

MINUTES OF FULL PARISH COUNCIL MEETING
Monday 13th July 2026 at 7.00pm, Coalpit Heath Village Hall



MINUTES OF WESTERLEIGH & COALPIT HEATH FULL PARISH COUNCIL MEETING
Monday 13th July 2026 at 7.00pm, Coalpit Heath Village Hall

Present: Cllr R McCullough (chair), Cllr J Lean (also Ward Cllr), Cllr K Kelliher, Cllr T Clark (also Ward Cllr), Cllr G Williams, Cllr C Goddard, Cllr T Sarullo.

Ward Councillor Ben Stokes.

Clerk: R Davis

46 members of the public.

4430. To NOTE apologies for absence

Cllr D Margetts – holiday

Ward Cllr M Palmer

4431. To RECEIVE Declarations of Interest relating to this meeting, as required by the Council's Code of Conduct for Members and the Localism Act 2011

Note – As of 29th June 2026 cllr addresses are withheld under section 32A of the Localism Act 2011.

Cllr R McCullough declared a non-registerable interest in planning applications [P25/02534/O](#) and [P26/01208/O](#) – close relationship with affected local landowners (see min 4435 c i&ii).

Cllr J Lean declared a pecuniary interest in planning application [P26/01208/O](#) – details withheld under section 32A of the Localism Act 2011 (see min 4435 c ii).

Cllr T Clark advised the Council that as he is a member of the South Gloucestershire Development Management Committee, that he is still permitted to speak and vote on planning items and issues (see min 4435 c) and would only have to declare an interest if he had a pecuniary interest or an additional non-pecuniary interest. **Any contributions he makes are based upon the submitted documents available at this time and he retains an open mind should any application be subsequently referred to one of South Gloucestershire Council's planning committees for determination.**

Cllr C Goddard declared an interest in planning application [P26/01381/HH](#) – prior contact with interested parties (see min 4435 c iv).

RESOLVED: To consider planning applications [P25/02534/O](#) and [P26/01208/O](#) at this point in the meeting. See min 4435 c i, ii.

4432. To APPROVE [Minutes](#) of Parish Council meeting held on 8th June 2026.

RESOLVED: The minutes were approved and signed by the Chair.

4433. To RECEIVE reports from South Gloucestershire Councillors on matters relating to the Parish

Westerleigh & Coalpit Heath Parish Council – District Councillors' Report

Monday 13th July 2026

Landlord Fined £17,500 for Failing to Improve Unsafe Property

South Gloucestershire Council's Private Sector Housing Team has issued a Civil Penalty Notice (CPN) to a Filton landlord, ordering him to pay £17,500 for failing to comply with a statutory Improvement Notice at a property on Hunters Way in Filton.

The Improvement Notice was served on 16th September 2025 after the council identified serious hazards at the property. Due to a history of previous complaints relating to the same address, the council took direct enforcement action rather than pursuing informal measures.

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The notice required the landlord to complete essential works within two months to address a range of hazards, including:

- Excess cold
- Poor domestic hygiene and refuse
- Risk of falls on stairs
- Electrical hazards
- Structural collapse

Three of these were classified as Category 1 hazards – the most serious under the Housing Health and Safety Rating System – and two were Category 2 hazards.

Despite the severity of the issues and the clear timeframe for compliance, the landlord failed to make any contact with the council or carry out the required works during the compliance period, so the council progressed the CPN.

The council's HomeChoice team is working with the affected tenants to support them in securing alternative accommodation.

This Civil Penalty Notice reflects the robust penalties landlords can expect under strengthened powers introduced through the Renters' Rights Act. Further information on tenants' rights and the Renters' Rights Act can be found on the council [website](#).

Residents who have concerns about the condition of their rented property that their landlord is not addressing, or concerns about landlords not complying with new tenancy reforms, are encouraged to contact South Gloucestershire Council's Private Sector Housing Team by emailing psehousing@southglos.gov.uk.

Council Joins World Cup Domestic Abuse Campaign

For many of us, the World Cup means excitement, celebrations and coming together. However, for people at risk of domestic abuse, it may be a time of misery, fear and anxiety.

Heightened emotions and increased or prolonged drinking or drug-taking are linked to increased domestic abuse nationally during tournaments. However, we want to stress that while football can heighten existing abuse, it isn't the cause. Abuse is caused solely by the perpetrator's behaviour.

That's why we're working with local authorities, domestic abuse support services, charities and other partners* this summer, to share three important messages:

A message for victims of abuse: If you are at risk, **you are not alone**. A host of local, regional and national organisations stand ready to help. We know there are many reasons why reporting or leaving an abusive or violent relationship may be difficult. Reaching out to someone to discuss the barriers and explore a way forward can be an important first step: [Help in your area — This Is Not An Excuse](#)

A message if you know or suspect domestic abuse is happening to someone you know: If you know or suspect domestic abuse is happening, **please don't look away**. Domestic abuse is a serious crime that can escalate quickly for victims and perpetrators. Trust your instincts and act. Report it, anonymously if you wish – it could save a life: [Friends and family — This Is Not An Excuse](#)

A message for abusers: If you are a perpetrator of domestic abuse and **willing to change you can access help to stop**: If you are an abuser — [This Is Not An Excuse. Or you can face the consequences of your actions](#).

Domestic abuse is never acceptable and there is no excuse for it. Sadly, it can happen to anyone and in all types of relationship, regardless of race, ethnic or religious group, class, disability, sexuality, lifestyle, nationality or age.

