

WESTERLEIGH PARISH COUNCIL
MINUTES OF THE FULL COUNCIL
1st September 2014
MANOR HALL

PRESENT

Councillors: D Lee(chair), J Butler, A Gibbs, J Wright, A Fay, E Carey, k Arathoon
Officer: F Thornton (Clerk)
District Councillor C Young

Mr M Hooper gave a pre planning presentation to council re: application for garage/storage unit

1682. Apologies for absence

Cllrs D Boulton, P King

1683. Declarations of Interest under The Localism Act 2011

None

1684. Reports from South Gloucestershire Councillors on matters relating to the parish (not on this agenda)

Cllr C Young reported

Planning issues

Policies, Sites, and Places DPD

The consultation ended on August 28th. Information will be sent out soon regarding the next stages.

Statement of Community Involvement

South Glos. Council has to produce something called a Statement of Community Involvement (SCI). This sets out how local people are involved in preparing planning documents and how they are consulted on planning applications. The first SCI was adopted in May 2008, since when both laws and the council's internal processes have changed. The council now needs to update its SCI to reflect this and is currently consulting people on this. The Draft SCI is available to view at <http://www.southglos.gov.uk/planningSCI> and printed copies are available at the Council's One Stop Shops. The deadline for comments is 5pm on 13th October 2014. All the responses will be taken into consideration in preparing the final version, which will be presented to the Planning, Transportation and Strategic Environment Committee for adoption in early 2015.

Henfield Paddock

Following a lengthy and complex debate, the committee decided on a split vote to grant a temporary planning permission for 5 years. This was to allow the DPD process to be completed. They also imposed an additional condition on drainage and required the site to be developed in line with the plans, to restrict the caravan storage to the fenced area. Planning enforcement are looking into concerns about the removal of hedges required by the landscaping condition on the original permission.

Westerleigh Crematorium

The committee approved the new chapel and hospitality suite by a large majority. The suite is to be restricted to use associated with the crematorium, ie it can't become a general café for anyone to attend, they have to be visiting the crematorium.

SGC solar schemes at Badminton Road offices and Moorend

This week South Glos. Council are holding exhibitions on plans to install ground mounted solar PV schemes on land it owns next to the Badminton Road Council offices and between the M4 and the A4174 Ring Road at Moorend.

The schemes are much smaller than the commercial schemes in the area, approximately 2.5 acres at Badminton Road and 5 at Moorend, compared to over 100 acres at Says Court Farm for example. The aim is to supply electricity for the Badminton Road offices, reducing running costs at a time of rising energy prices and reducing carbon emissions by 700 tonnes a year. Both of the sites are only low grade agricultural land, having been used for landfill or sewage works previously.

The pre-planning consultation runs until 10th September. When the formal plans are submitted in late September there will be the usual opportunity for local residents to comment then too.

The exhibition is in the reception area of the council offices on Badminton Road on Monday 1 September between 3pm and 7pm and on Tuesday 2 September between 3pm and 8pm.

My colleagues and I have already asked for assurance that the Badminton Road scheme won't stop the Nibley Park and Ride being built in the future.

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Box Hedge Farm

Planning enforcement continued to investigate the issues with the implementation of the planning permission throughout the summer. The fencing has been installed along the footpath, however there was a delay in getting the wooden gate to replace a metal one. I'm awaiting an update on whether this has been done.

The work on the passing places has been delayed until 6th September 2014 due to the Highways Team requiring a certain permission to be obtained prior to the works commencing. A revisit will be done the following week to check the signage has also been installed.

Beech Hill

The enforcement notice against the caravan storage and car repairs was issued on 18th July 2014 and is now in effect. The notice must be complied with by 18th November 2014.

Messenger site (opposite New Inn, Mayshill)

An officer met the owner on site and is working his way through some old paperwork.

Hill View, Nibley (Hegarty)

Unfortunately the evidence is not robust enough for legal action to be taken against anyone regarding the spoil heaps. Options are being looked at, including putting top soil over it and trying to create a landscaped bund to discourage further fly tipping. Removal would be very expensive.

Henfield Barn

Compliance was due by 28th July, but due to personal circumstances an extension was granted until Friday 5th September, failing which prosecution proceedings will commence immediately.

