

WESTERLEIGH PARISH COUNCIL
MINUTES OF THE FULL COUNCIL
1ST December 2014
WESTERLEIGH VILLAGE HALL

PRESENT

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

1724. Apologies for absence

None

1725. Declarations of Interest under The Localism Act 2011

None

1726. 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 (PSP) DPD

Following this evening's drop in, the information will be made available at www.southglos.gov.uk/policiesitesandplaces from 8th December and the deadline for comments is 19th January.

One query I've had is whether developers could be required to contribute to the installation of mains gas in Westerleigh village. Officers advise that South Glos does not have a policy requirement or evidence/justification that gas infrastructure for elsewhere in the village would be needed for the delivery of new housing in Westerleigh. It therefore could not be delivered through Section 106 contributions.

The Parish Council would get 15% of Community Infrastructure Levy (CIL) receipts and it could choose to use some or all of that money to subsidise gas installation. When I carried out my survey over the summer, only around 11% of people were interested in the installation of gas at the quoted cost of £3,272 + VAT. As at least 53 of the 191 households in scope would need to sign up for the scheme to proceed, at that price there doesn't seem to be the necessary support.

Officers also said that the Parish Council could request that they add the desire for mains gas to the community aspirations part of the Policies, Sites and Places plan.

Solar scheme next to Badminton Road, council offices

The technical issues have now hopefully been resolved and the Parish Council should be included on an email that is being sent out. I hope to be meeting officers on site soon.

Box Hedge Farm

I have asked officers for an update, as the works should have been finished by now. They have confirmed the new signs were ordered.

Sainsbury's Local at the Badminton Arms

I've spoken to the case officer, who will be getting back to me with more information.

Woodlands Manor Nursing Home

The owners of Woodlands Manor Nursing Home have appealed against the refusal for the extension and the Extra Care dwellings.

Old Kemp's Nursery Site

The applicants have appealed against the refusal of the Certificate of Lawfulness.

Beech Hill Farm

The deadline for compliance with the notice requiring the cessation of car repairs was Tuesday 18th November. Officers met the parties involved and a site visit was scheduled for 27th November. The visit confirmed that the commercial car repairs have ceased at the site. All signage relating to the business has been taken down and there were no cars for sale at that time. The person carrying out the repairs can continue to repair his own cars. This will be monitored.

The owner has contacted all caravan owners telling them to remove their vehicles by April 2015. A further visit will be made during January 2015 to assess progress.

288 Badminton Road

The application has been withdrawn due to concerns about the design.

Drainage problem on Ram Hill

Officers are continuing to investigate why water runs down Ram Hill, near the Business Park, after heavy rain. Bristol Water, whom I initially reported it to, do not believe it is a mains water leak and it doesn't appear to be a sewage leak.

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Frome Vale Area Forum

A number of decisions were made at Thursday's Area Forum that affect Westerleigh Parish:

- Speeding traffic on Nibley Lane between Badminton Road and Iron Acton has long been a concern for residents in Nibley and also for cyclists using the cycle route. At the Forum we approved a scheme to introduce a 20mph limit there.
- We awarded New Homes Bonus money to Coalpit Heath Village Hall ("The Miners") to put solar panels on their roof.
- Station Road, Coalpit Heath was one of the roads we chose for resurfacing in 2015/16.

Collection of unwanted green bins

Unwanted green bins will be collected this month in our area. Look out for the bin tags giving you more details.

Parking and speeding around the Manor School

On Wednesday 12th November I presented to the Planning, Transport and Strategic Environment Committee the results of the survey I carried out over the summer and autumn on introducing a 20mph speed limit on the roads round the Manor School. The results showed a majority in favour of it on the roads immediately around the school – Henfield Road, Roundways and St Anne's Drive.

A significant number of comments also raised issues of poor parking - immediately around the school at school run time, when the Fitquest or football club are using the field or at junctions in the evenings and weekends.

