

WESTERLEIGH PARISH COUNCIL MEETING

Monday January 11th 2021 7pm

Zoom Ref: <https://us02web.zoom.us/j/85387281221?pwd=VGM4WkMwVmh0NGJTVjJXV2dDY2VOQT09>
Meeting ID: 853 8728 1221

**Present: Cllr McCullough (Chair) Cllr Taylor Cllr Goddard Cllr Clark Cllr Di-Duca Cllr Lean
District Cllr Young for agenda item 17 (Minute)**

2894. Welcome by the Chairman to this first 2021 meeting of Westerleigh Parish Council

The Chair welcomed everyone to the first Parish Council meeting of 2021 – a virtual meeting – and explained the use of online meetings may continue for some time yet.

The Chair also passed on the news from the Clerk that Peter Whitfield resigned from the Parish Council on Friday Jan 8th 2021 with immediate effect. That means we have 3 vacancies for Coalpit Heath Parish Councillors now.

2895. Apologies for absence

District Cllr Young has apologised for not being able to attend the entire meeting but would like to attend agenda item 17 (Minute 2910)

2896. Declarations of Interest under the Localism Act 2011

None

2897. Reports from South Gloucestershire Councillors on matters relating to the Parish

2897.1 Westerleigh Parish Council – Frampton Cotterell District Councillors' Report

The Current Spread of Covid-19 and Mobile Testing Site Relocation

Last week the government announced that England is to enter its third period of national lockdown. Residents who are able to work from home should do so and they should only leave home for essential purposes; this includes food shopping, daily exercise, medical appointments/testing, and to leave unsafe households. From Tuesday 5th January schools have moved to remote learning for most pupils with the exception of vulnerable children and those whose parents/guardians are essential workers. Exams will not occur in the summer as previously scheduled and university students should not return to their campuses. This latest lockdown will remain in place until the middle of February, and ministers will keep these measures under constant review

South Gloucestershire had been in Tier 3 prior to this week's announcement along with Bristol, North Somerset and Bath & North East Somerset (BANES). Somerset County Council and Gloucestershire County Council were both in Tier 4. The 7 day infection rate within South Gloucestershire, between 25th and 31st December, was 343.7 per 100k. This was an 83.9% increase on the rate between 18th and 24th December. Infections in Bristol increased by 78.8%, North Somerset by 57.8% and BANES by 74.4%. There was a distinct risk that local health services could start to be overwhelmed if action were not taken. This is despite the fact that the current infection rate in South Gloucestershire is below the average rate within England. The latest data is at <https://beta.southglos.gov.uk/covid-19-dashboard-for-south-gloucestershire/> and at <https://coronavirus.data.gov.uk/details/interactive-map>.

The mobile testing unit (MTU) that was at The Ridings, Chipping Sodbury has moved to the Council Depot at Culvert Avenue, Yate. The MTU is a drive through testing facility, mainly serving South Gloucestershire residents, and is for people with symptoms of Covid. Residents should book to take a test if they develop symptoms of coronavirus by calling 119 or via www.gov.uk/get-coronavirus-test. Nobody should turn up at the site if they have not booked an appointment beforehand. Anybody who turns up without an appointment will be turned away.

Start Date of Phase 1 Consultation on South Gloucestershire Local Plan

The Phase 1 Consultation is an elementary exercise exploring and discussing the issues, challenges and approaches that could inform our new Local Plan. The consultation will run for 12 weeks from Friday 27th November 2020 until Monday 1st March 2021. Due to Covid-19 and the current national lockdown this consultation will be entirely digital for the early part of December although his situation will be kept under close review should circumstances significantly improve.

This consultation we seek people's views on:

- the issues and priorities that should shape the Council's plans for the next 15 years
- how the Council determines its choices (e.g. where to locate large numbers of new homes and jobs, how to protect and enhance our built and natural environment, which areas to protect from adverse growth/change, etc.).

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- how to approach growth and change in our existing urban areas
- how we can start considering growth and change in our rural communities
- the range of planning policies to be included in the new Local Plan
- early drafts of some policies (e.g. climate change, design, parking, etc.)

This first consultation will not address the overall housing requirement or where major development will be directed. Nor will it suggest any revisions to the Green Belt or defined settlement boundaries. It is about early ideas, discussions and suggested approaches which will inform subsequent drafting stages.

