

Westerleigh Parish Council
Full Council Meeting
Monday September 9th 2019 Westerleigh Village Hall 7.15pm

Present: Cllr Taylor (Chair) Cllr McCullough (Vice-Chair) Cllr Lean, Cllr Di-Duca, Cllr Goddard, Cllr Clark
Ward Cllr Ben Stokes (arrived part way through meeting)
Clerk: S Simmons

2610. Apologies for absence Apology accepted from Cllr Claire Young

2611. Declarations of Interest under the Localism Act 2011

Cllr Goddard - agenda item 16 (now Minute 2625) as she is one of the organisers of the village event.

2612. Reports from South Gloucestershire Councillors on matters relating to the Parish

Frampton Cotterell Ward Councillors' Report

Joint Spatial Plan Hearings

In an unexpected development the Planning Inspectors have cancelled the second phase of the public hearings for the Joint Spatial Plan which were scheduled to begin in September. These would have examined in greater detail the suitability of the 12 Strategic Development Locations (SDLs) including the 1,800 homes proposed for Coalpit Heath. The Planning Inspectors have written to the four councils in the West of England Combined Authority (WECA) to express their "significant concerns" with the strategy adopted when selecting the 12 SDLs and ruling out other potential sites. Due to the nature of these significant concerns they consider it pointless to continue with the public hearings without the councils submitting large quantities of additional evidence to address the deficiencies of the JSP. Their concerns about the soundness of the JSP are so substantial that they have suggested to the councils that it might be prudent for them to either go back a couple of phases in the drafting and consultation process or to start over again from the beginning.

The Planning Inspectors stated that they would write a second letter to the councils by the middle of August in which they would expound the grave concerns they have with the current Joint Spatial Plan. The four councils, having decided the best course of action going forward, would have replied to the inspectors stating what their next step will be. This second letter has subsequently been deferred until further notice. The result of all this uncertainty is that there will now be a considerable delay in the process of getting both the Joint Spatial Plan and the next South Gloucestershire Local Plan approved. Part of the reason for this is that the current Green Belt boundaries can only be redrawn during the drafting of the Local Plan and South Gloucestershire Council will not want to sign off on the Local Plan until they know these SDLs are certain to go ahead. For this reason the Coalpit Heath SDL retains a degree of protection from speculative planning applications until the Local Plan is approved and the boundaries of the Green Belt enveloping it are revised.

The knock-on consequence of this delay is that housing developers will be more inclined to submit speculative planning applications the longer this drags on. Whilst South Gloucestershire Council can demonstrate it has a 5 year housing supply this will help them to defend any cases that do go to appeal. If South Gloucestershire Council loses its 5 year housing supply, however, such speculative applications will be harder to fend off.

Road Closure for Water Service Works

Down Road will be closed from a point 92 metres east of its junction with Bury Hill in an easterly direction for a distance of 50 metres. The order will be in place for 18 months from 2nd September. It will only apply for as long as necessary for the work to be completed which is anticipated to be roughly 3 days.

Planning Enforcement

In early August an appeal lodged by the owner of White Tree Christmas Farm on Down Road against enforcement action taken by South Gloucestershire Council was dismissed. The planning inspector did, however, grant the applicant four months rather than three to comply with the enforcement notice by removing the unauthorised structure and returning the site to its original condition. The owner has subsequently given interviews in the local press stating that he intends to continue his fight to get approval for the unauthorised barn before the four months expires on 8 th December. He intends to apply for a certificate of lawfulness for the barn and such a planning application would come before Westerleigh Parish Council in the regular manner.

The owner of some land next to Greystones on Down Road appeared at Bristol Magistrate's Court on Wednesday 4th September accused of breaching a Temporary Stop Notice recently issued by South Gloucestershire Council's Planning Enforcement Team. The defendant entered a plea of not guilty and the hearing was adjourned until the last week of October.

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Consultations

There are just over two weeks left for residents to submit their views on the draft [Resource and Waste Strategy](#) that will replace the current strategy when it expires in 2020 It closes on 27th September. South Gloucestershire Council and WECA are now both committed to becoming carbon neutral by 2030. The draft Resource and Waste Strategy will in all likelihood need to be amended or supplemented at some point to reflect this new ambitious target and set out in more detail some of the means by which it can be achieved.

Question: It was asked if there is more information about major road closures, and to note that recent closures had seen an increase in traffic on Ruffet Road and in particular large vehicles unsuitable for the lanes.

2613. Pre-arranged items from members of Public

There were none.