I have been raising the school parking issues with the police and South Glos Council for several years and various approaches have been tried in that time to encourage parents to park more safely – for example, introducing white lines on the corners of junctions, a PCSO working with children to produce flyers and hand them out to offenders and banners on the railings warning parents not to park on the zig zags. In this survey, some residents expressed concern that there wasn't sufficient police presence to support the 3 strikes scheme recently introduced by PCSO Andy Pound, as only the police can issue tickets. On Friday I attended a meeting at the school with the headteacher, governors, residents and PC Finbar Simmons. During the meeting, PC Simmons committed to giving the issue extra attention, as far as he is able. Both he and I had asked for the issue to go on the agenda for the Safer Stronger Community Group meeting. Getting it agreed as a priority will help him to argue for prioritising it over other work.

South Gloucestershire Council now has a parking enforcement camera car and while I was presenting the results of my survey to the committee on 12th November I also asked for the necessary steps to be taken to enable it to be used at the Manor. At Friday's meeting, I agreed to arrange an on-site meeting with the police and a highways officer to discuss this further and I have set the wheels in motion for this.

As well as enforcement, it's also important to try to reduce the number of people driving to school. I have spoken to the Road Safety Officer at South Glos and she is going to send the headteacher details of a new scheme to promote children walking to school.

Following a previous on-site meeting with the police and highways officers, extended white lines were introduced at the junction of Henfield Road and Badminton Road to try to stop the football- and Fitquest-related parking causing a safety problem at the junction. Officers advise that introducing additional keep clear markings would simply result in the parking being displaced into other side roads, something we are already seeing. If residents are obstructed from leaving their property, they are advised to contact the police using the 101 number. I have written to the football club and Fitquest asking them to remind their members to park considerately.

White lines were introduced at the junctions off Roundways following a previous on-site meeting. The South Glos Highways officer I contacted recently to raise residents' concerns has proposed similar advisory keep clear lines at the junctions of Heath Gardens/Henfield Road and Station Road/The Brake.

Church Road Bridge

The traffic lights were removed from the bridge on Monday 24th November as the work was completed on time. Unfortunately Bristol Water has now installed some outside the Globe for their own work.

Police and Crime Commissioner Public Forum

The Police and Crime Commissioner, Sue Mountstevens is, holding her next public forum on Wednesday, December 3rd from 6.45 - 9.00pm at The Shire Way Community Centre, Yate, Bristol, BS37 8YS. If you want to attend you are asked to register on her website or call 01275 816377.

Chairs Community Awards 2015

The Chairs Community Awards recognise and celebrate the contribution local unpaid volunteers make to our communities. The celebration will take place in March and the deadline for nominations is Friday 9th January. You can

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do it online at www.southglos.gov.uk/communityawards, call 01454 863019 or email communityawards@southglos.gov.uk

Frampton End Road volunteers

Alan Bracey is looking for volunteers to help keep Frampton End Road clean. Please contact Alan on 01454 772837 or email him at: aljenbracey@blueyonder.co.uk

Warm Up South Gloucestershire

South Glos Council have launched Warm Up South Gloucestershire to help landlords improve inefficient properties to help protect tenants against cold, draughty houses. It offers a range of measures, including heating upgrades, cavity wall and loft insulation, draught proofing and double glazing. There is also a limited amount of additional support available to landlords for installing a new gas connection if required. The initiative applies to landlords who own properties with an F or G energy rating, which means they're very energy inefficient, and offers two thirds off, up to a maximum of £3,000, for home improvement measures. More information is available at www.warmupsouthglos.co.uk and by calling 0800 980 09 02.

1727. Reports from Representatives of Other Bodies on matters relating to the parish (not on this agenda)

Cllr J Butler gave an update to the Manor Hall as follows:-

Just to keep you updated re the Manor Hall situation – Wendy Lacey, the owner of the Pre-school business, has insisted on us using a professional mediation service to try and resolve our disputes, so we have now begun this expensive process.

Since Wendy has also insisted on Michaela Crumpton supporting her through the mediation, we are holding back on registering any official complaints about Mrs Crumpton's political campaign of misinformation and false allegations against the Manor Hall Management for now.

