



PUCKLECHURCH PARISH COUNCIL

To all members of the Council.

You are hereby summoned to attend the ordinary meeting of Pucklechurch Parish Council to be held on Wednesday 21st January 2026 at 7.30pm at The Bungalow Ashfield prison. The meeting has been called for the purpose of transacting business as per the details on the agenda below.

Notice to members of the Public.

This meeting is a meeting in public not a public meeting. Members of the public are invited to join the meeting and to ask questions and raise issues with the councillors. This session will last no more than 15 minutes.

Members and Parishioners are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, age, gender, sexual orientation, marital status and any disability and religious beliefs), Crime & Disorder, Health & Safety and Human Rights.

Signed:

Daphne Dunning
Clerk and RFO Pucklechurch Parish Council
14th January 2026

Public Participation.

Questions and comments from members of the public. No decision can be taken during this session, but the Chair may decide to refer any matters raised for further consideration.

N.B Councils cannot lawfully decide items of business that are not specified in the summons/agenda (LGA1972 Sch.12, p10(2)(b)).

AGENDA

- 1. To receive Apologies for absence.** (LGA 1972 85(1)).
- 2. Declarations of Interest (if any) and dispensations.**
Under Section 31 of Localism Act 2011 and in accordance with the Councils' Code of Conduct (section 27(6) (d)), any declarations of disclosable pecuniary or personal interests must be declared and Standing Orders followed. Requests for dispensations can be considered if received in advance of the meeting and in writing to the Clerk (Proper Officer) – Localism Act 2011 S33.
- 3. To approve minutes and sign as a correct record of the council meeting.** (LGA 1972 sch12, p41(1)).
To confirm the minutes of 10th December 2025 and 5th January 2026 for accuracy (drafts previously circulated to Councillors and published on website).
- 4. To receive Report from Ward Councillor(s).**
- 5. AGENDA ITEMS TO ACTION.**

5a. To receive any updates and agree any actions relating to the Community Centre and in addition consider:

- i. Review of condition survey.
- ii. Cost implications from condition survey.
- iii. Action planning and meeting with Pucklechurch Community Association.

5b. To receive any updates on the Scout hut and agree any actions and in addition consider:

- i. Cost implications from condition survey.
- ii. Consider request to use the Scout hut for a Youth Club and agree any actions.

5c. To receive any updates and agree any actions on other S106 projects including sport pitches and woodland

5d. To note Q3 figures, review final drafts of the budget and approve the required budget and precept request for 2026/27.

5e. To review applications and approve any grant allocations.

5f. To consider and agree any additional street cleaning requests for the SGC Parish/Town maintenance team to undertake.

5g. To approve the replacement of the Eagle Crescent defibrillator cabinet (installed 2015) which is allowing water to ingress at a cost of £750 plus VAT and carriage and fitting.

6. AGENDA ITEMS TO NOTE.

6a. To note items of correspondence and agree if any actions required:

- i. To note email complimenting new cleaning contract at the Scout hut.
- ii. To note correspondence with Westerleigh Speedwatch
- iii. To note response from St Thomas a Becket Pucklechurch over concerns around car parking causing congestion.
- iv. To note email regarding clarification to questions raised at South Gloucestershire Council meeting on 17th December.
- v. To note concerns about holly bush in burial ground

6b. To note the commissioning of professional support for the Rock House Farm application.

6c. To note November 2025 crime statistics

7. PLANNING

7a. Planning applications.

7ai P25/02966/O Land At Rock House Farm Shortwood Mangotsfield South Gloucestershire

Demolition of existing structures; erection of up to 280 no. dwellings and 1no. building providing up to 350 sq m GIA of commercial space (Class E); vehicular access off Main Road / Shortwood Hill; emergency access off B4465; pedestrian and cycle routes; together with water management measures, green infrastructure and landscaping, and all associated infrastructure (Outline) with access be determined, all other matters reserved.

7a ii P25/02906/PIP Land Adjacent To Pennymead Cattybrook Road Mangotsfield South Gloucestershire BS16 9NJ

Permission in principle for the erection of up to 5no. dwellings.