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Abusive behaviour includes physical or sexual abuse, violent or threatening behaviour, controlling or coercive behaviour, economic abuse or psychological or emotional abuse. Abuse may be a single incident or an ongoing pattern of behaviours.

In Avon and Somerset Police, 20% of our work is domestic abuse related. Our domestic abuse lead Detective Superintendent Kris Windsor said: "Domestic abuse is a serious crime which can escalate quickly for victims and perpetrators. Many people may be closer to domestic abuse than they think.

"We ask people to please trust their instincts and act. If you suspect domestic abuse is happening, don't look away. Report it, anonymously if you wish. It could save a life.

"As well as support for victims of domestic abuse, programmes are available nationally for perpetrators willing to take responsibility for aggressive, controlling or violent behaviours. Otherwise, we remind you that domestic abuse is against the law and may result in criminal prosecution and imprisonment."

Political Leaders Ask for Government Review of the 1957/58 ICI Consent

The leaders of all three political groups represented on South Gloucestershire Council have written to the Secretary of State for Housing, Communities and Local Government, calling for urgent action on the 1957 and 1958 planning consents that have allowed developers bypass modern planning rules and blight communities in Pilning and Severn Beach with so-called 'MegaShed' buildings.

These historic consents mean that major industrial developments can be built without the modern standards, infrastructure contributions, or community involvement that residents would rightly expect today. The result is development that often brings little direct benefit to local communities and places increasing pressure on local roads, environment, and services.

They also mean that South Gloucestershire Council is unable to influence proposals and is left to legally rubberstamp plans, which is out of step with planning laws in the rest of the district and elsewhere in the country.

The letter is signed by Councillors Maggie Tyrell, Liberal Democrat group and South Gloucestershire Council; Ian Boulton Co-leader of South Gloucestershire Council and Leader of the Labour group; and Liz Brennan, Leader of the Conservative group on the council.

It is clear that their cross-party position is not about opposed to growth, indeed it emphasises that Severnside is a key economic area with significant opportunities. However, it emphasises that growth must be fair, balanced, and supported by the right infrastructure, so that local people can access jobs and communities see real benefits.

Residents are understandably frustrated that developments can proceed without proper safeguards, and Members of all parties have consistently raised concerns about proposals that would not be acceptable under today's planning system, but cannot be properly controlled. Members recognise the significant frustration, concern and upset experienced by residents and are determined to do all they can to secure meaningful change.

The letter calls on the Government to act, by bringing forward legislation to update these outdated consents and ensure that future development meets modern standards, supports infrastructure investment, and gives communities a meaningful voice.

The Leaders pledge to continue to work together, across party lines, to press for a fair and lasting solution for Severnside.

The full text of the letter, sent on 16th June 2026, is as follows:

We are writing jointly, as the Group Leaders of South Gloucestershire Council, following a resolution agreed by Full Council regarding the ongoing impact of historic blanket planning consents for industrial uses dating from 1957 affecting the communities of Pilning and Severn Beach.

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While we recognise that development taking place under these consents is lawful, the continuation of such arrangements presents a significant and growing challenge to the Council and to the local community. These permissions pre-date modern planning policy and therefore operate outside the framework of contemporary environmental, transport and community infrastructure requirements. As a result:

- *Development can proceed without the application of current biodiversity, climate, and design standards*
- *There is no ability to secure Section 106 contributions or Community Infrastructure Levy funding*
- *The Local Planning Authority is limited in its ability to attach up to date conditions in respect of any reserved matters applications considered by it*
- *Development proceeds without the ability to secure contributions towards essential infrastructure, particularly highways and sustainable transport, limiting connectivity to employment opportunities*
- *Local communities have very limited opportunity to influence development that directly affects them*

The cumulative effect is that substantial commercial development, including very large warehouse-style buildings, is occurring without the supporting infrastructure, mitigation or community benefit that would normally be expected. This is not only creating impacts for existing residents but is also constraining the area's longer-term economic potential. In particular, the inability to secure investment in highways and public transport is limiting access to employment opportunities, especially for residents in less well-connected and less affluent communities. In this way, the current arrangements are not supporting the kind of sustainable and inclusive growth that Government is seeking to promote.

We believe this position is no longer sustainable.

There is also a strong and unified view locally that the current situation is unfair and increasingly difficult to justify. Residents feel that development is being imposed without appropriate safeguards or benefits, and Members across all political groups have expressed consistent concern at Planning Committee about the scale and form of development that cannot be properly moderated under the existing consents. This is not a case of opposition to growth, but a shared concern that the current framework prevents reasonable, balanced decision-making.

Planning should operate as a partnership between developers, local communities, and public authorities, ensuring that growth is balanced, infrastructure is provided, and communities have a meaningful voice.

We are requesting that Government:

- *Brings forward, at the earliest legislative opportunity, primary legislation to amend or repeal the 1957 and 1958 blanket consents affecting Pilning and Severn Beach; and*
- *Establishes a mechanism to regularise these historic permissions, similar in principle to previous approaches taken through the Interim Development Order framework, so that future development is subject to modern planning standards and local decision-making processes*

We fully recognise that this is a complex issue. Any legislative approach will need to carefully consider established development rights, legal protections for landowners, and the potential for compensation claims. We would welcome the opportunity to work with officials to explore proportionate and deliverable options that balance these considerations while addressing the clear inequity currently experienced by local communities.

This is a locally acute issue, but one that raises wider policy questions about how historic consents are treated in a modern planning system. We believe South Gloucestershire could provide a useful case study in developing an approach that is fair, lawful, and capable of wider application if necessary.