To explain the role and content of this consultation South Gloucestershire Council held digital briefing and Q&A sessions for district councillors, town/parish councillors and their clerks in December. An electronic copy of the accompanying presentation was subsequently circulated to attendees. The consultation documents and supporting information are available at www.southglos.gov.uk/newlocalplan.

Five Year Housing Land Supply Figure for 2020 Published

After a slight delay South Gloucestershire Council has published its initial calculation of the Five Year Housing Land Supply (based upon the results of the government's 2019 Housing Delivery Test). This shows that South Gloucestershire Council can demonstrate a Housing Land Supply for 5.28 years. The council's current planning policies, as set out in the Core Strategy and the Policies, Sites & Places Plan (PSP), are therefore not considered to be outdated according to the terms of the National Planning Policy Framework (NPPF). This means they do not carry reduced weight when it comes to the determination of the planning balance for any given planning application.

Safeguarding and the Manor Primary School Playing Field

Officers have not advanced discussions regarding ongoing safeguarding concerns relating to physical education lessons on the playing field. This has been due to other projects having a higher priority. A follow up remote meeting between South Gloucestershire Council officers, district councillors and school representatives has been mooted to take place later in January although, with the announcement of the latest lockdown, this may now slip into February.

Delays to Some Recycling Collections

The StreetCare team at South Gloucestershire Council has announced there were delays to some recycling collections after Christmas. This is due to some collection staff needing to self-isolate as well as the high volumes of recycling from Christmas and New Year. Despite trying to catch up with the missed collections from last week a decision was taken to leave these and return to scheduled collections to minimise further disruption to the service.

If your recycling collection was missed after Christmas please take your recycling back on to your property and put it out again on your next scheduled collection day. Teams will collect extra bags of recycling next to residents' recycling containers. Residents can check their next collection date at www.southglos.gov.uk/collectionday.

South Gloucestershire Council Consults on its Budget for 2021/22

In the past decade South Gloucestershire Council has needed to make tens of millions of pounds worth of cuts as funding from central government has been stringently cut. The Covid pandemic has added to the financial strain on the council's budget, increasing the demand for council services whilst cutting income. Officers do not yet know how much additional funding the council could receive from the Government to alleviate this unforeseen financial burden. Next year's budget consequently remains a provisional work in progress.

Residents have until Sunday 3rd January 2021 to tell South Gloucestershire Council what they think about its budget, council tax proposals and savings plan for next year. They can find the consultation at <https://consultations.southglos.gov.uk/consult.ti/Budget2021/>.

Consultations

To support the production of the forthcoming Local Plan 2020, as well as provide evidence for the review of planning policies CS8 and PSP11, South Gloucestershire Council has produced the first drafts of 71 Data and Access Profiles (DAPs). They are updated versions of the Sustainable Access Profiles (SAPs) that formed part of the abandoned Joint Spatial Plan and Local Plan 2018-36. They cover both urban and rural settlements. DAPs should contain pertinent factual information about these settlements from a planning perspective; they are designed to function as part of the evidence base for Phase Two of the Local Plan (due out towards the end of 2021) and the final draft of Local Plan document that aims to be submitted for adoption in 2023.

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This consultation allows residents to review the DAPs and submit comments/corrections for officers to review. Residents can highlight any omissions or errors within the DAPs so they can be amended prior to the forthcoming stages the Local Plan. All of the DAPs can be found at <https://consultations.southglos.gov.uk/consult.ti/DAPS2020/>. The consultation opened on 27th November 2020 and closes on 1st March 2021.

2897.2 District Cllr report from the Boyd Valley Cllrs Ben Stokes & Stephen Reade

As you will be aware, the Prime Minister has announced a third lockdown for England, a decision which comes as the case rate of Covid-19 is increasing rapidly across the UK and similarly across the south west region and here in South Gloucestershire.

The number of Covid-19 patients in hospitals is growing and the health system continues to be under pressure. In the seven days up to 1 January there were 1,087 cases in South Gloucestershire and the infection rate for that period was 381 per 100,000 people – a 119.2 per cent increase. This rate is similar to Bristol and higher than North Somerset.

We are working with NHS colleagues to support the roll-out of vaccination to local residents as this is the most important route out of the current restrictions and we will be raising with the government what more we can do to support the immunisation programme.

