

MINUTES OF FULL EXTRA ORDINARY MEETING OF WESTERLEIGH PARISH COUNCIL

Tuesday August 16th 2022 6.30pm Westerleigh Village Hall

Present: Cllr McCullough (Chair), Cllr Goddard, Cllr Kelliher , Cllr Taylor
District Cllr Ben Stokes Deputy Clerk R Davis
1 member of public

3231. Welcome & Introduction

Cllr McCullough welcomed everyone and pointed out the fire escapes.

3232. Apologies for absence

Accepted from Cllr Lean, Cllr Clark, Cllr Hill.

Apologies from ward Cllr S Reade and ward Cllr C Young.

3233. Declarations of Interest under the Localism Act 2011 relating to this meeting

None.

3234. Pre-arranged items from members of Public

James Stone from Anglo Renewables Ltd (the applicant for [P22/03920/F](#)) attended to present the application and answer questions. In response to questions he confirmed that the battery energy storage site (BESS), should it be approved, will connect to the Western Power network via a short underground cable to the Western Power pylon on the site. The purpose of the facility is to provide energy storage from renewable sources at times of high power generation and low demand, transferring power to the network as needed. However, the facility will be completely separate from the solar farm on the same site and will not rely on energy generation from it. Some noise will be generated when the facility needs to be heated or cooled to keep within the optimum temperature range for efficient operation (15°C – 33°C) hence why noise attenuation fencing is included in the application. James confirmed that Public Rights of Way crossing the site will be maintained although access may be affected during the construction phase (to be addressed in the construction management plan). Similarly, access will be maintained to land on the same site managed by Avon Wildlife Trust. The presence of coal in the soil and local coal seams had not been identified as an issue impacting upon the plans for the facility.

3235. PLANNING:

3235 (a) Council to NOTE comments submitted since last meeting

Cllr McCullough read through the list of comments that have been submitted to SGC since the last meeting. They are on the Parish Council website at www.westerleighparishcouncil.org.uk/parishioners-planning/ and attached to these Minutes as Appendix 1.

3235 (b) Council to discuss/comment on any necessary Planning Applications or other Planning Matters

- i. [P22/03920/F](#) Erection of Battery Energy Storage Site, substation compound with associated infrastructure, fencing, drainage and landscaping. Says Court Farm Badminton Road Coalpit Heath South Gloucestershire BS36 2NY

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, and it recognises that the site is suitable for the proposed facility.

The Council notes however that the application does not refer to the proximity of local coal seams nor the presence of small coal deposits in the soil, and any potential impact these may have on the construction/operation of the facility.

- ii. [P22/04364/F](#) | Erection of a single storey side extension to farmhouse. Conversion of 3 no. barns to form 4 no. dwellings with associated works. | Buildings At Mayshill Farmhouse Mays Hill Frampton Cotterell South Gloucestershire BS36 2NS

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Westerleigh Parish Council SUPPORTS this application on the grounds that it will save and restore a listed farmhouse and associated buildings in the countryside.

The Council is concerned however that the access to the two parking spaces for barn C may not be adequate. Similarly, the access for refuse vehicles to the site as a whole may not be adequate. Therefore, the Council requests that the planning officer reviews these aspects of the application. The Council would also like to see electric vehicle charging points and solar panels included.

3236. Council to discuss/approve submissions for any required CONSULTATIONS

SGC Supplementary Planning Document (SPD) - Biodiversity and Planning: guidance for new developments July 15th to September 9th

<https://consultations.southglos.gov.uk/BioSPD>

Cllrs agreed a response to the consultation prepared by the Council's Local Nature Action Plan sub group at its meeting on August 1st. See Appendix 2.

3237. Items considered urgent or exempt by the Chairman

No exempt or urgent items.

3238. Dates of upcoming public Parish council meetings

Dates can be found at www.westerleighparishcouncil.org.uk/meeting-dates/

Monday September 12th 2022 Full Parish Council meeting HENFIELD Hall 7pm (preceded by 'fraud and cybersecurity talk' for residents from Avon and Somerset Police 6 – 7pm)

The meeting ended at 7.15pm

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APPENDIX 1

Westerleigh Parish Council planning comments since the July 2022 meeting

[P22/04099/TRE](#) | Works to crown reduce 1 no. Oak tree by 3m in height and crown lift to 4m on property facing elevation. Tree covered by SGTPO 05/04 and dated 03/08/2004. | Highfield House 101 Badminton Road Coalpit Heath South Gloucestershire BS36 2TD

Westerleigh Parish Council has no objection to this application.