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We would be grateful for the opportunity to meet with you or your officials to discuss this matter further and to support the development of a practical and deliverable solution.

The letter was written following a cross-party motion agreed by Full Council on Wednesday 20th May 2026. Full details are available on the [council website](#).

Additional update from Ward Councillor Ben Stokes:

- Noted recent prosecution of a resident for fly-tipping.
- A £120k play area, funded by developer section 106 contributions, has opened in Old Sodbury – open to all.
- The [South Gloucestershire Local Food Partnership Action Plan 2026–2028](#) has been launched. It sets out 26 actions to be delivered over the next two years focusing on increasing local food availability, supporting businesses and reducing food waste.
- The Summer of Socks is a programme of free family-friendly events taking place across South Gloucestershire's high streets this summer. It is a community arts and sustainability programme, built around the simple idea of using socks as a creative and environmental theme. For details of events visit the [website](#).

4434. To RECEIVE questions and comments from members of the public present with respect to business on the agenda (in accordance with Standing Orders 3 e-3 i)

Members of the public were invited to speak immediately before the item of interest. Comments/questions are summarised under the minute relating to those items.

4435. PLANNING

a) To NOTE planning comments submitted since last meeting

- (i) [P26/01219/PIP](#) Permission in principle for the erection of a minimum of 4no and a maximum of 8no dwellings. Land At Windmill Bungalow Westerleigh Road Coalpit Heath South Gloucestershire BS36 2UP

Given the short consultation deadline for responses to PIP applications, the Parish Council was unable to meet to agree a response prior to the deadline. The following general points are observed however:

The site does not lie within or adjacent to an existing settlement.

The proposed development, whilst adjacent to an Active Travel route, lies a significant distance from shops, enhanced cycle routes and school facilities - in reality shops and school facilities could only be accessed by vehicle.

The maximum 8 dwellings would represent over-development of the site.

The site is in the Green Belt and, as the applicant states, is close to the northern boundary of the Bristol conurbation. Approving the application would extend the urban sprawl of Bristol into the Green Belt, without any overarching benefit ensuing.

NOTED.

b) To NOTE planning decisions made by South Gloucestershire Council since last meeting

- (i) Note refusal 29/06/2026- P24/03001/F Construction of a solar farm and battery storage containers together with associated works, equipment and infrastructure. Land At Mousewell Farm And Pool Farm Chipping Sodbury South Gloucestershire

NOTED – attached as Appendix 1.

c) To discuss and COMMENT on any necessary Planning Applications or other Planning Matters:

- (i) [P25/02534/O](#) Phased development for the erection up to 450no. dwellings, land for ancillary primary school uses including play provision and drop off parking, local centre / community hub, mobility hub, public open space and play space, active travel links, and associated vehicular access, infrastructure, eng... Land East of Coalpit Heath (reconsultation)

Cllr R McCullough had previously declared an interest. He vacated the chair and took no part in the public comments, Council discussion or subsequent vote. Cllr J Lean chaired the item.

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RESOLVED: To invite public comments on this item. Given the public interest, to extend the time allowed for public comments.

A number of members of the public made comments/ asked questions. Points are summarised below:

- Do comments submitted on the previous version of the application stand or should comments be resubmitted/ new comments be made? Confirmed all previous comments stand. It is possible to comment more than once e.g. in relation to updated documentation.
- Should people who commented previously have been notified of the reconsultation? Yes, but seems this has not happened consistently. (The Clerk will follow up with the Planning Officer.)
- Serious concerns about vehicles added to the network if household are assumed to have two cars (minimum).
- Impact on local roads. Traffic/ speeding impact on Henfield Road. Cannot have speed tables as no street lighting. Street lighting is not allowed due to bats. Traffic lights have been removed at the end of Henfield Road. Roundways will not be widened.
- Application includes land for ancillary primary school use – unclear which school/s benefit and what about secondary school places?
- Concern about digital exclusion – how do people know about the application if they are not online? Local ward cllrs have delivered leaflets (but not to Ram Hill), articles in the Frome Valley Voice.
- Where do we stand on adoption of the South Gloucestershire Local Plan (recognising this site is not in it)? Ward Cllr Clark responded. The examination in public of the draft Local Plan concludes this week. The Local Plan currently has limited weight in the planning balance. It will have increasing weight once the inspectors respond. If found to be sound, the Local Plan could be adopted late 2026/ early 2027. We should expect speculative applications like this one in the interim. How long this application takes to be determined depends on the planning officer, when it goes to committee and if the applicants appeal (should it be refused).
- Concerns re utilities capacity, especially water pressure.
- Concerns re coalmining history.

RESOLVED: Westerleigh & Coalpit Heath Parish Council reiterates its strong objection to this application and reconfirms its previous comments. Furthermore, none of the resubmissions materially address the objections raised in relation to access and highways impacts.

- (ii) [P26/01208/O](#) Outline application with details of access from Badminton Road and all other matters reserved for up to 860 residential dwellings, primary school, local centre and community facilities, public open space, habitat enhancement and associated infrastructure, including demolition of existing structures. Land At Frog Lane Coalpit Heath
Cllr R McCullough and Cllr J Lean had previously declared an interest. Cllr J Lean vacated the chair and, along with Cllr McCullough, he took no part in the public comments, Council discussion or subsequent vote. Cllr G Williams chaired the item.

RESOLVED: To invite public comments on this item. Given the public interest, to extend the time allowed for public comments.