With all schools closing from today, other than for vulnerable and critical worker children and moving to remote learning until at least February half-term, this has been a difficult adjustment for everyone. We are working hard to ensure that the educational and mental health support for our children is impacted as little as possible by further time outside of the classroom.

With the new variant of Covid-19, it is absolutely essential that we take responsibility for our own actions and do all we can to stop the spread of the virus while the vaccines are being rolled-out.

In the meantime, we are here to help and you can find details of support below as well as a link to the new lockdown rules.

Council service updates

Changes to services

We are changing how some of our services are accessed in line with the government guidance. Please see our [service disruption webpage](#) which we will be continuing to update over the next few days as further details are released.

Cold weather

Further cold weather is on its way. Please be assured that our gritters are well prepared and have plenty of supplies. You can ensure you are prepared for cold weather too by following these top [tips](#).

Lockdown grants for businesses

The government has announced that it is committing £4.6 billion to new lockdown grants to support businesses and protect jobs. Businesses in the retail, hospitality and leisure sectors are to receive a one-off grant worth up to £9,000. Read the full announcement [here](#). As soon as these new grants are open for applications and we have further details, we will post them on our webpage, social media and via our business newsletter. You can sign up for our business newsletter [here](#).

Access to education, remote learning and early years

WESTERLEIGH PARISH COUNCIL MEETING

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Following the government announcement yesterday, colleges, primary (reception onwards) and secondary schools will remain open for vulnerable children and the children of critical workers. All other children will learn remotely until February half term.

Those in higher education such as universities, will also be learning online until mid-February other than students on future critical worker courses such as medicine, teacher training and social work who will return to face to face learning as planned and be tested on arrival.

Nurseries and early years providers are not required to close. Contact your childcare provider for further information.

Read the full announcement [here](#).

Recycling and food waste

It is currently taking our crews longer than normal to complete all their rounds as we are experiencing high demand following Christmas. If you think your collection has been missed, bear with us and do not report a missed collection until the next working day.

You can check what day your recycling and food waste will be collected on our [waste and recycling collection dates](#) page.

Help our crews collect your waste and recycling by:

sorting your recycling – check what you can put in your different bins and containers on our [how to sort your waste and recycling](#) page

- putting your containers out by 7am on your normal collection day
- keeping your bin lid closed
- parking considerately
- recycling collections for households with communal bins will carry on as normal.

customer@southglos.gov.uk

Freephone
0800 953 7778

[Covid website](#)

Public health advice

New national lockdown rules

You must stay at home. You should follow the guidance immediately. You must not leave or be outside of your home except where you have a '[reasonable excuse](#)'. This will be put in law. The police can take action against you if you break the rules can be found in full [here](#).

Reasons you can leave your home

A reminder that reasons you can leave your home include testing if you are symptomatic, vaccinations and medical appointments. Health providers have Covid-secure measures in place, so please do not delay seeking medical help or receiving any vaccinations.

You can read here the full list of permitted [reasons to leave your home](#), which includes anyone suffering from domestic abuse or violence.

Support from voluntary groups

If you need support such as someone to collect your prescriptions or walk your dog, there are many voluntary groups in South Gloucestershire who can help out. You can find our list of volunteers and community groups [here](#).

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In your community

Thanking our volunteers

On each of the 12 days of Christmas, we have celebrated local heroes, thanking our volunteers and community groups. Today we marked the last of the 12 days by featuring the Wotton Area Mutual Aid group, who offered free Christmas dinners to those on their own on Christmas Day or who were unable to cook, in partnership with the Long Table. You can find all 12 stories on our Facebook page [here](#).

Useful sources of information

- South Gloucestershire Council dedicated webpage: www.southglos.gov.uk/coronavirus
- Our partner Southern Brooks for support with food deliveries, prescriptions, mental health support and much more on 0333 577 4666 Mon-Fri 09:00-17:00.
- South Gloucestershire Council social media accounts: [Twitter](#) and [Facebook](#)
- Latest information from the government on Covid-19: www.gov.uk/coronavirus
- NHS information on Covid-19: www.nhs.uk/conditions/coronavirus-covid-19/
- British Sign Language (BSL) videos from Public Health England on Coronavirus and staying well this winter are available on our [YouTube channel](#)
- British Sign Language (BSL) videos from South Gloucestershire Council with short updates on the Covid-19 situation in South Gloucestershire are available on [our website](#).