[P21/08109/F](#) | Conversion of Public House (Sui Generis) to 1no. dwelling house (Use Class C3), construction of retail store (Use Class E) with [3.no](#) flats above and 1no. new detached dwelling house (Use Class C3) with access, parking and associated works. | Live And Let Live Public House Clyde Road Frampton Cotterell South Gloucestershire BS36 2EF (Adjoining Parish)

Although Westerleigh Parish Council has no objection in principle to the development of the site and welcomes the proposed housing, it has a number of concerns about the development as a whole and makes the following comments.

- *The proposed parking for the retail store does not appear to be adequate. The applicant is relying upon vehicles parking on adjacent roads which are already busy.*
- *The arrangements for deliveries to the retail store do not appear to be adequate.*
- *There is a school crossing point outside this site which is part of a crucial route for children walking to Frampton Cotterell Church of England Primary School and Winterbourne Academy. Intensifying the usage of the site as proposed will clash with this route in a more serious way than if the site was developed purely for housing.*
- *The impact of the retail development on other local shops would be negative. The attempt in the application to gauge the impact upon local shops is inadequate.*

[P22/03831/CLP](#) | Erection of single storey rear extension. | The Hamlet 9 Rose Oak Drive Coalpit Heath South Gloucestershire BS36 2AS

Westerleigh Parish Council has no objection to this application.

[P22/03804/HH](#) | Erection of 1no. detached garage. (Resubmission of [P22/00460/F](#)) | 1 Woodside Road Coalpit Heath South Gloucestershire BS36 2QP

Westerleigh Parish Council has no objection to this application.

[P22/03239/TRE](#) | Works to fell 1 no. Turkey Oak tree. Tree covered by Preservation Order 07/99 dated 14th January 1998. | Land Adjacent To 116 Badminton Road Coalpit Heath BS36 2SZ

Westerleigh Parish Council has a 50/50 split on considering this application but would like to point out that the Tree Report DOES NOT recommend felling or note any issue with this Turkey Oak. It merely asks for ivy to be removed and treated. WPC therefore hopes the Tree Officers will make the necessary decisions on this TPO protected tree.

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APPENDIX 2

Westerleigh Parish Council response to consultation on SGC Supplementary Planning Document (SPD) - Biodiversity and Planning: guidance for new developments (July 15th to September 9th) -
<https://consultations.southglos.gov.uk/BioSPD>

Westerleigh Parish Council welcomes the Supplementary Planning Document (SPD) - Biodiversity and Planning: guidance for new developments.

The document is comprehensive and ambitious.

The Parish Council would like to make the following points.

1. Regarding Biodiversity Net Gain the Council welcomes the statement on p18 of the document that *'Avoidance and on-site mitigation and compensation must be carried out before any off-site compensation (biodiversity offsetting) is planned, i.e., the mitigation hierarchy must be followed first.'*

Again, on p32 the Council welcomes South Gloucestershire Council's stance that its *'preference is for on-site compensation and BNG measures (restoration or creation of habitats).'*

The document goes on to state on p32 that:

'Where the council ecologist(s) agrees that the Biodiversity Gain Plan demonstrates that the Mitigation Hierarchy has been followed, and that valid attempts to avoid, minimise or reduce harm have been made within the site boundary or there is a clear argument for providing supporting habitat for species sensitive to disturbance which might be better located away from the development, then off-site (biodiversity offsetting) compensation maybe considered on a case-by-case basis.'

Westerleigh Parish Council's view is that off-site compensation should be carried out as close to the development site as possible i.e. wherever possible within the same parish or a neighbouring parish if that is closer, so that the benefits are derived at the most local level.

2. The second point is that Stage 6 of the biodiversity and planning process (p28) is where the SPD is most likely to fail to deliver what it sets out to. Westerleigh Parish Council welcomes the commitment to five-year monitoring checks set out on p36. However, little is said about how action will be taken if the checks reveal shortcomings.

The document states on p36 that *'Failure to deliver, or attempt to deliver, biodiversity net gain outcomes which are secured through conditions or other limitations (subject to which planning permission is granted) can result in enforcement action.'*

Planning enforcement will be critical to delivering on the biodiversity ambitions set out, and if enforcement is not properly resourced and carried out, BNG will fail. Westerleigh Parish Council's view is that this section of the SPD should be strengthened to recognise and address this issue.