A number of members of the public made comments/ asked questions. Points are summarised below:

- Queries re consultation process. Confirmed residents should respond to the current consultation (responses to the Edward Ware pre-application consultation earlier in the year aren't carried forward). It is worth responding to state individual concerns, as they may not be covered by other responses. The Planning Committee can only look at material planning considerations. The total number of comments isn't relevant (but it is still worth responding).
- What is the housing need in Coalpit Heath? The draft Local Plan sets out South Gloucestershire's housing need and how it will be met. This site is not included. The developers argue this site will help meet Bristol's unmet housing need. They also made this argument to the Local Plan examination. South Glos Council's position is the Local Plan should not meet Bristol's unmet need.
- How can developers build on Green Belt land? The 2024 update to the National Planning Policy Framework introduced a new category of Grey Belt - Green Belt land where development can be allowed if certain criteria are met. The applicants claim the site is Grey Belt.

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- Query about affordable housing percentage. South Glos is meeting its affordable housing target, so there is no additional weight (in the planning balance) awarded to applications delivering additional affordable housing. The 50% affordable housing figure in this application is the percentage required for large developments on Grey Belt land (set out in the National Planning Policy Framework). This percentage is higher than the South Glos planning policy minimum.
- Representatives from the long-established Showman's site, close to the application site, raised concerns about how it will impact their land-use rights, especially the right to expand.
- Proposal put forward for an alternative use of the site, to establish Coalpit Heath wood. To address the Climate Emergency, protect and enhance nature and provide grazing. Organisations exist that can help deliver this vision e.g. Avon Needs Trees.

RESOLVED: Westerleigh & Coalpit Heath Parish Council objects in the strongest possible terms to this application. The full objection response is attached at Appendix 2.

After these items Cllr R McCullough resumed as Chair and the Council reverted to the order of the published agenda - i.e. min 4432.

- (iii) [P26/01236/F](#) Creation of new vehicular access and driveway with 2no. parking spaces. 176 Badminton Road Coalpit Heath South Gloucestershire BS36 2SX
RESOLVED: Westerleigh & Coalpit Heath Parish Council has no objection to this application.
- (iv) [P26/01381/HH](#) Erection of two storey and single storey rear extensions to form additional living accommodation. Erection of single storey link extension to existing outbuilding and conversion of existing outbuilding to form annexe. Jesmond House Westerleigh Road Westerleigh South Gloucestershire BS37 8QH
Cllr C Goddard declared an interest and did not take part in the discussion and subsequent vote.
RESOLVED: Westerleigh & Coalpit Heath Parish Council has no objection to this application. However, it notes the concerns about access for construction raised in the public comments and draws the planning officer's attention to these.
- (v) [P26/01186/HH](#) Erection of 1no. double garage. Rose Oak Farm Rose Oak Lane Coalpit Heath South Gloucestershire BS36 2QX
RESOLVED: Westerleigh & Coalpit Heath Parish Council has no objection to this application.
- (vi) [P26/01187/LB](#) Erection of 1no. garage. Rose Oak Farm Rose Oak Lane Coalpit Heath South Gloucestershire BS36 2QX
RESOLVED: Westerleigh & Coalpit Heath Parish Council has no objection to this application.
- (vii) [P26/01436/PIP](#) Permission in principle for the erection of up to 9 no. dwellings. Land Northwest Of Nibley Road Bird Farm Nibley Lane Yate BS37 5JG
RESOLVED: Westerleigh & Coalpit Heath Parish Council objects to this application on the grounds that it is inappropriate development in the Green Belt, which is very narrow at this location.
- (viii) [P26/01050/F](#) Erection of new 2.5 storey self build dwelling with access, parking and associated works. Self Build Plot 10 Cow Leaze Blackberry Park Coalpit Heath South Gloucestershire BS36 2WB (reconsultation)
RESOLVED: Westerleigh & Coalpit Heath Parish Council has no objection to this application.

FINANCE

4436. To NOTE end of June 2026 Financial documents: Statements & Reconciliations, receipts
NOTED.

4437. To APPROVE accounts for payment July 2026 (circulated)
NOTED – attached as Appendix 3.

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4438. To RECEIVE Parish Councillor Reports and any other Reports – written submissions, taken as read with questions taken as necessary

None.

ITEMS REQUIRING A RESOLUTION

4439. To NOTE any issues relating to reopening of A432 overbridge and related reopening of lanes (Ruffet Rd, Coalsack Lane, Cooks Lane), take a DECISION on any required actions

RESOLVED: To invite public comments on this item.

Two members of the public spoke.

A request was made for support for the following measures (same request put forward to South Gloucestershire Council):

- 20mph zone from the Henfield crossroads junction up to the Golf Club, 30 mph after, up to 500 metres before the Viaduct on Henfield Road (taking in the Ram Hill side road), with new signage stating 20mph zone.
- Traffic calming measures from the Viaduct up to the Ring of Bells public house - well-known speeding issues and safety concerns for Manor School pupils and parents/ carers. Lack of signage of this 20mph zone is alarming, especially with the Viaduct and footway being so narrow.
- Acknowledged many residents will have other views.

Other concerns raised:

- Drains on Henfield Road yet to be repaired. White line markings not replaced after resurfacing.

Council noted the long timeframe and backlog of transport requests to South Glos Council, and limited funding. Quiet Lanes (a central govt scheme) was suggested as a mechanism which could achieve an area wide improvement along the lines being requested, quicker. Also noted, should Council decide to request highways measures, it may consider pledging Community Infrastructure Levy monies to part-fund.