There were no comments or questions arising from either District reports.

2898. Pre-arranged items from members of Public

Mr Christopher Burton was originally requesting to speak tonight but it has been decided to give him a specific agenda item under Public Participation at the February 8th Parish Council meeting in order to give time for residents to see the agenda. He is a planning consultant and wishes to speak on a potential development of 23-25 houses on the plot known as Bella Vista in Westerleigh Road, Westerleigh.

2899. Parish Councillor Reports – written submissions, taken as read with questions taken as necessary

Questions and tensions have arisen over the use of the route through The Olde Inne car park giving access to Westerleigh Playing Field. The gates have been locked by the pub landlord. Clarification has been sought on the status of the route. It is currently closed due to unwanted behaviour in the car park. South Glos Council have confirmed it is not a public right of way.

2900. Council to Approve Minutes of Parish Council meeting held on December 7th 2020

The Minutes were unanimously approved and signed by the Chairman.

2901. Council to note receipt of Minutes & draft budget V3 from F & GP Committee meeting December 14th 2020

NOTED with no questions arising

2902. Council to discuss/approve draft budget as formulated by F & GP Committee on 14.12.2020

Draft budget version 3.2 has been circulated. Cllr Taylor proposed acceptance of this budget, seconded by Cllr Goddard and approved unanimously. This budget allows for £15000 S137 monies to be funded from reserves.

2903. Council to discuss/approve PRECEPT as formulated by F & GP Committee on 14.12.2020

The F & GP Committee have put forward a PRECEPT of £87296 which represents an increase of 6.7% which is solely the increase in Council Tax base and therefore represents a zero net increase to individual households. Cllr Taylor proposed this Precept be levied and this was seconded by Cllr McCullough with

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unanimous approval for £87296 and for the RFO to submit the S41 document to SGC.

2904. Council to note receipt of monthly finance documents for December 2020

Receipt of Bank Reconciliation and receipts and payments for DEC 2020 NOTED by all. Lists of payments attached as Appendix 1.

2905. Council to consider Planning Applications (other than those dealt with under COVID-19 Standing orders)
Applications & comments are listed on: <http://www.westerleighparishcouncil.org.uk/parishioners-planning/>

P20/24104/F | Erection of two storey rear extension and raising of roof to facilitate creation of first floor.

Erection of single storey side extension and raising of roof line of outbuilding to form incidental annexe. | Sunnyside Bungalow Westerleigh Road Westerleigh South Gloucestershire BS37 8QH

The Parish Council considers the %age increase in space excessive development in the Green Belt and therefore in contravention of PSP7 section 3 – Proportionate development in the Green Belt should not exceed 30% ...and additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building.

2906. Council to receive information and requirements for way forward with Emergency Plan

Cllr McCullough and Cllr Taylor met to take this EP Project forward. They have designed signs which have been circulated to all Cllrs for info/discussion, and now plan to speak to the proposed site organisers for locations, acceptance etc.

Various quotes and options relating to defibrillators have been obtained.

Manor Hall have indicated some siting on the hall is problematic due to the listed nature of the building and also that CHFC have been trying to fundraise for a defibrillator at the Manor Playing Field. Cllrs to talk to CHFC about this as a joint approach may be beneficial.

It was suggested that Sainsburys could be approached for match funding for a defibrillator in their area.

2907. Council to discuss further ideas for use of Community Benefit money including Defibrillators & Emergency Plan project

Signage and four defibrillators could cost up to £7500. Cllr Goddard proposed that £7500 of Community Benefit funds be allocated for this project. This was seconded by Cllr Lean and all were in favour. The Clerk will earmark £7500 of the CIL/S106 pot for this.

War Memorial conservation works

The first quotes were received from The War Memorial Conservation Company (Cardiff) and were £4822.50 for the St Saviours War memorial and £2704 for the Westerleigh Village Green War Memorial. Quotes are awaited from ADMemorials, a local company.

Great Western Air Ambulance Charity – Grant Application

Cllrs have been sent reports showing local benefit and an application from GWAAC requesting £5000 – funding for two missions. There was unanimous support and approval to grant the full £5000 from S137 money.

2908. Committee to receive Clerk report regarding ongoing matters and approvals where required including Discharge of Conditions on Chalet – plan of bird/bat boxes & tree report needed

Two conditions are still pending – a plan has been sent in to SGC Planning of where bat and bird boxes have been located; Wotton Tree Consultancy will attend to the question of tree roots/fence line.

