operate Mon – Sat from 7 a.m. to 7 p.m.

More information on the zones map, how Westlink will operate and how journeys can be booked can be found at <https://travelwest.info/westlink>.

Meeting note – The Clerk reported a resident using the service and then trying to get a return bus and being told no buses were available, leaving her in a predicament of how to get home.

It was noted that Dan Norris is attending an open day at Ram Hill Colliery between 4pm and 5pm on April 18th and this may give an opportunity for commenting.

Full Meeting of Westerleigh Parish Council

7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

Wessex Water 2025 – 30 Plan Meeting

Residents are rightly concerned about pollution in our local rivers. Now there is an opportunity to ask Wessex Water questions on their detailed plan for 2025 – 30 at an online event on 28th April (10 – 11.30 a.m.). The 'Your water, your say' meeting is an opportunity for residents to hear how their plan has been developed and to ask them questions about it. More information about the event and how residents can book a place can be found at www.eventbrite.co.uk/e/your-water-your-say-tickets-585687606397

3397. Council to note publication of statement of persons nominated for election on May 4th 2023

NOTED as follows:

RETURN OF RESULT OF UNCONTESTED ELECTION

South Gloucestershire Council

Election of Parish Councillors for Westerleigh Ward of Westerleigh & Coalpit Heath Parish Council

on Thursday 4 May 2023

I, John McCormack, being the Returning Officer at the above election, report that at the latest time for delivery of notices of withdrawal of candidature, namely 4 April 2023, the persons whose names appear below were duly elected Parish Councillors for Westerleigh Ward of Westerleigh & Coalpit Heath Parish Council without a contest.

Name of Candidate	Home Address	Description (if any)
GODDARD Carol Ann	30 Newman Close, Westerleigh, BS37 8QT	Independent

RETURN OF RESULT OF UNCONTESTED ELECTION

South Gloucestershire Council

Election of Parish Councillors for Coalpit Heath Ward of Westerleigh & Coalpit Heath Parish Council on Thursday 4 May 2023

I, John McCormack, being the Returning Officer at the above election, report that at the latest time for delivery of notices of withdrawal of candidature, namely 4 April 2023, the persons whose names appear below were duly elected Parish Councillors for Coalpit Heath Ward of Westerleigh & Coalpit Heath Parish Council without a contest.

Name of Candidate	Home Address	Description (if any)
CLARK Tristan Adam Sutton	260 Bedminton Road, Coalpit Heath, BS36 2QW	
ECHEGARAY Carolina	The Barn, Rodford Elm Farm, Westerleigh, BS37 8QF	Green Party
HILL Adam Martin	1 Park Leaze, Coalpit Heath, Bristol, BS36 2UE	
KELLIHER Kate	15 South View Crescent, Coalpit Heath, South Glos, BS36 2LW	
LEAN Jon	2 Oakwood Gardens, Coalpit Heath, Bristol, BS36 2NB	
MCCULLOUGH Rob	(address in South Gloucestershire)	Independent

The Clerk introduced Carolina Echegaray, a brand new candidate on these lists, who was in the audience of members of public for this meeting

3398. Pre-arranged items from members of Public

NONE

3399. PLANNING:

(a) Council to NOTE comments submitted since last meeting

The comments made by this Parish Council since the March 2023 meeting are listed in Appendix 1.

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

SGC decisions since the last meeting have been in line with WPC submissions and can be seen at Appendix 2.

(c) Council to discuss/comment on any necessary Planning Applications or other Planning Matters including:

- (i) P23/01180/E Construction of a battery energy storage compound, with fencing, CCTV, access and associated infrastructure. Land Off Westerleigh Hill Westerleigh South Gloucestershire BS37 8RD

Westerleigh Parish Council SUPPORTS this application on the grounds that it supports the principle of battery energy storage systems to facilitate the use of renewable energy sources.

The Council is concerned however about the close proximity of the proposed northern battery units on the site to the adjacent ancient Dewshill Wood. The Council seeks reassurance that a sufficient gap will be left to protect the ancient woodland from damage in the event of an accident.

Secondly, the Council is concerned about the potential disruption to the Westerleigh Road that will result from future connection of the site to the grid, at a pylon approximately 1.5km away. The Council requests that a construction management plan is put in place in advance of this stage.

Full Meeting of Westerleigh Parish Council
7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

3400. Parish Councillor Reports – written submissions, taken as read with questions taken as necessary.
NONE

3401. Council to APPROVE Minutes of Parish Council meeting held on March 13th 2023
Unanimously APPROVED and signed by the Chair.

3402. Council to NOTE receipt and APPROVE March 2023 finance documentation.
NOTED & APPROVED. The Clerk pointed out that as the annual payment for the Says Court Solar Farm benefit was paid to this PC in March 23 rather than April, two payments appear in 22/23 accounts and it is possible none will appear in 2023/24 accounts.