Henfield Road repairs are due now the A432 bridge has reopened. No dates confirmed.

RESOLVED: An agenda item to consider possible options for reducing speeding/ improving safety on Henfield Rd and surrounding roads, to be added to the September agenda. A Quiet Lanes scheme is one option that may be considered - subject to public engagement and desire.

4440. To NOTE progress with the South Gloucestershire Council A432 active travel project and take a DECISION on any required actions

Reported there had been a number of resident complaints about excessive overnight noise – very late. Also, bus stops have been closed off during the day.

RESOLVED: Clerk to contact Transport Engagement Officer for the project to raise these issues.

4441. To APPROVE name suggestion/s for new residential cul-de-sac (on old fuchsia nursery site, Henfield Rd)

RESOLVED: To put forward the name Lockyer's Gate to reflect the high regard in which the Lockyer family, who ran the fuchsia nursery, were held locally.

4442. To CONSIDER advice re request for Council to take over mowing unregistered land adjacent to Mayshill Triangle and take a DECISION

Noted that Council has the power to maintain unregistered land, but it may incur additional risks and liabilities in doing so. The risks are increased in this situation as the land is being used for parking by neighbouring properties.

RESOLVED: Not to take over the mowing of this piece of land, due to the risks and liabilities associated with the land being used for private parking.

4443. To APPROVE the continued use of Westerleigh Playing Field by Immanuel School pupils for PE sessions

Noted the head has confirmed appropriate insurance and risk assessments are in place.

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RESOLVED: Approved for the past and coming year.

4444. To CONSIDER request for permission to erect a bouncy castle on Westerleigh Playing Field (1st Ram Hill Scouts, Mon 20th July)

RESOLVED: To grant permission as the request is from a local youth organisation, rather than a private party. Permission subject to providing evidence of public liability insurance and a risk assessment already requested by the Clerk.

4445. To RECEIVE an update on North of Lyde Green site – REARRANGED Invitation from Places to People to meet cllrs Wednesday 29th July, 6.30pm at Westerleigh Village Hall

NOTED. The meeting will be held in public for transparency i.e. the public may observe, but not participate. Pucklechurch Parish Councillors have been invited.

4446. To discuss any required CONSULTATIONS and COMMENT as necessary:

(i) [A432 BADMINTON ROAD - Proposed 30 mph speed limit and 40 mph speed limit](#) (closing date 25th July 2026)

No comment.

4447. To consider and VOTE on co-option to Parish Councillor vacancies

Andrew Leney confirmed his eligibility to stand and put himself forward for co-option.

RESOLVED: To co-opt Andrew Leney on to the Council, filling the casual vacancy for Coalpit Heath ward.

Signed the declaration of acceptance of office form, witnessed by the Clerk, and joined the meeting as a councillor.

ITEMS TO NOTE

4448. To NOTE progress of South Gloucestershire Highways review re speeding in Westerleigh (from Shorthill Road to the Nibley Lane junction)

No further update. Noted comments/ queries had been received from local residents regarding the location of speed cameras should they be approved. **Action – the Clerk to request an update on the timetable for a decision. Also to ask how the camera locations will be decided should the cameras be approved.**

4449. Correspondence/Communication with Westerleigh & Coalpit Heath Parish Council: From South Gloucestershire Council:

-Traffic management relating to YateSpur cycle path - Westerleigh Road and the approach into Yate, including the section between the Shire Way roundabout and the Rodford Way / Road to Nowhere roundabout

- Full 24-hour closure of the northbound carriageway, with vehicle access maintained for southbound traffic, from 27 July to 20 December.
- Overnight full closures of the northbound and southbound carriageway to install traffic management measures from 27 July to 3 August (8pm to 6am).
- Overnight full closures of the northbound and southbound carriageway to install new underground ducting for the new pedestrian crossings from 24 August to 31 August (8pm to 6am).

- ALCA July 2026 In-Short newsletter

- Guided wildlife and nature walk - **'Walk on the Wild Side' -10.30am, Saturday July 18th 2026, meeting at Rowdell Avenue.** Book a place

- at Travel.Planning@southglos.gov.uk

4450. To NOTE items considered urgent by the Chairman

The Clerk reported that the Council's new website, required to meet web accessibility standards, will go live on 15th July 2026 www.wchparish.gov.uk. The Clerk's email address will now be: clerk@wchparish.gov.uk. Councillors will be issued with new email addresses in the same format, this week. It is requested new addresses are used for all council communication from 27th July

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2026. Emails sent to old-style cllr addresses (@wchpc.org.uk) will auto-forward to new addresses. Old emails will be migrated.

4451. To CONSIDER any exempt items:

Due to the nature of the business under consideration, a resolution to exclude the press and public may be required under the Public Bodies (Admission to Meetings) Act 1960 and the LGA 1972, s100.

None.

4452. Dates of future Parish Council meetings

July 27th Finance & General Purposes Committee meeting 7pm Manor Hall, Red Brick Annexe

September 14th Full Council meeting 7pm Westerleigh Village Hall

October 12th Full Council Meeting 7pm Henfield Hall

(Meeting dates listed on the website - <https://wchparish.gov.uk/meetings/>)

The meeting was closed at 9.45pm.