2614. Parish Councillor Reports – written submissions, taken as read with questions taken as necessary
Public Engagement Events for the Blackberry Park Public Artwork: Cllr Clark report

In the middle of August the Clerk and I met with Suzanne Heath, the independent art curator overseeing the project, and the two successful artists Adam Blencowe and Thor ter Kulve to discuss potential public engagement events in Coalpit Heath in the coming months. The artists are keen to meet and chat with a wide range of residents to learn about what makes the site and the surrounding area significant and special to them. They hope to arrange an event during the day at the Manor Church of England Primary School (alternatively Winterbourne Academy). They are considering possible activities and themes to explore with the pupils. There would be a separate event in the early evening for adults at the Manor Hall with the format still to be determined. These events are either late September or late October before the school breaks up for the half term holiday. We offered advice and support with regards to promoting these events to a broad spectrum of residents and groups within the community.

2615. Council to Approve Minutes of Parish Council meeting held on July 8th 2019

The Minutes were approved as issued and signed by the Chair.

2616. Council to note receipt of Minutes from F & GP meeting 12th August 2019

Noted as received

2617. Council to receive information relating to Parish Councillor vacancies

The Clerk reported that no interest had been forthcoming for the 3 Coalpit Heath ward vacancies.

2618. Council to discuss issue of dog fouling on Westerleigh Playing Field and actions

Despite more signs and stencils and visit by warden the situation has not improved. An SGC scheme called Green Dog Walkers is to be looked into. The Clerk reported that free dog poo bag dispensers were not alleviating the issue elsewhere so may be a waste of money.

2619. Council to note crime number of incident of intimidation toward Cllr by resident

Cllrs have received details of this incident and should use the crime number/date given if any further related incident occurs.

2620. Council to consider any planning applications that have been posted on SGC planning list including:

P19/11226/TRE Works to crown reduce 2 no. Oak tree by 2m to give clearance of 3m, both trees covered by SGTP0 03/97 and dated 21/10/1997. 21 Oakwood Gardens Coalpit Heath Bristol BS36 2NB
WPC have no objections to this application.

P19/11366/PNH The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.3m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.6m. 4 The Brake Coalpit Heath Bristol BS36 2TL
WPC have no objections to this application.

P19/11468/TRE Works to fell 4no Oak tree's covered by Tree Preservation Order TPO 311 dated 12th September 1979. 61 Greenacres Park Ram Hill Coalpit Heath BS36 2UB

WPC object to this application to fell these TPO protected trees.

P19/11786/F Raising of roofline and installation of 1 No. front dormer and 2 No. side dormers to facilitate loft conversion (amendment to previously approved scheme PT18/3729/F) | Glen Ellen Ram Hill Coalpit Heath Bristol South Gloucestershire BS36 2TZ

WPC have no objections to this application.

P19/11897/F Demolition of utility room to facilitate conversion of existing annexe to 1no detached dwelling. Bourne End Down Road Winterbourne Down Bristol BS36 1AU

WPC do not object to this application, however concerns have been raised about the provision of access and parking for the vehicles that use the two properties and the adjoining farm buildings.

P19/11784/F Installation of 1 no. emergency fire exit, extension to existing rear compound and installation of new condenser units. 10 Goodrich Close Yate Bristol BS37 5YT

WPC have no objections to this application.

P19/11756/LB Retention of internal and external alterations including replacement of doors and windows, installation of 3 No. roof lights to the front roof elevation, installation of partition walls and new stairs to the ground and second floors and installation of boiler flue to first floor rear elevation. | Rose Oak Farm Rose Oak Lane Coalpit Heath Bristol South Gloucestershire BS36 2QX

WPC have no objections to this application and believe the plans restore some of the character of the property.

P19/12130/F Erection of single storey side extension to form additional living accommodation. Bybrook Barn Huckford Lane Winterbourne South Gloucestershire BS36 1AP

WPC repeat their previous comment on P19/1985/F: Westerleigh Parish Council have no objections to this application however it is felt that a condition should be added which would mean that the annex would always remain an "annex" to the main property and NOT become an independent property.

2621. Council to note Completion of Audit – PKF report, Certificate & Notification of Conclusion of Audit notice
The Clerk reported that the External PKF audit had been successfully completed and the Notification of Conclusion of Audit notices will now be posted on notice boards and on the PC website

2622. Council to receive information or consider/approve matters relating to Fishing Licence at Bitterwell Lake (unless Exempt)

The Clerk reported that the new lake management team started on 1.9.19 the day after the previous incumbent left the role, so there was no break in service at the lake.

While accommodation is sorted out the new lake manager is staying in his own caravan at his own risk on the car park, with the agreement of the Henfield Hall committee.

The first week saw a very positive start with high levels of interest, high numbers of anglers and relationships being forged with neighbours, the hall committee and so on.

Problems have been reported:

(a) with rats, mainly due to the state of the premises at the point of taking on the role.

(b) with injured swans – due to hook and line injuries not being tended. One badly infected swan was unfortunately put to sleep today, the other is to be taken in by the RSPCA.

The Council agreed that the caravan could hook up to the Chalet electrics and the bill will be reviewed when it comes in to see if any contribution from the new manager is due.