3403. Council to receive and consider information from LNAP group about current year and future activities and APPROVE any arising budget requirements including funding to Avon Wildlife Trust
The Local Nature Action Plan (LNAP) sub group met on 20th March 2023. The remaining balance of the LNAP budget is £4,489.53. The group agreed draft nature-friendly management plans for its seven managed sites.

This financial year changes to the grass-cutting regimes are in progress at Pansy Vale, where meadow areas are being left to develop, and at Westerleigh Playing Field, where wild margins are being left uncut. Mays Hill Triangle will be included in No Mow May. The changes are cost neutral within the exiting grass-cutting budget. Changes to grass-cutting on other sites were proposed for spring 2024, subject to agreement with the Council's contractor and confirmation of costs.

Some limited expenditure for this financial year was proposed as follows:

- £100 contribution towards a joint hedgehog-friendly launch event with Frampton Cotterell Parish Council and Yate Hedgehog Rescue - scheduled for May at the Bockeridge Centre, date to be confirmed.
- Contribution towards a potential community garden in The Pound, Westerleigh – amount to be confirmed.

Greater spend is anticipated for next financial year 2024/25, with tree-planting, hedge improvement and pond creation proposed on a number of sites. The sub group will develop spending plans during this year, using the remaining budget and potentially unallocated budget available following withdrawal of the AWT community engagement proposal (see below), subject to Council approval.

The sub group reviewed the Avon Wildlife Trust (AWT) community engagement proposal for 2023/24 (costing £4,700) that was presented to the March meeting. A slimmed down version (costing approx. £2,150) was proposed and sent to AWT, however just prior to tonight's meeting, AWT notified the Clerk that due to restructuring within the People and Wildlife team, they were withdrawing from offering these services as it is no longer viable for them. AWT thanked the Council for its support over the seven years that the organisations have worked together. AWT plan to continue to expand their work with South Gloucestershire Council to connect people with nature going forward, but in a different capacity. The sub-group will develop a community engagement plan for 2023/24 working with alternative local delivery partners, to include bat walks, owl prowls and other activities similar to those in the AWT list.

3404. Council to consider request for Non-Standard Use of Westerleigh Playing Field on Aug 5th by Ye Olde Inne
As no responses to several messages asking to arrange a meeting have been received it is considered that this request is no longer valid and no permission to use the field in August 2023 has been granted.

3405. Correspondence/Communication with Westerleigh Parish Council:
From SGC:
PT.7594 North Road, Yate - Temporary Road Closure 2 weeks in May

PT.7576 Westerleigh Road, Westerleigh - Temporary Road Closure under railway bridge towards Westerleigh and Crematorium at Shire Rd. Closed two nights after 15th May
Yate and other SGC libraries reports

SGC Consultation workshop (T&PC only) Local Plan evidence - SPD Landscape Character 20 April 10am on Teams

Other received items

Land Registry Confirmation of SGC ownership of lane opposite Westerleigh Village Hall

Truespeed ultrafast broadband installation in Coalpit Heath starting in April. Cllrs noted the rapid response to a

Full Meeting of Westerleigh Parish Council
7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

pedestrian right of way issue on day one near Manor Hall.

From NALC - 23rd April at 3pm Test messages of National Emergency Alert to most phones/devices.

3406. Council to consider any Grant Applications

Westerleigh Neighbourhood Watch and Carol Goddard submitted a request for £800 towards costs of the Westerleigh Village Fun Day June 10th 2023. The costs include Event Insurance £192.00; First Aid Cover £149.00; P A System £78.00; Village Hall Hire £80.00; Medals/Rosettes £66.00; Advertising £100.00; Ice Cream Van £100.00 and other incidentals.

The request was unanimously supported and £800 will be paid from S137 funds.

3407. Council to receive information from Clerk & Deputy Clerk regarding ongoing matters/required approvals including:

Parish Clerk/RFO:

(a) Council to complete 'No Conflicts of Interest Declaration' for external audit by BDO LLP

There were NO declared conflicts of interest and the form was signed by the Chair and the Parish Clerk/RFO.

(b) Absolutely PC Microsoft licence price increase: On July 1st our two MS licences increase from £17.50 each to £18.37 each. NOTED

(c) Lake issues – as reported to Cllrs on email there are large problems at the Lake with the integrity of the outflow construction and also a pipe collapse causing a large hole to appear. Quotes and visits from speciality organisations are in progress and include a visit from the Coal Authority planned for April 13th this week.

