

**WESTERLEIGH PARISH COUNCIL
MINUTES OF FULL COUNCIL
2ND MARCH 2015
MANOR HALL COALPIT HEATH**

PRESENT:

Councillors :- D Lee (chair) J Butler, D Boulton, P King, A Fay, E Carey, J Wright, A Gibbs,

1763. APOLOGIES FOR ABSENCE

None

1764. DECLARATIONS OF INTEREST

Cllr E Carey declared an interest in Top Yard.

1765. REPORTS FROM SOUTH GLOUCESTERSHIRE COUNCILLORS ON MATTERS RELATING TO THE PARISH

Planning issues

Policies, Sites, and Places (PSP) DPD

There will be a special meeting of Policy and Resources Committee on Friday 13th March to recommend the PSP DPD to the Council meeting on Wednesday 18th March.

Issues of particular relevance to this Parish include the recommendations for gypsy, traveller and showmen sites and the Local Green Space designations. The Parish Council received a letter from South Gloucestershire Council highlighting that an Inspector ruling on a Neighbourhood Plan for Backwell and Nailsea deemed that 19 hectares was too extensive to be designated a Local Green Space. This could affect a number of pieces of land in Westerleigh Parish, including Woodlands Farm.

If the Council agrees that the plan should be submitted, there will then be a 6 week consultation process, the results of which will be passed to the Inspector for his or her consideration. This consultation period gives the Parish Council and local residents the opportunity to make alternative proposals for the Inspector to consider if they are not happy with what SGC has decided. Later in the year there will be a public inquiry, as there was for the Core Strategy, and then it will go back to South Gloucestershire Council, possibly with modifications from the Inspector, for formal adoption.

Solar scheme next to Badminton Road council offices

I have asked officers for an update and been advised that further landscaping information was requested.

Messenger site

Last time I reported that an enforcement notice would be served if an application wasn't submitted. An application for a Certificate of Lawfulness for the right-hand portion of the site has now been submitted but is awaiting validation and registration. Depending on the outcome, either just the left hand side or the entire site will need to be cleared.

Beech Hill

As I reported last time, owners of caravans stored at Beech Hill are campaigning to keep the facility, which the planning enforcement team is requiring to be stopped by the beginning of April. I passed on emails and scanned letters collected by the person leading the campaign, Chris Zapata, to the Director. His response reiterated the council's position – that they couldn't stop the enforcement action, the owner of the site could make an application but they would look to use their powers to refuse to determine the application. Subsequently, Mr Zapata and some of the other owners spoke at the South Gloucestershire Council meeting and presented a petition. Last Wednesday Dodington Parish Council decided to take up the issue as a number of their residents store caravans there and they are worried about the impact on local roads of people storing their caravans on the road.

Top Yard

The DC (East) committee voted to approve the application on a split vote but then one of the members who voted against referred it up to council. This means it will now be debated and the decision made at the full council meeting starting at 7pm on Wednesday 18th March in Kingswood Civic Centre.

225 Badminton Road

The change of use to a café and flat was approved by the committee, with a clarification of the wording of the condition relating to odour control.

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Sainsbury's Local at the Badminton Arms

The case officer has been informed that construction work will start on 9th March. The planning committee approved a variation of the delivery hours condition to allow newspapers to be delivered no earlier than 6.45am, shortly before the store opens, rather than the completely open delivery time for newspapers Sainsbury's had asked for originally.

69a Park Lane

Although the Parish Council expressed no concerns about this application, which is just over the border in Frampton Cotterell Parish, I have been contacted by a number of residents on the Westerleigh Parish side of the border. I attended the site meeting on Friday to raise points about traffic and parking, locating commercial activities away from the designated local centre and the impact on the openness of the Green Belt.

Coalville Road garage redevelopment

I attended the drop-in for the proposals, which would replace the garages with two two-bedroom bungalows and a two storey building containing two one bedroom flats. All had their own private gardens, although the one for the upper floor flat was separated from the building by the garden for the ground floor flat. Some residents from Woodside Road had concerns about a 2 storey building being included, which they felt was out of keeping with the surrounding bungalows and would block off the view of the countryside. I understand Coalville Road tenants were happier with the proposals. The residents and I made some suggestions to the people from Merlin regarding the layout.

Additional mobile homes at Greenacres

At the last meeting I explained that I had reported concerns about hard standing going in for two ore mobile homes in the grounds of the new bungalow at the entrance to Greenacres Park. Initially the officer said that the ground was included in the original consent for Greenacres Park (P89/1117), which granted consent for 87 mobile homes and associated works, with no conditions stipulating where they should be sited. There are currently 82 homes. Cllr Fay provided contrary information, including a previous appeal decision, which indicated the land the new bungalow is on had not been considered part of the site. The case officer is investigating.