However, I feel I should put on record the fact that Mrs Crumpton deliberately misled this council when she spoke at the previous meeting here in Westerleigh, by exaggerating the immediate impact of the sanding incident on the Pre-school and its children. Despite my attempts to correct her, she insisted that all the children had been sent home on the Friday and the Pre-school remained completely closed on the Monday. I have now received confirmation from Wendy that, as I tried to tell Mrs Crumpton, only 2 children were sent home on Friday and a few were kept away on Monday.

I have suggested to Mrs Crumpton that perhaps an apology to the Council would be in order but she didn't deem it necessary ...

Cllr A Gibbs Neighbourhood Watch AGM – functioning well and would welcome new members, especially younger members, for more residents to become involved in the village

1728. Confirm Minutes of Council meeting held on 10th November 2014

Decision: Proposed by Cllr J Butler and seconded by Cllr A Fay the minutes of the meeting were approved and signed.

1729. Matters arising

None

1730. Finance – approve payment of accounts

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

1731. Correspondence/Communication with Council

REQUIRING RESPONSES/COMMENTS/ACTIONS/INFORMATION

1. Coalpit Heath CC re: grant application - Received the Cheque from the council this morning, please pass on our thanks. The fence is pretty much completed, and of course the members may inspect. There is possibly one part remaining, but I am meeting with the contractors tonight to clarify. Yes we have been liaising with Paul and Anita from the council and fully aware and have approved the work.

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2. Minutes of the Town & Parish Councils Forum meeting held on 21 October 2014 (*)
3. PSP Plan responses – update to Colin Fox land from PPDL (*)
4. Storage of Civil Materials at Westerleigh – email from Western Power
Good afternoon Fiona. Further to our recent telephone conversation, I can confirm that instructions have been issued (and reissued) to clear The Pound of all unauthorised equipment, and that should be cleared as I write. We accept your kind offer to store the equipment on the green, on the understanding that we will reinstate and make good any damage caused.
The plan of works is to complete the cable duct installation, currently under traffic control, by the end of Thursday. Cable will be installed on Friday, and intermediate cable jointing works will take place on Saturday. The works on the main road will be completed on Monday 25th of November, to comply with the current NRSWA notices. Further works will take place on the lane to Dodmoor Crossing.
Our project Engineer Mr Andy Wilson (tel 07989 700245) will be making contact with you to discuss the reinstatement/making good of the surface at The Pound, and the programme of our works going forward. Please accept my apologies to yourself and the Parish Council for the inconvenience we have caused.
5. Agenda for the next meeting of the Safer Stronger Community Group to be held on Tuesday 2 December 2014 at 7.30pm at The Brockeridge Centre (*)
6. Carols in the Barn, Winterbourne Medieval Barn, Church Lane, Winterbourne BS36 1SE
Saturday 13th December and Sunday 14th December 3.30pm
7. Town & Parish Councils Forum meeting on Wednesday 7th January 2015 (*)
8. Letter/emails from Shopmobility, Coalpit Heath Cricket Club and St Peters Hospice acknowledging grant payments and expressing their thanks to the Council
9. Says Court Farm - confirmation that the Says Court project did finally receive 1.6 ROC accreditation and so the annual payments to the community will increase to £19,800/ yr

FROM SOUTH GLOUCESTERSHIRE COUNCIL

Consultations:

Consultation to changes to Sort It Centres www.southglos.gov.uk/consultation (*)

Agenda for:- Safer and Stronger Communities Strategic Partnership, Friday, 5th December, 2014
Children & Young People Committee, Wednesday, 3rd December, 2014
Economy & Skills Strategic Partnership meeting to be held at the National Composites 2nd Dec 2014.

