MINUTES OF A TYTHERINGTON & ITCHINGTON PARISH COUNCIL MEETING HELD ON MONDAY 7TH SEPTEMBER 2026

Present: Cllr Lipton
Cllr Johnson
Cllr Gordon
Ward Cllr Clarke
Ward Cllr Goodwin

136.26 Apologies for Absence

Cllr Bellis
Cllr Day

137.26 Declarations of Interest

To receive declarations of interest and consider any requests for dispensations in accordance with the Local Code of Conduct.

There were none.

138.26 Minutes

To approve the minutes of the Parish Council meeting held on 20th July 2026 and authorise the Chair to sign them as a correct record.

It was unanimously agreed to sign the minutes of the meeting held on Monday 20th July 2026 as correct.

139.26 Planning Applications

To consider the following planning applications:

P26/01665/F|Erection of 2 no. dwellings with associated works.|
Land At Hardwicke Close Tytherington South Gloucestershire
The Clerk asked whether the Planning Application would be determined before the National Scheme of Delegation comes into force on 31st October. As this is an application for less than 9 dwellings the decision would then the decision be solely delegated to planning officers and cannot be referred to the Development Management Committee for determination by members.
Ward Cllr Clarke said that it was very unlikely to be determined before 31 October

Councillors raised concerns about highway safety, loss of open space, increased parking pressure and the impact on the village setting. They noted that the proposal would remove parking adjacent to No. 7 without replacement provision, add pressure to the existing access and road network, and result in overdevelopment of the site. Concerns were also expressed about the harmful loss of open space, potential impact on neighbouring homes, the scale and elevated position of the development, and loss of habitat. It was noted that previously proposed landscaping had not been implemented.

Councillors agreed that small developments of one or two homes can be supported where they are appropriately located but considered this proposal unsuitable for the site. The open area to the left and the visually prominent

amenity space to the right were considered important to the character of the area. The proposed dwellings were felt to be imposing, and concerns were raised about increased traffic, deteriorating access and the loss of amenity space within a conservation area.
The Council supported an objection.

The Strategic Planning Meeting was cancelled because the update sheet was received the day before the meeting and officers considered cancellation more appropriate than proceeding with an explanation at short notice. It was noted that the Y2C contract had originally missed the Iron Acton loop, which has now been amended. The contract is not expected to run for three years as first suggested; officers now recommend a one-year contract, allowing the route and viability to be reviewed considering weather and service changes.

Additional Planning Applications

To consider any planning applications received after publication of the agenda.

There were none.

140.26 Reports

To receive reports from:

District Councillors Report

The District Councillors report included Major Changes to the National Scheme of Delegation for Planning Applications
Planning
Green Light on Construction of New Thornbury Health Centre
Downend Resident Prosecuted Following Dog Fouling Offences
The full report can be found on Tytherington & Itchington's web site.

Tytherington Village Hall

The CIO application remains ongoing.

To consider the proposed change of ownership recorded at HM Land Registry

The individual concerned had not replied to the Clerk's email about signing the ownership form. Although he had previously agreed to sign it on returning to the UK, approximately six weeks had passed and the form remained unsigned.
Cllr Johnson advised that he had an alternative method of contacting him.

Heidelberg Quarry Liaison Committee

No current meeting

Oldbury Power Station Stakeholder Group

No current meeeting

141.26 Finance

MINUTES OF A TYTHERINGTON & ITCHINGTON PARISH COUNCIL MEETING HELD ON MONDAY 7TH SEPTEMBER 2026

Councillors unanimously agreed to:

- approve the schedule of payments;
- note any receipts;
- receive the budget monitoring report to 31st August; and
- note the bank balances.

26/7/26	British Gas	-26.80	Standing Charges for Electricity on Hardwicke Field
28/7/26	Mrs G A Brooks	-872.46	Clerk's Salary July 2026
30/07/26	Service Charge	-8.05	Unity Bank Monthly Service Charge
10/08/26	KLH Landscaping	-365.00	Replacing gate in Jubilee Field
12/08/26	KLH Landscaping	-50.00	Recharging battery on VAS and general maintenance
12/08/26	Goldinghams	-98.26	Monthly mole contract
12/08/26	Tytherington Village Hall	-52.00	Room Hire for NP and Hardwicke Field consultations
12/08/26	Donation From Resident	1800	Tree Felling Baden Hill Road
14/08/26	ICO	-47	Yearly subscription for data processing
14/08/26	Adobe Photo Subscription + HP Ink Subscription	-36.46	Adobe Reader Subscription, HP Ink Subscription and £3 £3 monthly card fee
17/08/26	Wicksteed	-144662.59	MUGA
21/08/26	British Gas	-25.27	Standing Charges for Electricity on Hardwicke Field
28/08/26	Mrs G A Brooks	-872.46	Clerk's Salary August 2026
28/08/26	HMRC	26115.09	VAT Refund