Radio Mast at Tubb's Bottom

Arqiva are only planning minor works before mid-October, so a meeting has been arranged for 15th October.

10 Oakwood Gardens

The application was approved unanimously by the committee.

56 Ram Hill

The retrospective application for the wall was approved. The officer clarified that the wall was 1.5m, the pillars 1.8m tall, which explains the apparent discrepancy that the Parish Council raised. The neighbours wrote to South Glos in support of the application, also confirming that it was in line with the previous hedge.

Old Kemp's Nursery Site

The application for a Certificate of Lawfulness was refused and a Planning Enforcement Notice has been issued. The owners have until 19th September to appeal against the notice, otherwise it will come into force on that day and give them 4 months to comply. Once that period has elapsed, an officer will visit the property to check that the Enforcement notice has been complied with.

Church Road bridge works

On Sunday 24th August the new Church Road bridge deck was successfully installed by 8am, earlier in the day than expected. Work continued throughout the Sunday and Monday fixing the dowels at the bridge ends into place and setting up for the kerb installation over the bridge. Since then they have been finishing grouting the ends of the bridge in place (which is taking a little bit longer than anticipated), surfacing the bridge deck, laying kerbs and installing temporary barriers. The anticipated date when the bridge will be open for use to traffic with three way traffic signals in place is Thursday 4th September.

The street lights on the pedestrian refuges along Badminton Road were removed to allow the wide load to pass on Sunday morning. Initially officers were only planning to reinstate two of them, but after I took up residents' concerns they agreed they would all be reinstated in the next couple of weeks.

Temporary Park Lane closure in October

Park Lane, Kendleshire is expected to be closed between A432 Badminton Road and the junction with Heather Avenue for 5 days from 6th October 2014. This is so that work can be carried out on overhead electricity cables. It could be longer if the work requires it. The alternative route will be via Heather Avenue and Beesmoor Road.

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Nibley substation works

Last year I got in contact with Western Power after residents raised concerns about a new substation that had been installed on an area of open grass at Nibley. The wrong size box had been used and it was installed the wrong way round, so it overhung its concrete base.

I recently got in touch with the company again to find out why the problems still hadn't been corrected and to ask about a pole that is leaning over. Western Power say that the work to connect the new substation to the high voltage network will start on October 23rd 2014 and will involve traffic lights and the closure of Nibley Lane (the Badminton Road to Iron Acton stretch).

The existing building will be changed to one the correct size for the plinth and the poles changed and the old ones removed at the same time. Western Power assure residents that the old pole is not a danger, it had been identified as needing changing in the next 10 years so they will do it at the same time as the rest of the work.

The delay has been because they have been inundated with customer requests for new connections, cable diversions and generator connections, which take priority over internal works.

Yate spur cycle path

The West of England has won £4million of revenue funding for sustainable transport schemes and is matching it with £3million of capital funding from the local growth fund. The Yate Spur cycle path is a strong contender for some of the capital funding but officers need to work through the detail of what can be done with the money available and it will feed into the usual capital programme process, with the decision being taken by the Planning, Transport and Strategic Environment committee. I have been running a petition to demonstrate support for completing the Yate Spur.

Bus changes

Earlier in the year I reported that starting in April First Bus would be running a commercial service, the X46, to replace the subsidised X27 that Wessex had been running. The X46 only runs as far as Bristol bus station, not to Anchor Road.

At the time Wessex said they would continue to run the X27 as a commercial service, but with reduced frequency. However they recently announced that they were withdrawing the X27 service from 31st August.

First are amending the timetable for the 46/X46, including introducing an earlier 06:25 service from Yate arriving in Bristol at 07:17. You can find more information about bus timetables on the Traveline South West website.

Westerleigh traffic calming

In July I met residents who had concerns about the traffic calming scheme at the Broad Lane end of the village and I have also had complaints about the speed table on Shorthill Road. I have taken these up with officers and am meeting them later this week.

Westerleigh smell

Following renewed smell complaints, an Environment Agency officer visited Westerleigh to perform an odour assessment and detected a smell from the abattoir in the Sunnybank area. Further investigation pinpointed a possible cause and work is being done to address this.