Coalpit Heath Post Office

The consultation on the relocation to the NISA store got under way on the 13th February and runs until 27th March. Forms are available in the Post Office and on Post Office Limited's website. If it goes ahead, it's expected the new service would start in May. Setting up a temporary facility would take nearly as long, so the Post Office are advising people to go to Winterbourne or North Road, Yate in the interim. Clearly for bus users the main Yate Post Office or Downend would be easier to get to.

Westerleigh Road resurfacing

I have asked officers for an update on the tests into the problems with the materials used for the patching in the autumn. SGC have results back and are now in negotiation with the supplier.

Shrub bed opposite the Manor Hall

I passed on to officers Cllr Fay's suggestion of having a barrier or keeping some low shrubs to stop people crossing Henfield Road at an unsafe point. Gary Meddick responded that he agreed that having the whole area as grass would encourage jay walking and look bland. He suggested grass across the majority but leaving some shrubbery with a low rail as a good balance of cost versus benefit for the community.

Broadband help for businesses

If you own a small to medium size business (SME) locally that is struggling with slow broadband, you may be entitled to take advantage of the Government's Broadband Connection Voucher scheme. The scheme has been extended to include eligible SMEs within South Gloucestershire - but you only have until the end of March this year to apply. The benefits include a connection voucher worth up to £3,000 towards faster, better broadband. To check eligibility and for more information visit

<https://www.connectionvouchers.co.uk/city/bristol/>

Highways issues

I am still getting reports of buses speeding on Ram Hill. I've put the local beat manager directly in touch with one resident and have asked highways officers at South Glos to add a request for an investigation scheme into a 20mph speed limit on Ram Hill to the Local Transport Priority List for consideration in future years.

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Horse warning signs are going to be added to Besom Lane following a request from a local resident because of the number of stables operating along there.

Frome Vale Area Forum

The next meeting is on Thursday 5th March at 7pm in Shireway Community Centre, Yate. Items on the agenda include a presentation from Avon Fire and Rescue raising awareness of carbon monoxide poisoning, decisions on community and New Homes Bonus (NHB) grants and consideration of youth funding. We will also be deciding which highway schemes are a priority. Possibilities from this Parish include the Henfield Road traffic calming proposals and the investigation scheme for further measures in Westerleigh. The May meeting has been stood down because of the elections, so the following meeting will be in July.

Safer Stronger Community Group meeting

The next Safer Stronger Community Group meeting is on Monday 30th March 2015 at 7.30pm in Westerleigh Village Hall.

1766. REPORTS FROM REPRESENTATIVES OF OTHER BODIES ON MATTERS RELATING TO THE PARISH

None

1767. CONFIRM MINUTES OF MEETING HELD 2ND FEBRUARY 2015

Decision: Proposed by Cllr J Butler and seconded by Cllr J Wright agreed by all, the minutes were approved and signed by the Chair.

1768. MATTERS ARISING

None

1769. FINANCE – APPROVE PAYMENTS OF ACCOUNT

Decision: Proposed by Cllr D Boulton and seconded by Cllr J Butler agreed by all, the attached payments were approved and signed by the Chair.

**1770. CORRESPONDENCE/COMMUNICATION WITH COUNCIL
REQUIRING RESPONSES/COMMENTS/ACTIONS/INFORMATION**

1. Village SOS programme details (*)
2. Letter from Avon Fire Authority asking council to support the campaign to ban sky lanterns (*)
Decision: Council to support this ban Clerk to make representation to licensing at SGC to support this initiative.
3. survey relating to Dr Jenner's House (*)
4. Post Office consultation - Following the resignation of the Postmaster at Coalpit Heath Post Office, the premises will be withdrawn for Post Office use. To maintain a service to the local area, Post Office Ltd are proposing to relocate the Post Office to a new location, 50 Woodend Road, Coalpit Heath, Bristol, BS36 2LH.
There is a public consultation that will run until 27 March 2015
5. Formal complaint re: Manor Hall received from M Crumpton – forwarded to solicitor for legal opinion
6. English Heritage have submitted Westerleigh War Memorial for consideration for listed status to Secretary of State
7. Heritage Partnership meeting on Friday 20th March at 10.00 in Poole Court (*)

FROM SOUTH GLOUCESTERSHIRE COUNCIL

Agenda for:-

1. Council, Wednesday, 18th February, 2015
2. Agenda for Frome Vale Area Forum, Thursday, 5th March, 2015, (*)

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3. Safer Stronger Community Group Monday 30th March 2015 7.30pm at Westerleigh Village Hall (*)
4. Children & Young People Committee, Wednesday, 4th March, 2015
5. Economy & Skills Strategic Partnership Tuesday 3rd March 2015.