Deputy Clerk – nothing to report

3408. Council to DISCUSS/APPROVE submissions for any required CONSULTATIONS.

NONE

3409. Council to consider/approve matters related to new name of this Parish Council

The Comms sub-group is meeting this week on Teams to discuss a new url, web hosting, management of that etc. as well as other matters that will need attention

3410. Items considered urgent or exempt by the Chairman. NONE

3411. Dates of upcoming public Parish council meetings www.westerleighparishcouncil.org.uk/meeting-dates/

ANNUAL Full Parish Council Meeting of new **WESTERLEIGH & COALPIT HEATH Parish Council**
Tuesday May 9th Westerleigh Village Hall 7pm

The meeting closed at 8.30pm



9/5/23

Full Meeting of Westerleigh Parish Council
7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

Appendix 1 WPC planning comments submitted since the March 2023 meeting.

P23/01031/CLE Continued use of annexe as separate dwelling in breach of condition 3 attached to permission P87/1443. Lamorna Heathcote Drive Coalpit Heath South Gloucestershire BS36 2PT

Westerleigh Parish Council has no further information to offer in respect of the application. It notes that a previous application for a Certificate of Lawfulness was refused in 2019 because insufficient evidence had been submitted to prove the claim at that time.

P23/00981/RVC Variation of condition 2 attached to permission P20/14987/F to alter the approved plans, replacing plans BHF/PL/45,46,47,49,50,51 and 52 with plans BHF/PL/55,56,57,58,59 and 60. Conversion and refurbishment of 4no. buildings to form 7no. dwellings with landscaping and associated works. Change of... Box Hedge Farm Boxhedge Farm Lane Coalpit Heath South Gloucestershire BS36 2UW

Westerleigh Parish Council has no objection to this application.

P23/00960/RM Demolition of existing dwelling and erection of 4 no. semi-detached dwelling and 1 no. detached dwellings with landscaping to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT18/4319/O). 6 Bell Road Coalpit Heath South Gloucestershire BS36 2SA [Adjoining Parish]

Westerleigh Parish Council has no objection to this application.

Appendix 2 SGC decisions vs WPC decisions

Description	Westerleigh Parish Council Comment submitted	SGC Decision	Decision Date
P23/00164/LB Installation of 1 no. roof vent. Manor Hall House Henfield Road Coalpit Heath South Gloucestershire BS36 2TG	Westerleigh Parish Council has no objection to this application. (Delegated)	Permit.	10/03/23
P23/00508/PNA Prior notification of the intention to erect 1no agricultural building. Box Hedge Farm Boxhedge Farm Lane Coalpit Heath South Gloucestershire BS36 2UW	Westerleigh Parish Council has no objection to this application. (Delegated)	Prior Approval Granted.	10/03/23
P23/00225/HH Erection of first floor side extension to form additional living accommodation. 2 Wayleaze Coalpit Heath South Gloucestershire BS36 2PL	Westerleigh Parish Council has no objection to this application.	Approve with conditions	13/03/23
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 South Gloucestershire BS36 2TA	Westerleigh Parish Council has no objection to this application. (Delegated)	Approve with conditions.	13/03/23

Full Meeting of Westerleigh Parish Council
7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

<u>P23/00051/F Demolition of existing residential annexe, garage and storage shed and erection of 1no. dwelling with access, landscaping and associated works (resubmission on P21/02566/F). Land At 206 Henfield Road Coalpit Heath South Gloucestershire BS36 2UJ</u>	Westerleigh Parish Council OBJECTS to this application on the following grounds. The comments made with respect to the previous application on this site (P21/02566/F), still apply as follows. The existing annexe was approved solely to provide ancillary accommodation to the main dwelling (Condition 1 of PK14/0083/F). WPC objects to the plans to replace it with an independent three bedroom dwelling on a number of grounds. First and foremost it constitutes overdevelopment of the site as well as a low quality, contrived design contrary to Policy CS1 (High quality design). Furthermore, it would have an unduly harmful impact on the remaining private amenity space allocated to 206 Henfield Road. It thus may contravene Policies PSP8 (Residential Amenity), PSP38 (Development within Existing Residential Curtilages, including Extensions and New Dwellings) and PSP43 (Private Amenity Space Standards). Finally, the footprint of the proposed dwelling is larger than that proposed under application P21/02566/F, thereby having a greater negative impact on private amenity space.	Refused	16/03/23
<u>P22/04810/F Erection of 2 no. detached dwellings with new access and associated works (amendment to previously approved scheme P21/07555/F). To include room and new roof above garage and more details of highways and landscape to satisfy conditions Land Adjacent To Ashwick Westerleigh Road Westerleigh South Gloucestershire BS37 8QU</u>	Westerleigh Parish Council has no objection to this application. However, the Council wishes to make a number of comments. Firstly, it wishes to highlight to the Planning Officer that the amended plans as submitted are not clear, open and transparent with regard to the amendments that have been made to the previous application. The application form contains insufficient detail to enable members of the public and other consultees to properly scrutinise the proposals. Secondly, in its response to the original application (before amendments) the Council noted that, although there is no change to the nominal number of bedrooms, they are now bigger houses which may affect vehicle parking / turning arrangements. Please will the Planning Officer consider whether any changes are needed to these. This is a small road with more houses having recently been built on the opposite side. Thirdly, the Council wishes to add that the moving of the approved building lines as per the amended plans, will impact on the parking provision (specifically vehicle movements being restricted by the new front building line). It will also impact the position of the entrance way, and the new rear line of the building will result in overlooking on to the original plot. Please will the Planning Officer also review these impacts. (Delegated)	Approve with conditions.	22/03/2023
<u>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 South Gloucestershire BS37 8QQ</u>	Westerleigh Parish Council has no objection to this application. (Delegated)	Approve with conditions	23/03/2023
<u>P22/06564/F Demolition of existing workers dwelling and erection of 1 no. detached bungalow with associated works. Frog Lane Farm Woodside Road Coalpit Heath South Gloucestershire BS36 2QT</u>	Cllr McCullough has declared an interest so will not comment. Westerleigh Parish Council has no objection to this application provided that the agricultural tie is retained as a planning condition. (Delegated)	Approve with Conditions	24/03/2023