Otters at Bitterwell Lake

Due to the concerns of otters at Bitterwell a site meeting was held last week and more specific locations and methods of fencing in the Lake against otter predation were ascertained. This means more specific

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detail on the quotes obtained can be gained. Angling Trust have confirmed a £5000 contribution will be available to the project that is likely to cost in the region of £20000. Members of the Lake sub-group will progress this project and refer to the E & L Committee when funding requirements are known. On the second day of Lockdown 3 Angling Trust also gained permission from government for local fishing to continue.

Plans for replacement Scout building

An update on the District Scout plans for the building replacement in Serridge Lane have been circulated, supplied by Dean Ashpole-Chapman the District Commissioner of Cotswold Edge Scout District. He will speak under Public Participation at the February PC meeting in the hope of gaining some Parish Council support for this project.

E & L Meeting arrangements

It was agreed that an E & L Meeting will be held on Monday Feb 22nd (7pm on Zoom) to discuss all the pending projects. The first job will be to elect a new Chair for this Committee. The Committee consists of Cllrs Lean, Goddard, Di-Duca, Taylor and McCullough.

2909. Council to consider RESOLUTION to continue with COVID-19 Delegated Powers to the Clerk and to continue dealing with Grant Applications & Planning Applications by email

Cllr TAYLOR proposed that as we are now in lockdown 3 and restrictions will be continuing for some time the COVID-19 arrangements continue, this was seconded by Cllr McCullough and all were in favour.

District Cllr Claire Young joined the meeting for the next item

2910. Council to receive information and discuss a possible update to The Frampton Cotterell and Coalpit Heath Village Design Statement (VDS)

Cllr Young reported - The creation of the FC & CH Village Design Statement was a project around the millennium and intended as a recognised document in the planning process for those areas. Over time the power of the document has been lost and carries small if any weight. Options could be (a) a Neighbourhood Plan (NP) – a very long winded process, or (b) a Supplementary Planning Document (SPD) which would need the support of the Cabinet member (currently Steve Reade) and the Community.

Parish Council suggested that as SGC are currently developing a suite of SPD's for the new Local Plan that perhaps an appendix to those might be possible. It was generally felt that FC PC used the VDS and are more keen than WPC to have these design supplements – perhaps due to having more historic and distinctive areas.

Cllr Young to look into the appendix suggestion.

Cllr Young left the meeting.

2911. Correspondence/Communication with Westerleigh Parish Council From SGC

Localism Contract – the contract for SGC grass cutting and bin emptying was approved and to be confirmed to SGC by Clerk.

Council tax referendum principles

Feedback Report - Badminton Rd to A4174 Ring Road, Reallocation of road space for cycling, Stage 1

Notification Family Group Conference Service Decommissioning Proposals Consultation

Other

Avon Pension Fund – Exit Cap Waiver Guidance published. (Of no relevance to WPC)

WESTERLEIGH PARISH COUNCIL MEETING

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2912. Council to consider responses to Consultations

Local Plan Phase 1 – Issues and Approaches

As a first discussion on the Phase 1 consultation the following points were raised. As the deadline is March 1st the draft should be further investigated by Cllrs and these points will then be updated and submitted following further discussion at the PC meeting on Feb 8th.

Draft Plan Issue numbers 18 22 24 26

- 18 Responding to local character & context
- 22 Renewal and increased development in urban areas
- 24 Green Belt
- 26 Growth in rural villages and settlements
- 45 Infrastructure & new development

Urban Sprawl

The development of Yate is encroaching on several neighbouring villages and hamlets including Nibley, Iron Acton and Westerleigh. These rural villages and settlements should not lose their identity. Settlement boundaries should be checked.

Growth & Infrastructure

Growth in rural villages should not happen unless facilities and local transport is in place.

If Coalpit Heath was to double in size over 16 years it would not be a sustainable location given the current levels of infrastructure. Wider public transport options should be investigated such as re-opening railway stations on existing lines, such as at Coalpit Heath.