Adjacent parish

7a iii P25/02994/F Barn At Barley Close Barn Hinton Road Pucklechurch South Gloucestershire BS16 9SJ

Conversion and extension of agricultural building to form 1no. self build residential dwelling with parking and associated works.

To note comments submitted under delegated powers.

7a iv. P25/02877/HH The Cedars Castle Road Pucklechurch South Gloucestershire BS16 9UF

Erection of 1.no rear dormer to facilitate loft conversion. Erection of lower ground floor garage. Creation of new vehicular access.

Objection

This site is located on the edge of the built-up residential area of Pucklechurch and faces open countryside looking out towards the Cotswold Scarp. It must be tested against PSP38 with regard to visual amenity, residential amenity and highway safety. As with a previously refused application relative to 22 Hillview Road, SGC Officers noted that Feltham Road marks the edge between the settlement of Pucklechurch, adjacent to the adopted Green Belt boundary, and faces the open countryside. The development pattern along this road is one of transition with large gardens and loft landscape leading to an almost rural appearance. While the proposed garage is technically underground, from Feltham Road when read in conjunction with the addition of the proposed dormer, the dwelling would appear as a three-storey building. The immediate character is not one of built form facing directly on to or up to the property boundaries along this road and the proposed additions run contrary to the rural attributes of the area and therefore impacts visual amenity. The garage, and the associated retaining wall would become an incongruous feature and not respect the grain of the locality or the local street scene.

In addition, the provision of a garage at Feltham Road level would require significant earthworks to be undertaken and cuts across a steep embankment that sits adjacent to the road. No Design and Access statement has been provided, no specific information about the nature of the retaining walls has been provided, nor any diagrams showing visibility splays, which are a significant omission, especially given the proximity of the new proposed access to the junction with Castle Road. There are no pavements along this stretch of Feltham Road that would allow residents to safely access the garage on foot from the roadside. It is worth noting here that the property already benefits from a garage, driveway and parking provision yet the application form states 'no' in response to the question " Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?" Clearly the answer should have been 'yes'.

7b. Planning decisions. To note.

7b i P25/02545/LB Moat House Kings Lane Pucklechurch South Gloucestershire BS16 9PP

Internal and external works to repair and stabilise stonework on garage wall. Approved with conditions.

7b ii. P25/00374/F 114 Westerleigh Road Pucklechurch South Gloucestershire BS16 9PX

Extension of existing vehicular access. Approved with conditions.

7biii P25/02597/TCA Yew Tree House 12 Abson Road Pucklechurch South Gloucestershire BS16 9RH

Works to 1no. Apple to all-round crown reduction up to 1 metre, Works to 1no. Cedar to reduce height by 2 metres and reduce lateral imposing branches to match and shape the crown up to 1.5 metres, Works to 1no. Cherry to crown lift up to 2 metres, Works to 1no. Sycamore to crown lift up to 3 metres, foot path and garden side, reduce height by 2 metres and reduce the rest of the crown up to 1.5 metres, Works to 1no. Cherry plum to reduce the height by 2 metres and crown lift up to 3 metres, foot path and garden side, and Works to 1no. Conifer to reduce the height by 3 metres and crown lift, foot path and garden side up to 2 metres all situated in the Pucklechurch Conservation Area. No objections

7biv P25/02681/TCA Court Farm 49 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RD

Works to 1.no Ash Tree to remove overhanging limbs on rear neighbour side. No objections.

7bv P25/02807/TCA St Thomas A Becketts Church Westerleigh Road Pucklechurch South Gloucestershire BS16 9RB

Works to pollard 12.no Lime trees by 3-4m. All trees situated within Pucklechurch Conservation area. No objections.

7c. Planning enforcement and any other actions.

7ci. COM/25/0673/ADV Pucklechurch convenience store

To note that replacement signage is to be fitted with a compliance review scheduled for the new year.

7cii. COM/25/0712/COU - 4 Fleur De Lys

To note the potential breach of planning permission is under review.

7ciii. COM/25/0868/UNT : Land At Redford Lane

To note matter is being actioned and monitored by Enforcement.

8. REPORTS

8a. To receive report from the Clerk.

9. FINANCE

9a. To approve contractual and other obligations for January 2026.

9b. To receive and agree reconciliations for December 2025.

Date of next meeting 19th February 2026