If anyone detects a smell, please follow the Environment Agency advice:

- Contact Tulip in the first instance (0117 957 1919). They are obliged to activate their Odour Management Plan and investigate. Tulip must also record details of the complaint and their response. This information can be audited by the Environment Agency.
- You can also report the odour to the Agency's hotline (0800 80 70 60). The officer would encourage you to do this if the odour persists and if the response from Tulip was not satisfactory.

Frampton End Road

New stronger gates were installed but there have continued to be issues with gates being left open. I will be meeting officers later in the month to discuss this.

Youth provision figures

Since the July meeting I have been supplied with the following information:

- Utilising the Armadillo facility 15 young people
- Utilising the Brimsham Green Youth Club 5 in total (**3yp** - SGC Senior & LDD Nights, **2yp** – YTC Nights (Thursday), **0yp** - YTC Junior Night (Tuesday)).

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The table of figures is now:

Youth provision	Number of young people from Westerleigh Parish
Brockeridge	1. Over the past 12 months or so, 57 young people were enrolled as members of the Brockeridge Youth Club, 35 males and 22 females. 2. Of this number, 16 are recorded as attending the Club once only, 8 twice only and 5 three times only. 3. The records are incomplete in respect of their home addresses. Those we know are: Frampton Cotterell = 5, Coalpit Heath = 8, Bradley Stoke = 2, Yate = 1.
St Nicholas	3 out of 123
Armadillo	15
Brimsham Green	5
Chipping Sodbury	3 out of 202 users
Fromeside	No information provided.

I have chased Fromeside repeatedly, but without success. It is interesting to note that a significant number of people from the Parish use the Armadillo.

Frome Vale Area Forum

There was a lively discussion on community composting. I would urge anyone with an idea for a New Homes Bonus application to get in touch.

South Gloucestershire Show

I attended the first day of the show, which was very quiet, perhaps due to the heavy rain in the morning.

Changes to voter registration

By the end of August, people should have received a letter from South Glos. Council telling them if they need to take action to join the new Electoral Register. Most people who are currently registered have been added to the new register automatically but some will need to re-register. Don't assume that if one person in a household has been automatically added, that will apply to everyone, everyone needs to read their own letter.

The letters are a result of a new registration system called Individual Electoral Registration (IER). Under the new system:

- everyone is responsible for registering themselves (under the old system the 'head of household' could register everyone who lived at their address)
- you can now register online
- you need to provide a few more details to register (your national insurance number and date of birth). This is to make the electoral register more secure. These details are checked against government records to help make sure that registrations are genuine.

If you're not on the electoral register, you won't be able to vote in next year's elections and if you don't respond to requests for information you could be at risk of an £80 fine. If you haven't received a registration letter please contact the electoral services team by calling 01454 863030 or by emailing electoral.services@southglos.gov.uk

Consultation on Council Tax Reduction Scheme

In April 2013, the Council Tax Reduction Scheme (CTRS) replaced the national council tax benefit. Depending on their income and other factors, people may be entitled to money off their council tax bill. With reduced funding, last year the council had to make some difficult decisions about how best to protect the most vulnerable. The scheme for 2014/15 placed people into 8 income bands with an 80% discount for the lowest income band and smaller discounts as you went up the bands. The maximum discount was also given to those who would have qualified for a disability premium under the old scheme.

The council is now consulting on further changes. It is proposing to reduce the number of income bands and also wants comments on whether young adults leaving care who are liable to pay council tax and are eligible for a reduction in their council tax should receive the maximum discount. Those would have qualified for a disability

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premium will still get the maximum discount. Older people who are eligible for state pension credit will continue to be assessed under a national scheme and will not be affected by the proposed changes.

The consultation runs until Monday 22 September and full details are available on the council's website.

Consultation on Private Sector Housing services

The council is currently consulting on proposals which will affect the work of Private Sector Housing services as it looks to save £168,000 a year (approx. 24%) from its budget by 2015/16 as part of the council's savings programme. Services that could be affected include:

- Disabled adaptations
- Enforcement of housing standards
- Empty homes
- Home energy conservation
- Home renovations
- Licensing of houses of multiple occupation
- Landlord accreditation

You can find out more at www.southglos.gov.uk/psb and you have until 10th October to comment.