Bank Balances

Current Account: **£121452.39**

Reserve Account: **£18,427.47**

Earmarked Reserves

Reserve	Amount
CIL	£57,330.54
Community Benefit	£28821.56
S106 Hardwicke Play Equipment	£30,082.34
MUGA	£7161.94
Total Earmarked Reserves	**£123396.38**

The Clerk advised that Tytherington Rocks still had an outstanding electricity bill. The water bill had now been received and amounted to £83. No refund

Reserve **Amount**

had yet been received from Wiseman Lighting.
The Clerk also confirmed that she was claiming the final £12891.41 relating to the 10% S106 funding retained by South Gloucestershire Council.

141.26 Bank Reconciliation

To receive and approve the bank reconciliation for August 2026
Cllr Gordon signed the bank reconciliation for August 2026
To consider any Community Benefit applications.
£7,000 lighting for Village Hall
Extra tables for May Day - these applications would be considered at the next Parish Council Meeting.
Council agreed to pay for the cost of printing the village calendar.

142.26 External Audit

To consider AGAR report and review the Asset Register

The AGAR had been returned, duly signed by BDO. The Clerk advised that Assertions 4 and 7 had been incorrectly marked "Yes" and should have been marked "No".

The Asset Register still needs to be completed, and the Clerk required some assistance to complete this. It was reported that a large roller had been left behind by the Rocks.

143.26 To receive an update on the MUGA

It was suggested that a rubbish bin be sited near to the MUGA. The Clerk advised that she was chasing the lines to be painted on the surface of the MUGA.

144.26 Overhanging Trees

To consider concerns regarding overhanging trees at: Baden Hill Road footpath between Boyts Farm and Rock Cottage.

The Clerk advised that she had reported the matter to the SGC Footpath Officer.

To consider work for the Streetcare team who will visit Tytherington & Itchington in October

Overhanding trees in The Orchard – the Clerk had contacted the contractor for a quote.

145.26 Traffic Calming

No Update

146.26 Youth Consultation

An invoice had been received from Krunch for one day per month for the new Youth Club. South Gloucestershire Council will match the additional £6,000 funding for two years. The

invoice also covered the Activity Day and Fun Day. The Clerk was given authority to sign the contract for the next 2 years. South Glos will match the funding for the 2 year period with £6000.

147.16 Local Nature Action Plan (LNAP)

To consider updating the Parish Council's Local Nature Action Plan.

Cllr Lipton will give the Clerk the name of a South Glos Officer who will help update the LNAP.

148.26 Neighbourhood Plan

The Council received an update from the Neighbourhood Plan Steering Group and considered matters requiring a decision. The group had been working on the reply to the planning application for 75 houses and the Council's objection. It was also noted that the draft Neighbourhood Plan is taking shape, with further detail to be added to the policies and supporting content.

149.26 Play Area Inspection

To note the August 2026, Play Equipment Inspection Report.

Loose fittings were noted on one item of assault course equipment, along with corrosion on the gate leading to The Orchard.

150.26 Special Expenses

To consider the Parish Council's response to the South Gloucestershire Council Special Expenses consultation.

The Clerk advised that she had a 1 to 1 booked with a South Glos Officer to gain more information. The Clerk advised that there were numerous teams meetings on the subject for them to join.

151.26 Craft Club Request

To consider request from Craft Club to hang a poppy display on PC land.

Councillors agreed to the plan for the Craft Club to hang their poppy display at the corner of Stowell Road and Itchington Road.

152.26 To Consider 6 areas which need attention in Tytherington in respect of Streetcare's annual visit.

Clear the gulley between Woodlands and the turning to Hardwicke Field.
Cut back overgrowth by the bus stop and at the junction of Clements Way and Stowell Hill Road.
Cut back overgrowth along the pathway on Stowell Hill Road.
Cut back overgrowth at the village entrances on Stowell Hill Road and Itchington Road, paying particular attention to the signage.
Cut back overgrowth along the Village Hall boundary with the pub.

153.26 To decide on a date for the Countryside Meeting

The Clerk advised that Rob and Sue Trowell had given notice that they would be standing down as Wardens for Tytherington Hill, a role they had held for many years. The Clerk was

asked to write to them, thanking them for their contribution to caring for the open spaces in Tytherington. Councillors agreed to defer the usual October meeting until the Clerk returned from annual leave.

154.26 Resignation of Cllr Lipton

At the end of the meeting, Cllr Lipton resigned as a Councillor as he is moving to another

county. He was thanked warmly for his contribution over the past eight years to making Tytherington & Itchington a better place. A presentation was made to him before the meeting, for which he expressed his gratitude.