Appendix 1 - Planning decisions since 21st May 2026

Description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision	Decision Date
(i) P26/00952/HH Erection of single storey side extension to form garage. 442 Badminton Road Yate South Gloucestershire BS37 5HX	Westerleigh & Coalpit Heath Parish Council has no objection to this application.	30/04/2026	Approve with conditions	26/05/2026
(ii) P26/00995/PIP Permission in Principle for the erection of up to 9no. dwellings. Elmbarn Farm Westerleigh Road Westerleigh South Gloucestershire BS37 8QF	Given the short consultation deadline for responses to PIP applications, the Parish Council was unable to meet to agree a response prior to the deadline. General comment- No objection. More detail is required to understand the access on to Westerleigh Road. (Delegated)	07/05/2026	REFUSAL	04/06/2026
(iii) P26/00527/F Demolition of existing rear extension and stable block. Erection of a two storey front extension with glazed gable, a two storey and loft level side (east) extension, a single storey side extension and rear parapet extensions with integrated terraces. Raising of ridge height and replacement of th... Bay Tree Cottage Ruffet Road Winterbourne South Gloucestershire BS36 1AN	Westerleigh & Coalpit Heath Parish Council OBJECTS to this application on the grounds that it will have a significant negative impact on the setting of Kendleshire Court, the listed building and thus heritage asset that sits in an elevated position behind the proposed development. Kendleshire Court sits on land that is noticeably higher than Bay Tree Cottage. This makes it harder to mitigate the harm to the setting of the heritage asset because the upper floor rooms of Kendleshire Court overlook the rear of Bay Tree Cottage. The proposals therefore conflict with planning policy PSP 17 - Heritage Assets and the Historic Environment. The Parish Council also queries the proposed percentage volume increase over and above the original buildings, relating to planning policy PSP 7- Development in the Green Belt . It is difficult to determine this figure given the complexity of the proposals.	24/03/2026	Refusal	10/06/2026
(iv) P26/01111/PIP Permission in principle for the erection of a minimum of 1no. self build dwelling and a maximum of	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.	21/05/3036	Approve	24/06/2026

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Description	Westerleigh & Coalpit Heath Parish Council Comment submitted	Notice	Decision	Decision Date
3no. self build dwellings. Land At 15 Badminton Road Winterbourne South Gloucestershire BS36 1AL				
(v) P24/03001/F Construction of a solar farm and battery storage containers together with associated works, equipment and infrastructure. Land At Mousewell Farm And Pool Farm Chipping Sodbury South Gloucestershire	Following the reconsultation, Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application overall. However, it continues to note the following concerns. - Negative impact on the setting of heritage assets and openness of the Green Belt. There will be a negative impact on the rural and agricultural setting of local heritage assets, most notably the Grade II listed Mousewell Farmhouse - surrounded by the eastern parcel, but also the Grade II Listed Grove Farmhouse on Besom Lane - opposite the western parcel. - Risk of surface water flooding of the western parcel and adjacent Besom Lane. The Flood Risk Assessment has not been updated. It identifies that the western parcel is at risk of significant surface water flooding during extreme rainfall events. The adjacent Besom Lane, which forms the access route for the construction and ongoing maintenance of the site, suffers periods of prolonged surface water flooding according to local residents. Although the submitted documents indicate that the development should have a neutral impact on surface water flooding of Besom Lane, local residents remain very concerned that the effects of construction and the installation of solar panels will in fact exacerbate surface water flooding at this location. The following further concern is noted. - Impact on Wapley Bushes Nature Reserve and related ecology. In the first consultation Dodington Parish Council identified the potential for negative impacts on ecology in the area of Wapley Bushes Local Nature Reserve. The latest submission includes an additional no-development area between part of the western parcel and Wapley Bushes Local Nature reserve as mitigation. Latest comments from DPC were not available at the time of discussion, so it is unclear if the revised proposals are adequate. This Council wishes to see the application address any remaining concerns that may be identified by DPC in relation to safeguarding Wapley Bushes Nature Reserve and related ecology.	24/11/2025	Refusal	29/06/2026
(vi) P26/01192/PIP Permission in principle for the erection of a minimum of 1no. dwelling and a maximum of 3no. dwellings. Land Between 5 And 9 Badminton Road Winterbourne South Gloucestershire BS36 1AL	Westerleigh & Coalpit Heath Parish Council has NO OBJECTION to this application.	02/06/2026	Approve	03/07/2026

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Appendix 2 – Response to Planning Application

[P26/01208/O](#) Outline application with details of access from Badminton Road and all other matters reserved for up to 860 residential dwellings, primary school, local centre and community facilities, public open space, habitat enhancement and associated infrastructure, including demolition of existing structures. Land At Frog Lane Coalpit Heath

Westerleigh & Coalpit Heath Parish Council OBJECTS IN THE STRONGEST POSSIBLE TERMS to this speculative application, which will compound the negative impacts of the application for the adjacent site east of Roundways (P25/02534/O for 460 homes and other infrastructure).

Coalpit Heath cannot accommodate either of the large-scale speculative developments proposed on the exceptionally narrow strip of Green Belt that separates Downend/ Emersons Green on the north-eastern fringe of Bristol, from the town of Yate.

This response has been prepared with regard to Yate Town Council's objection response (YTC objection, 1st July 2026), which this Council fully endorses. The following response repeats some points from that response that are of greatest concern to this Council

The two principal grounds for objection are the same as those set out in this Council's objection to application P25/02534/O, site east of Roundways. They are explained again below.

Additional grounds for objection are set out after the principal objections.