1685. Reports from Representatives of Other Bodies on matters relating to the parish (not on this agenda)

None

1686. Confirm Minutes of Council meeting held on 7th July 2014

Decision: Proposed by Cllr J Wright and seconded by Cllr E Carey the minutes of the meeting were approved and signed.

1687. Matters arising

None

1688. Finance – approve payment of accounts

Decision: Proposed by Cllr J Butler and seconded by Cllr E Carey and agreed by all, the attached payments were approved.

1689. Correspondence/Communication with Council

REQUIRING RESPONSES/COMMENTS/ACTIONS/INFORMATION

1. National Heritage at Risk Grade II Project: Call for test projects (*)
2. Advice Support Volunteer Opportunity from North Bristol Advice Centre - Parish Councils (*)
3. Planning and Motorway Service Areas – letter Collins & Coward Ltd (*)
4. Manor Hall – the Trustees and the Management Committee thank council for their continued support. The grant will be used towards the ongoing repairs and refurbishment of the Hall. The current programme of redecoration is planned to finish over the summer with an open day in October to show off the results.
5. PCC of St Saviours Church – we wish to thank Westerleigh Parish Council for the grant. It is greatly appreciated and will enable the refurbishment of the toilets in the church hall.
6. Changes to bus services in and around Bristol from 31 August (*)
7. Environmental Link Group meeting THURSDAY 23rd OCTOBER 2014. 10:00 - 12:00
8. Winterbourne medieval barn – dates of activities (*)
9. Free Road Smart Driving Course - <http://www.roadsmart.org>
10. Police Crime Commissioners Community Fund (*)
11. Celebration of Southern Brooks Volunteering (*)
12. Safer Stronger Community Group 24 September 2014 (*) also minutes of meeting held 2nd July 14
13. Minutes of the Town & Parish Councils Forum meeting held on 10 July 2014 (*)
14. Joint Parish Cycleways Group Meeting has now been set to take place on Monday 22nd September 2014 at 5.30pm.

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FROM SOUTH GLOUCESTERSHIRE COUNCIL

Consultations:

Review of services provided by Private Sector Housing Team

<https://consultations.southglos.gov.uk/consult.ti/CSPPSH2014/consultationHome> (*)

WAPLEY - Footpath LDO 3/20 at The Old Rectory - Public Path Diversion Order - STATUTORY NOTICE

<https://consultations.southglos.gov.uk/consult.ti/pt.4577ldo3wAPLEY/consultationHome> (*)

Draft Statement of Community Involvement

https://consultations.southglos.gov.uk/consult.ti/Draft_SCI_2014/consultationHome (*)

pre-planning application consultation for the proposed solar schemes at Badminton Road and Moorend.

<https://consultations.southglos.gov.uk/consult.ti/solarschemeyatemoorend0814/consultationHome> (*)

Comments by Council- support the proposal as it will aid SGC financially. Council are adamant that the park and ride site is protected. Any extra electricity fed into the grid should come as a benefit to this parish.

Agenda for:-

1. Safer and Stronger Communities Strategic Partnership, Friday, 5th September, 2014

PUBLICATIONS

Summer CGS Stakeholder Newsletter (*)

(*) indicates emailed to all Council members

1690. Planning Matters

PLANNING APPLICATIONS FOR CONSIDERATION:

34 Greenacres Park Ram Hill Coalpit Heath

Works to fell 1no.Oak tree covered by Tree Preservation Order TPO 311

dated 12 September 1979

PT14/3284/TRE

Decision: No objection provided tree officer approves. Would like to see replacement planted

9 South View Rise Coalpit Heath Bristol

Erection of single storey rear extension.(Amendment to previously approved scheme PT13/2415/F)

PK14/3213/F

Decision: No objection

1 Sunnybank Westerleigh Bristol South Gloucestershire BS37 8RA

Erection of single storey side extension following removal of mobile home.