Accurate and reliable evidence

It was noted as crucial that evidence is accurate, logical, and up to date – this includes DAPs which carry a lot of errors and the Sustainability Appraisals

2913. Items considered urgent or exempt by the Chairman

None

2914. Dates of future Parish Council meetings/Committee meetings

- Feb 8th 2021 Full Parish Council meeting
- Feb 22nd Environment & Leisure Committee

The meeting ended at 8.10pm

Westerleigh Parish Council
PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
153	Office Costs (Comms/Copier/	21/12/2020		Natwest Current		Storage unit rental fee	PE King (Bristol) Ltd	S	62.50	12.50	75.00
154	Staff Costs (Line4 AGAR- PA)	23/12/2020		Natwest Current		PAYE	HMRC	Z	801.20	0.00	801.20
155	Staff Costs (Line4 AGAR- PA)	23/12/2020		Natwest Current		Monthly Pension payment	Avon Pension Fund	X	486.04	0.00	486.04
156	Staff Costs (Line4 AGAR- PA)	23/12/2020		Natwest Current		Salary	SWSimmons Parish Clerk	Z	2,033.85	0.00	2,033.85
157	Bins - Emptying & new bin c.	31/12/2020		Natwest Current		Monthly Bin emptying	Hands Property Maintenance	Z	550.00	0.00	550.00
158	Grass cutting	02/12/2020		Natwest Current		Grass cutting	CPS Grounds Ltd	S	697.50	139.50	837.00
159	Bitterwell Lake Disabled Loo	02/12/2020		Natwest Current		Loo hire	Andyloos	S	159.60	31.92	191.52
160	Bitterwell Lake Aerator electr	31/12/2020		Natwest Current		Aerator at Bitterwell Lake	nPower Business	L	28.05	1.40	29.45
161	Office Costs (Comms/Copier/	21/12/2020		Natwest Current		Council mobile phone	H3G (Three)	S	15.00	3.00	18.00
162	Bitterwell Lake Chalet	17/12/2020		Natwest Current		Chalet electricity bill	nPower Domestic	L	48.40	2.42	50.82
163	Ash die-back & tree planting	02/12/2020		Natwest Current		Tree works at Mayshill	Woodstock Tree Services	S	1,460.00	292.00	1,752.00
164	S137 grants	02/12/2020		Natwest Current		Grant	Yate Heritage Centre	X	300.00	0.00	300.00
165	Community Benefit Says Cou	10/12/2020		Natwest Current		Fruit trees for Pansy Vale	Landcare	L	142.70	8.55	151.25
Total									6,784.84	491.29	7,276.13

DRAFT

PLANNING APPLICATIONS & COMMENTS SINCE THE LAST PARISH COUNCIL MEETING

P20/19472/F Creation of new vehicular access. 214 Henfield Road Coalpit Heath BS36 2UJ

Westerleigh Parish Council has no objection to this application providing that the conditions highlighted by the Transport team are met in relation to materials, visibility and approval for dropped kerb.

P20/24104/F Erection of two storey rear extension and raising of roof to facilitate creation of first floor. Erection of single storey side extension and raising of roof line of outbuilding to form incidental annexe. Sunnyside Bungalow Westerleigh Road Westerleigh South Gloucestershire BS37 8QH

The Parish Council considers the %age increase in space excessive development in the Green Belt and therefore in contravention of PSP7 section 3 – Proportionate development in the Green Belt should not exceed 30% ...and additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building.

P20/23863/F Demolition of existing attached garage. Erection of 1 no. attached dwelling with associated works (resubmission of P20/06762/F). Forge Cottage Westerleigh Road Westerleigh South Gloucestershire BS37 8QH

Westerleigh Parish Council OBJECT to this application for the following reasons:

- (a) It is described as Demolition of existing attached garage – there is no existing attached garage. The application should therefore be solely for an attached dwelling (a terraced house).*
- (b) Under Policy PSP43 (Private amenity space) and PSP38 (Development within existing residential curtilages including extensions & new dwellings) the new and existing buildings would both subsequently have insufficient amenity space and inadequate parking, and therefore contravenes these policies.*
- (c) The infilling of the space between the property and its neighbour would also affect building lines and street scene and remove functional rear access for maintenance.*
- (d) Overall the design is considered by the Parish Council to be ill-contrived and therefore also contravenes Policy CS1 for design points, hence the OBJECTION to this application.*
- (e) The treatment of a historic Grade II listed building and its setting has not been addressed.*

For these reasons Westerleigh Parish Council OBJECT.