The two principal objections are:

- **The site is not identified in the draft Local Plan for South Gloucestershire, which has been subject to extensive and rigorous consultation and is supported by this Council.**
- **The application represents inappropriate development in the Green Belt.**

1. The site is not identified in the draft Local Plan for South Gloucestershire

If approved, this application would introduce a strategic scale development outside of the current planned growth strategy for housing being examined by the Planning Inspectorate. Ad hoc development proposals such as this one, particularly on such a large scale, are not an appropriate way to address South Gloucestershire's housing need.

This application is seeking to secure a major Green Belt release via the development management process, rather than the Local Plan process. The Local Plan is the only appropriate mechanism for assessing where strategic level growth should occur, what infrastructure is required and how cumulative impacts should be managed.

It is noted that this site, and the neighbouring P25/02534/O site east of Roundways, were both considered and rejected for sound planning reasons, at earlier stages of the Local Plan consultation process.

This Parish Council endorses Yate Town Council's conclusion that 'the applicant has not demonstrated where additional transport, rail, healthcare, education and community infrastructure capacity exists beyond that already relied upon to support growth proposed through the draft Local Plan.' (YTC objection, 1st July 2026)

2. Inappropriate development in the Green Belt

The applicant's claim that the site can be reclassified from Green Belt to Grey Belt is rejected. This site (and the adjacent site east of Roundways) make a significant contribution to a 'qualifying purpose' of the Green Belt, as identified in the National Planning Policy Framework.

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First and foremost, this exceptionally narrow stretch of Green Belt prevents the towns of Bristol and Yate from merging into each other (purpose b - prevent neighbouring towns merging into one another).

The proposed development site occupies a critical piece of open countryside, that maintains separation between Downend/ Emersons Green on the north-eastern fringe of Bristol, and the growing town of Yate.

Furthermore, the combined communities of Coalpit Heath, Frampton Cotterell and Winterbourne have a population and size equivalent to that of other towns. The three communities function as a single large dormitory settlement. Therefore, the Green Belt east of the Coalpit Heath boundary also prevents these communities, which can be considered a town in their own right, from merging with the town of Yate (qualifying purpose b).

If this site is developed, given its size of 47 hectares and the number of houses involved, there would be a substantial reduction in the Green Belt if one draws a straight line between Yate and Bristol. The only remaining gap between Yate and this new community would be the land between the adjacent solar farm and Westerleigh Road. The remaining Green Belt in a direct line would be less than one mile wide.

This large-scale urban extension would result in the complete loss of Coalpit Heath's semi-rural identity.

The WECA Green Belt Assessment notes that the parcel of Green Belt between Coalpit Heath and Yate (parcel 28), which includes this site, is narrow.

'The physically narrowest part of the gap between Coalpit Heath and Yate ...is the triangle of land between the A432 and the railway line and these connecting transport routes also reduce perceived settlement separation. Any land east of Frampton End can be considered to play a significant role in terms of preserving the settlement gap.'

The proposed site is east of Frampton End, i.e. on land that contributes significantly to Green Belt purpose b (prevent neighbouring towns merging into one another).

This Council concludes that this application represents inappropriate development in the Green Belt.

Further grounds for objection.

3. Transport – unacceptable negative impact on traffic and highways

The transport and highways implications of this development are significant. Evidence has been presented to the Local Plan Examination in public to demonstrate that the A432 corridor is already experiencing significant pressures.

This application fails to identify where additional highway capacity exists or would be developed to address demand over and above what has been set out in the South Gloucestershire Local Plan.

This site was first put forward in the abandoned Joint Spatial Plan (JSP). The JSP strategy relied upon additional infrastructure changes which would have helped mitigate the transport impact of development in this location i.e.

- A Winterbourne / Frampton Cotterell Bypass
- Metrobus lanes along the A432 Badminton Road

Neither of these improvements are currently proposed. Thus, the site is less suitable than when it was previously rejected in the JSP enquiry.

A related concern, and a significant weakness of the application, is the assumption made in the Transport Assessment that sustainable travel methods will result in a significant modal shift in vehicle usage. A reduction in single occupancy vehicle use of 20% for peak-period car trips, is assumed by the applicants. There is no evidence such assumptions are realistic based on observed behaviour at other completed developments in the area, such as Ladden Garden Village. A reduction of 15% is assumed

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in the application for the P25/02534/O east of Roundways development directly adjacent. It follows that the application is understating future demand on the A432 and surrounding network.

This Council endorses Yate Town Council's assessment 'that many of the higher-order employment destinations upon which future residents are likely to depend are located within North Bristol, Filton, UWE and the wider North Fringe. Whilst the application places considerable reliance upon active travel and modal shift, the Council is not aware of any continuous, direct, high-quality and deliverable active travel corridor meeting modern design standards that connects this part of the district with those major employment destinations. As a consequence, many journeys are likely to continue to be undertaken by car or by public transport operating on an already constrained highway network.' (YTC objection, 1st July 2026)

This assessment is also supported by the Strategic Planning Policy Team response to the P25/02534/O site east of Roundways (14th Jan 2026). It refers to assessment of the sites on the east of Coalpit Heath carried out under the regulation 18 Local Plan consultation... 'the lack of local access to employment facilities was considered to have the negative effect of encouraging a larger number of longer distance trips, and the majority of these trips to be car based.'

While the application promotes walking, cycling and public transport, the reality is that a significant proportion of journeys generated by this development will continue to be made by private car.

Finally, the additional traffic created by this development will further undermine network resilience. There are limited alternative routes to the A432. Some local alternatives are vulnerable to seasonal surface water flooding i.e. Henfield Road and Roundways.