PK14/3108/F

Decision: No objection

5 Ivy Terrace Westerleigh Road Westerleigh Bristol South Gloucestershire

Erection of a two storey rear extension to provide additional living accommodation

PK14/3169/F

Decision: No objection

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Office Watercoolers SW Ltd. Unit 5 River Mead Dean Road Yate
Erection of temporary cabin and link to existing building to provide additional office space.

PK14/2850/F

Decision: No objection

8 Goodrich Close Yate Bristol South Gloucestershire BS37 5YT

Construction of car parking area

Decision: No objection

171 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36

2SS

Erection of extension to existing front porch (retrospective)

PT14/2928/F

Decision: No objection

PLANNING DECISIONS

17 Rose Oak Lane Coalpit Heath Bristol South Gloucestershire BS36 2QX

Erection of single storey front extension and internal alterations to provide additional accommodation.

PK14/1877/F Decision: Approve with conditions

145 Badminton Road Coalpit Heath Bristol South Gloucestershire

Erection of two storey side and single storey rear extension to form additional living accommodation.

PK14/1967/F Decision: Approve with conditions

Woodlands Ram Hill Coalpit Heath Bristol South Gloucestershire

Demolition of existing house and outbuildings and erection of 1no replacement dwelling with associated access drive and landscaping.

PT14/1904/F Application withdrawn

Boxhedge Farm Lane Coalpit Heath Bristol South Gloucestershire

Construction of all weather manege and associated works.

PT14/2091/F Approve with conditions

89 Stone Lane Winterbourne Down Bristol South Gloucestershire

Erection of detached double garage

PT14/2475/F Approve with conditions

Chestnuts Mays Hill Frampton Cotterell Bristol South Gloucestershire

Internal and external repairs and renovations to facilitate the conversion of outbuildings to residential accommodation.

PT13/2430/LB Approve with conditions

Land Adj To 3 Horseshoe Court The Causeway Coalpit Heath Bristol

Erection of 1no. detached dwelling with associated works. (Resubmission of PT13/2572/F).

PT14/2043/F Refusal

10 Oakwood Gardens Coalpit Heath Bristol South Gloucestershire

Erection of two storey rear and first floor side extension to provide additional living accommodation. Erection of rear conservatory.

PT14/1720/F Approve with conditions

Land North Of Broad Lane Westerleigh Bristol South Gloucestershire

Application for consent under Section 37 of the Electricity Act 1989 to erect 1no. additional tower.

PK14/2463/OHL Approve

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4 Ridgeway Coalpit Heath Bristol South Gloucestershire BS36 2PP
Erection of single storey side extension to form double garage and additional living accommodation.
PT14/2341/F Approve with conditions

Land Adj To 166 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2SX
Erection of 1no. detached dwelling with associated works.
PK14/2192/F Approve with conditions

33 Bell Road Coalpit Heath Bristol South Gloucestershire BS36 2SD
Erection of 4no. dwellings and associated works
PT14/1489/F Approve with conditions

1691. Update to website design and development

The Clerk reported that the website is now at the test stage, and has been for a couple of weeks. Minor amendments to layout and text have been made. The Clerk is meeting Mediatube tomorrow to make final checks so it can go live and training can take place

1692. Chalet Bitterwell Lake – update to refurbishment works

Kitchen is virtually finished. Front elevation of replacement wood is complete Other three sides still to complete. Bathroom is in need of replacement as the existing is leaking.

Decision:

Proposed by Cllr J Wright and seconded by Cllr D Lee that Council provide another skip for the amount of debris arising from the refurbishment. Council to provide a new bathroom for fitting. All in favour.

Proposed by J Wright that he receives one month rent free period due to the fact that the condition of the chalet is much worse than originally thought. Seconded by Cllr D Lee. All in favour.

1693. Items to Report

1. Henfield Quiet Lanes – investigation feedback meeting - Wednesday 22 October 2014 10.30am SGC offices
Cllrs J Wright, A Fay and E Carey to attend

2. Frampton Cotterell Radio Site – meeting 15th October 14 at 10.00am Westerleigh Village Hall.

3. Manor Hall Open Day 18th October 14

4. Henfield paddock locals met and raised a petition and asked for J Wright to present it to SGC

1694. Date of Next Meeting

6th October 14 – Westerleigh Village Hall

Signed

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