The fishery audit will be planned in, possibly for early 2020 as previously agreed.

2623. Council to receive information or consider/approve matters relating to The Chalet at Bitterwell Lake (unless Exempt)

All six Cllrs have visited The Chalet to see the state in which it has been left. The external structure of the Chalet is very poor with holes and damp timber and the render coating condition is poor. Damp is also present inside the building.

The PC decided unanimously that the current building is past repair and unable to be moved as it would disintegrate. Some internal fittings will be salvaged and the building will be demolished in due course, and a new prefabricated lodge type unit be obtained with the relevant permissions.

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The Clerk will arrange for utilities to be disconnected until needed. A temporary electricity supply for the new Lake managers' caravan will be set up.

The Clerk will contact SGC Planning Department for advice.

The PC also authorised the Clerk to arrange for the shed and garden area to be cleared utilising our grounds contractor C Belcher and SGC Bulk waste removal services for the multiple fridges/freezer and dishwasher in the shed. These are being collected on 11.9.19.

It was agreed that to enable progress to be made an interim extra PC meeting would be held on 30th September.

2624. Council to approve payment of accounts

CPS	Grass cutting August 2019	1,094.88
Andyloos	Disabled access loo at Bitterwell Lake	209.76
CR Belcher	Bitterwell top car park	2,520.00
CR Belcher	Installing 3 bins	504.00
S Simmons	Rental reference OpenRent	20.00
Manor Hall	Room hire 12.8.19	13.50
Yate Heritage Centre	Grant	300.00
HMRC	AUG PAYE	338.85
APF	AUG Pension	95.89
S Simmons	AUG Salary	1,359.37
S Simmons	Gate lock	8.99
PKF Littlejohn	External Audit fee	480.00
Sprint Print	Signs for Lake (under new management)	108.00
S Simmons	Clerk expenses	157.87
Hands Property Maintenance	Bin emptying	554.00
CPS	September grounds maintenance	1094.88
S Simmons	5 reams of copier paper	21.50
SGC	Localism grass cutting July/Aug/Sept	491.72
Keymaster Bristol (Locksmith)	Locks at The Chalet	190.98
SGC	Bulky waste disposal from The Chalet	105.92
Cllr McCullough	For supplying padlock and shaft	10.34
Andy Loos	Disabled Loo AUG	200.64

The cost for C Belcher to clear as above is expected to be in the region of £700 and the Clerk has prior approval for this.

All the invoices and payment confirmations were duly signed as per Financial Regulations.

2625. Council to receive or consider plans for 75th Anniversary of VE Day on 8th - 10th May 2020
Plan from Cllr Goddard in relation to Westerleigh Neighbourhood Watch/Bloomers event 9th May 2020
Once insurance is in place and full costings itemised a grant application may be made.

2626. Council to consider responses to SGC Consultations:

- FRAMPTON COTTERELL - Watermore School Area Waiting Restriction Review

Generally the School waiting restriction was thought to cover too wide an area and will never deter 'driving to school' as parents drop off on way to work, so unless the rules are enforced parking will probably remain an issue.

- Westerleigh Crematorium Pedestrian Improvement Scheme– each Cllr to do an individual response.

2627. Correspondence/Communication with Westerleigh Parish Council:

From SGC:

Other:

Dodington Parish Council –response in regard to One Public Estate discussion.

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Minutes of CEF 22nd July 2019
NALC survey on Local Elections May 2019
Phone box removal (none in this Parish)

Meetings:

- CEF 11th Nov 7pm Greenfield Centre Winterbourne This clashes with a PC meeting and no attendance is necessary as one ward Councillor usually attends and Minutes are very good..
- Doing More Together – drop in Wed 25.9.19 at Kingswood SGC offices – 2pm – 8pm Clerk & 1 Cllr to attend
- The Public Rights of Way and Commons Registration Committee 2 pm 12.9.2019 Council Chamber at Civic Centre, Kingswood: PT.5525 - Footpath between Broad Lane and Frog Lane, Coalpit Heath, Definitive Map and Statement Modification Order
- ALCA AGM on 5th October 2019

2628. Council to receive information from Clerk regarding ongoing matters and approval where relevant, including:
Removal of tree from Pansy Vale

The Clerk reported an issue with a dead tree and SGC have asked for it to be removed and suggested a contractor who is used to dealing with Western Power and setting up traffic management. Clerk to progress this. Quote is £600. Approved by the PC.

2629. Items considered urgent or exempt by the Chairman

An exempt session was held once the public had left to discuss confidential matters.

2630. Dates of future Parish Council meetings and additional Committee meetings

Full extra Council Meeting Monday Sept 30th Red Brick Annex at Manor Hall 7.15pm
Full Council Meeting October 14th 7.15pm Manor Hall
F & GP Committee meeting 28th October 7.15pm Manor Hall red brick annex