Other:-

1. Cold Weather Plan 2014/15 <https://www.gov.uk/government/publications/cold-weather-plan-for-england-2014>

PUBLICATIONS

Fieldworks latest news (*)

Westerleigh Village News Dec 2014 (*)

(*) indicates emailed to all Council members

1731. Planning Matters

Cloverlea The Hollows Coalpit Heath
Change of Use of storage and distribution building (Class B8) to create 3no. tourism units (Class C1) and associated works
PK14/4529/F Decision: No objection

32 Beesmoor Road Coalpit Heath
Erection of first floor rear extension and alterations to rooflines including the installation of 2no. front dormer windows to provide additional living accommodation
PT14/4484/F Decision: : No objection

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Woodlands Ram Hill Coalpit Heath Bristol
Certificate of lawfulness for the existing use of land shown on the submitted plan as a residential garden
PT14/4274/CLE Decision: : No objection

21 Beesmoor Road Coalpit Heath Bristol
Erection of extension and alterations to roofline to provide additional living accommodation. Erection of car port.
PK14/4287/F Decision: : No objection

6, 8, 10 And 12 Oldlands Avenue And 9, 11, 13 And 15 Newlands Avenue Coalpit Heath Bristol South Gloucestershire
Prior notification of the intention to demolish 8no. dwellings and associated outbuildings.
PT14/4451/PND Decision: Noted

Foxfield Westerleigh Road Westerleigh
Erection of 1no. dwelling. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT13/1047/O).
PK14/4513/RM Decision: No objection

225 Badminton Road Coalpit Heath Bristol
Change of use from shop (Class A1) to cafe (Class A3) and residential (Class C3) to form cafe and 1no. flat as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended)
PT14/4558/F Decision: : No objection but expressed reservations regarding parking arrangements

Bitterwell Lake Ram Hill Coalpit Heath Bristol
Erection of cafe (Outline). All matters reserved.
PK14/4581/O Decision: No objection

PLANNING DECISIONS

24 Newman Close Westerleigh Bristol South Gloucestershire BS37 8QT
Erection of rear conservatory (retrospective)
PT14/3785/PDR Approve with conditions

8 The Ridings Coalpit Heath Bristol South Gloucestershire BS36 2RY
Erection of single storey front extension to provide additional living accommodation PT14/3742/F Approve with conditions

APPLICATIONS WITHDRAWN

Foxfield Westerleigh Road Westerleigh South Gloucestershire BS37 8QQ
Erection of 1no. detached dwelling with associated works.
PK14/3996/F

288 Badminton Road Frampton Cotterell Bristol South Gloucestershire BS36 2NN
Demolition of existing bungalow, erection of 2no. detached dwellings and associated works.
PT14/3970/F

1732. Council to ratify precept request 2015/16

**Decision: Proposed by Cllr D Boulton and seconded by Cllr J Butler for Council to ratify precept for 2015/16 at £75,600
Agreed by all.**

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1733. Field for Sale – land behind Shorthill Road – financial implications if Council were to consider purchasing

Council were in receipt of PWLB rates of interest for information.

Clerk to register an interest in a vehicular right of way of access to the playing field. Clerk to contact the agent. There is a gate and stile at the edge of the playing field demonstrating this access.

It was agreed that Council would not further the proposal of purchasing the land. Agreed by all.

Clerk to arrange for a solicitors letter to be sent.

1734. Council to discuss shrub bed opposite Manor Hall

Council think the sensible action would be to return the shrub bed to a grassed area as it would be easier to maintain and less costly for South Glos. Council. This would solve the visibility problems which are currently present.

1735. Items to Report

1. Cllr E Carey – cut back the cyclepath from Dodmore Crossing to Ram Hill, the area is messy, muddy. This area is a restricted byeway.
2. Cllr E Carey – PSP Plan a resident is going to contact Council
3. Cllr E Carey Brook at rear of Brook Cottage – sewage spillage in the Brook
4. Cllr A Gibbs – repairs to seat in Westerleigh village Playing Field not to the same spec of wood as the rest of the bench.
5. Cllr A Fay – lorries delivering to Coalpit Heath cricket club are reversing in and eroding the ditch which is the property owners drainage (property opposite entrance)

1736. Date of Next Meeting 5th January 2015 Manor Hall

Signed

5th January 2015

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