Full Meeting of Westerleigh Parish Council
7pm Tuesday April 11th 2023 Henfield Hall, Ram Hill BS36 2UF

<u>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 South Gloucestershire BS36 2UF</u>	Westerleigh Parish Council has no objection to this application. (Delegated)	Permit	30/03/2023
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Appendix 3 Payments list March 2023

Date	Description	Supplier	Net	VAT	Total
05/03/2023	Annual DP registration	Information Commission	35.00		35.00
03/03/2023	Microsoft licence agreeme	Absolutely PC (GoCardles	35.00	7.00	42.00
01/03/2023	Storage unit rental fee	PE King (Bristol) Ltd	68.75	13.75	82.50
23/03/2023	Council mobile phone	H3G (Three)	2.50	0.50	3.00
01/03/2023	Grass cutting	CPS Grounds Ltd	776.29	155.26	931.55
02/03/2023	Groundworks & Inspection	C R Belcher Agricultural/I	223.00	44.60	267.60
02/03/2023	Groundworks & Inspection	C R Belcher Agricultural/I	401.00	80.20	481.20
02/03/2023	Groundworks & Inspection	C R Belcher Agricultural/I	401.00	80.20	481.20
06/03/2023	Lake netting audit	AE Fisheries	895.00	179.00	1,074.00
06/03/2023	Loo hire	Andyloos	152.00	30.40	182.40
06/03/2023	Tree report - large overh	Wotton Tree Consultancy	325.00	65.00	390.00
06/03/2023	Signage	D & D Shoe Repairs	55.00		55.00
06/03/2023	Bin emptying	South Glos Council	1,251.94		1,251.94
13/03/2023	keys	D & D Shoe Repairs	12.00		12.00
14/03/2023	Notice Board for Blackberr	Signs of Cheshire Ltd (ak	942.50	188.50	1,131.00
14/03/2023	Notice Board for Blackberr	C R Belcher Agricultural/I	600.00	120.00	720.00
14/03/2023	Bus stop refurbishment	C R Belcher Agricultural/I	300.00	60.00	360.00
24/03/2023	PAYE	HMRC	465.52		465.52
24/03/2023	Monthly Pension payment	Avon Pension Fund	581.16		581.16
24/03/2023	Salary				
24/03/2023	Salary				
20/03/2023	Room hire	Westerleigh Village Hall	15.00		15.00
21/03/2023	Pit for fish	NPH Hire n Sales	153.33	30.67	184.00
21/03/2023	Pit for fish	NPH Hire n Sales	0.67	0.13	0.80
22/03/2023	Warm Welcome payment	Cllr C Goddard	5.95		5.95
22/03/2023	Room hire	Manor Hall	22.50		22.50
27/03/2023	Printing & copying charge	Konica Minolta	11.87	2.37	14.24
27/03/2023	Copier machine quarterly	Konica Minolta	38.67	7.73	46.40
27/03/2023	Grant for Bug Hotel buildin	Edventure Project	100.00		100.00
29/03/2023	Clerk expenses	SWSimmons Parish Clerl	130.19		130.19
29/03/2023	Groundworks & Inspection	C R Belcher Agricultural/I	100.00	20.00	120.00
29/03/2023	Groundworks & Inspection	C R Belcher Agricultural/I	100.00	20.00	120.00
29/03/2023	bus stop inspections	C R Belcher Agricultural/I	160.00	32.00	192.00
29/03/2023	Repair damaged bench &	C R Belcher Agricultural/I	140.00	28.00	168.00
30/03/2023	7 new bins	Broxap	2,290.00	458.00	2,748.00
29/03/2023	Deputy Clerk expenses	R Davis Deputy Clerk	139.83		139.83