4. Transport - insufficient rail and bus network capacity

As is noted in Yate Town Council's objection response 'The application places considerable reliance upon sustainable transport, including access to Yate Railway Station and the wider public transport network.' (YTC objection, 1st July 2026)

With respect to rail, although Yate Railway Station is accessible from the development site, accessibility does not equate to capacity.

Yate Town Council reaches two conclusions regarding rail capacity and the impact of the proposed development that this Council endorses and repeats.

Firstly regarding Yate Railway Station, 'Yate Station already serves a wide catchment extending beyond Yate itself and experiences significant demand from existing communities. The station car park is heavily used, and existing cycle parking facilities are already well utilised. The Council is unaware of any significant spare secure cycle parking provision at the station. The application provides no evidence that additional station infrastructure, cycle parking or passenger facilities will be delivered to accommodate the substantial increase in demand arising from this proposal.'

Secondly regarding the capacity of the rail network, 'More fundamentally, the application fails to demonstrate that sufficient rail capacity exists to accommodate the additional passengers generated by this development.'

A full analysis is set out in Yate Town Council's objection response (YTC objection, 1st July - section 5).

With respect to bus services, this Council endorses and repeats Yate Town Council's concerns:

'The applicant's preferred transport scenario forecasts approximately four times as many bus trips as rail trips during the morning peak period. Consequently, the sustainability case for the development is heavily dependent upon the availability, reliability and long-term viability of local bus services. However, bus services remain dependent upon the wider highway network and are, themselves, vulnerable to the congestion and delay identified elsewhere in this response. The application assumes that public transport will provide a realistic alternative to private car travel. However, many local services are dependent upon financial support and subsidy arrangements. Future service levels, frequencies and

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long-term funding cannot be assumed. In addition, bus services are, themselves, affected by congestion on the wider highway network and, therefore, cannot be considered independently of the highway constraints identified elsewhere in this response.'

Also noted is the fact that no strategic investment to upgrade bus services along the A432 corridor i.e. to Metrobus standard, is planned.

5. Unacceptable pressure on public services and community infrastructure

This Council is unsatisfied that the community and public service infrastructure requirements of this proposal have been addressed by the applicants.

Whilst the proposal for a new primary school is welcome, there is little detail to explain how the related significant increase for demand in secondary school places would be addressed.

There is existing pressure on GP services and NHS dental services. Anecdotal evidence suggests there is no local capacity. There is a particular issue with accessing NHS dental services locally, with no local practices routinely accepting new NHS adult patients.

The Council shares Yate Town Council's concern that 'the applicant's sustainability case relies heavily upon the availability of retail, leisure, transport and community facilities within Yate. However, little evidence has been provided demonstrating that these facilities possess capacity beyond that already required to support existing communities, Ladden Garden Village and growth proposed through the Local Plan.' (YTC objection, 1st July

6. Coalmining history - inadequate risk assessment

Recent work commissioned by this Council in respect of the adjacent proposed development (P25/02534/O east of Roundways), emphasised there are old shallow mine workings across that site which are not fully mapped, as well as extensive underground drainage channels. It was concluded that the applicant should not rely on desk-based research and the limited assessment carried out to date.

An independent researcher has reviewed the applicant's coalmining risk assessment for this latest site and reached similar conclusions. Specifically:

- i. The presence of old shallower workings. The boreholes referred to in the CMRA located the seams concerned, but discounted them as not having been worked. The researcher believes they would have been worked.
- ii. As the BCMA report suggests, there are likely to be unmapped drainage levels or tunnels at shallow depth. These had access shafts that are hard to differentiate from mine shafts.
- iii. Although the mine workings in the eastern section of the area associated with Frog Lane Colliery are at such a depth to avoid risk, there may also be a lengthy drainage level from Frog Lane through to Ram Hill. The manhole/entry noted at the southern end of the site may be associated with this. Interference with it adds to the already substantial risk of water-logged ground (the whole area is very poorly drained).

These findings, once again, lead the Council to conclude that further detailed analysis of available records and consultation with local researchers is urgently required, plus follow-up on site analysis of the identified mine workings if indicated. An in depth analysis of all historical mine workings on the site and their implications for any proposed development is lacking. These analyses must be made available to South Gloucestershire Council to properly inform consideration of the application.

7. Access to the site – interaction with active travel measures

A single vehicle access point is proposed via Frog Lane with a new mini roundabout on Badminton Road. There are serious concerns about this proposal given the introduction of active travel cycle and footways along this stretch of the A432 Badminton Road. The interaction between the active travel

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infrastructure and the new access is unclear. The impact the new access and increased vehicle movements will have on cyclists and other users of the active travel corridor is also unclear.

8. Heritage concerns

The proposals will result in harm to the Grade II listed Mays Hill Farm.

Appendix 3 – June 2026 payments for approval

Description	Supplier	Net	VAT	Total
Monthly Expenses	Rachel Davis	£ 178.83	£ -	£ 178.83
Grass cutting	CPS Grounds Ltd	£ 652.79	£ 130.56	£ 783.35
Loo hire	Andyloos	£ 167.20	£ 33.44	£ 200.64
Bitterwell Lake extra loo	Andyloos	£ 123.20	£ 24.64	£ 147.84
Grant Smile & Shine WVH rental	Westerleigh Village Hall	£ 468.00	£ -	£ 468.00
Citizens Advice Drop-In Service	Westerleigh Village Hall	£ 30.00	£ -	£ 30.00
WPF cricket shed project	Hanson Buildings	£ 208.33	£ 41.67	£ 250.00
	TOTALS	£ 1,828.35	£ 230.31	£ 2,058.66