Other:-

1. New programme for neighbourhood planning support 2015 – 18 (*)
2. South Gloucestershire Council Launch of the New On-Line Grants System (*)

PUBLICATIONS

Healthwatch e bulletin Feb 15 (*) Westerleigh Village Newsletter (*) CPRE Directors Bulletin (*)
(* indicates emailed to all Council members

1771. PLANNING MATTERS

PLANNING APPLICATIONS FOR CONSIDERATION:

Athelstan House Oakley Green Westerleigh
Erection of single storey extension to form double garage and change of use of land to allow existing access to be used as residential.
PK15/0251/F
Decision: No objection

1 Sunnybank Westerleigh Bristol South Gloucestershire BS37 8RA
Erection of single storey side extension to provide additional living accommodation. (Amendment to previously approved scheme
PK14/3108/F) PK15/0693/F
Decision; No objection

14 South View Rise Coalpit Heath
Erection of single storey side and rear extension to provide additional Living accommodation
PK15/0740/F
Decision: No objection

Coalpit Heath Village Hall 214 Badminton Road
Installation of solar panels to rear roof elevation
PK15/0726/F
Decision: No objection

Land Opposite The New Inn Badminton Road Coalpit Heath
Application for a certificate of lawfulness for the existing use of land for the storage of two lorries.
PK15/0783/CLE
Decision: No comment other than Council would like to see the field cleared of all other vehicles and scrap. Council note that this application is for storage only, therefore do not want to see traffic movements in and off the site.

PLANNING DECISIONS

Cloverlea The Hollows Coalpit Heath Bristol South Gloucestershire
Change of Use of storage and distribution building (Class B8) to create 3no. tourism units (Class C3) and associated works
PK14/4529/F Approve with conditions

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Ivory Hill Farm Park Lane Winterbourne Bristol South Gloucestershire
Removal of the existing monopole and erection of 17.5m monopole with
antennas and dishes with additional cabinets and ancillary development
PT14/4857/F Approve with conditions

Foxfield Westerleigh Road Westerleigh Bristol South Gloucestershire
Erection of 1no. dwelling. (Approval of Reserved Matters to be read in
conjunction with Outline Planning Permission PT13/1047/O).
PK14/4513/RM Approve with conditions

28 Beesmoor Road Coalpit Heath Bristol South Gloucestershire BS36 2RP
Erection of single storey side extensions to facilitate sub-division of existing
dwelling to form 2no. dwellings with associated works.
PK14/4729/F Approve with conditions

29 Boundary Road Coalpit Heath Bristol South Gloucestershire BS36 2PU
Part demolition and conversion of existing outbuildings to form 1no.
detached dwelling with access and associated works. Erection of detached
double garage to existing dwelling.
PT14/3686/F Approve with conditions

Land At The Badminton Arms Badminton Road Coalpit Heath Bristol South
Gloucestershire
Variation of condition 13 of PK13/4401/F to now read All external lighting to
be installed in accordance with the scheme and assessment set out in WYG
Car Park Lighting Assessment (September 2014). No further external
illumination to be installed unless submitted to and approved in writing by the
Local Council
PK14/4199/RVC Approve with conditions

1772. CAFÉ AT BITTERWELL LAKE – COUNCIL TO AGREE PREFERRED BUILDING

At the Finance & GP Committee meeting of 16th February 2015 it was decided:-

Decision: Proposed by Cllr J Butler and seconded by Cllr A Fay that in addition to the £3480 budget set for 2015/16, £15,000 will be used from the 2014/15 community benefit fund to finance this project. Committee wish to see this capital outlay recovered from a rental income over a fixed period of time. It was acknowledged that a summer and winter rental rate may be appropriate.

Clerk to apply for full planning consent once the outline planning decision is received (subject to approval of structure by Council)

Committee wish to see a toilet facility accessed external so that they can be open during times when the café is closed.

The Clerk reported that the outline planning application will now not be determined until 13th March 15 (should have been 23rd February 15). Council are therefore not in a position to make any decision on this matter as conditions (which may) be attached to the planning consent are not yet known.

The Clerk reported that the archaeological officer is still concerned as to the proximity of the proposal to the dramway which is stated runs the whole of the length of the car park. Conditions will be applied to any outline planning consents to include an archaeological watch.

T Smith attended the meeting to present a self – build proposal.

Council will further discuss this item at its next meeting once outline planning is determined.

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1773. COUNCIL TO DISCUSS BUNGALOW SITE AT GREENACRES RAM HILL

Cllr A Fay raised this matter with enforcement officers at SGC.

Councillors were issued with copy email correspondence whereby Cllr A Fay has brought to the attention of enforcement officers that the construction of two hard standings within the bungalow site are not within the permissions granted for the area of the caravan park.

Decision: Council to await enforcement decision.

1774. ITEMS TO REPORT

1. Cllr J Wright Area Forum to be held this week Henfield Road funding to be discussed.
2. Cllr A Fay to attend youth group meeting on 12th March in place of Cllr E Carey

1775. DATE OF NEXT MEETING

13TH April 21015 Westerleigh Village Hall (to include Annual Parish Meeting)

SIGNED

DATE: 13TH APRIL 2015