



FULL COUNCIL MEETING

Tuesday 26th May 2026 at 19.30pm

Address for meeting: QAMP Committee room.

Present: Cllrs John Hughes-Chair (JH), Steve Ritchie (SR), Miles Grocott (Mgr.), Leanne Edwards (LE), Pat Savage (PS) Di Buckley (DB), Tony Turnbull (TT), Cllr Tony Williams and District Cllr SGC (TW)

The meeting was Quorate

In Attendance: M Evans (Clerk)

FC/26/18 Accept Apologies for Absence Amanda Symonds (AS)

FC/26/19 Declarations of Interest (DOI) under the Localism Act 2011 and requests for dispensations n/a

FC/26/20 To Agree Minutes of the Full Council 28.4.26 and 5.5.26 and any matters arising.

The minutes were proposed by SR and seconded by Mgr and it was unanimously Resolved to approve by the council and will be signed by the Chair of the meeting.

The meeting was recorded in line with The Openness of Local Government Regulations 2014(SI2014/2095) and normally OPC protocol of deletion after 28 days.

FC/26/21 PUBLIC QUESTIONS TIME

Members of the public are invited to make representations to Olveston Parish Council on any matters relating to the work of the Council. (Public Bodies admission to meetings) Act 1960.

None

FC/26/22 TO RECEIVE REPORTS ON ISSUES AFFECTING OLVESTON FROM SOUTH GLOUCESTERSHIRE Ward Severn Vale (SGC) COUNCILLORS

Ward Councillor TW report is in the **Annexe 1**

Specific mention of potholes at Orchard rise, Alveston Road and Church Hill were made and TW will escalate within SGC. ME will also write to Street Care .TW said there is resurfacing work on Down Rd in Alveston, and he is pushing to get Orchard Rise and Elberton Rd plus chasing the repairs potholes particularly those on Aust Rd/The Street and Hazel Lane

FC/27/05

FC/26/23 Finance Payments May 2026

May 2026-Payments			
RGS	March 2026	1325.00	0
Tony Turnbull	Two bat boxes	29.97	0
John Hughes	OPC Dinner and FC meeting	325.28	52.53
Hathaway	Apr inv 1167	330.00	55.00
T Roper	April -inv C0969	2832.00	472.00
ROSPA	Annual inspections	342.00	57.00
British Legion	3 Soldiers (Tony T)	600.00	0
SGC	Localism Act (apr-june)	775.37	129.23
Storetec	Annual Storage	198.72	33.12
T Roper	May -inv C0970	1266.00	211.00
L Edwards	APA-Fromage	211.55	13.85
John Hughes	Car park qamp new -chain/lock	84.87	14.15
John Hughes	Apa meeting	607.35 (refund £161)	101.22
Iain Selkirk	Annual internal audit	170.00	0

It was Resolved to pay all these payments proposed by PS and seconded by SR and all the payments/approvals were unanimously Agreed by the council.

AGAR forms were distributed and agreement Resolved then duly signed by the Chair (JH) and Clerk (ME) and will now be sent to the external auditors BDO. Public inspections dates notice 2nd June to 14th July 2026

FC/26/24 Armed forces charter

This is about supporting Veterans where we can -there is no cost for signing up

This was Resolved by the council and duly signed
The signed Charter front sheet is in the **Annexe 2**

FC/26/25 QAMP development project update

SR commented that it was on target to finish on 31st May 2026.The room could be called the 'Centenary' room-**Annexe 6**

FC/26/26 Planning Chair update

Minutes to be noted in the Annexe and Mgr focussed on the objection to the Hardy Lane development -details in the **Annexe 4** of the Planning minutes

FC/27/06

FC/26/27 APA feedback

It was generally Agreed that this was a very well attended networking event and shows a platform going forward. Subject to costs there may be a Christmas networking event. Mgr empathised the point to try and widen the appeal of such events - JH to consider -APA draft minutes in the **Annexe 3**

FC/26/28 Action list update -pre circulated Appendix

Update in **Annexe 5**

FC/26/29 OPC Chair update

None this month-all covered in minutes

FC/26/30 Clerk Report:

- **Special Expenses Transfer to Precept Update** -this must be submitted latest 19th June. OPC submission will say on principle we would like the grass cutting but much due diligence submission with other aspects, verges, hedges, pathways, bin and litter collection. Any transfer would need detailed auditing and sign off by the full council. Further update next meeting
- **L19 and planning applications** -the inspector hopes to finish by end of September

Meeting Closed at 8.31pm

Future meeting Tuesday 23rd June 2026

FC/27/07

Annexe 1

TW South Glos Councillor report

Although potholes are being repaired at a faster rate now there are still a lot to be done and Imam pushing for the ones in our parish to be accelerated.

The new Local Plan enquiry is continuing and is going well at the moment, I only hope we can get it in place to stop the of spec applications

I have been re-elected as lead member for Cost of Living and Public Health and am continuing to get support to those who need it.

Latest consultations can be found on South Glos web site where you can report problems with roads



Olveston PARISHCOUNCIL

**We, the undersigned, commit to honour the Armed
Forces Covenant and support the Armed Forces
Community. We recognise the value Serving Personnel,
both Regular and Reservists, Veterans and military
families contribute to our business and our country.**

Signed on behalf of: Olveston PARISH COUNCIL

Signed: 

Name: JOHN HUGHES

Position: Chair of the Council

Date: 27th May 2026

Annexe 3



Minutes of the Annual Parish Assembly held at Olveston Parish Hall, Tockington, on Friday 15th May 2026 18.30pm

Present: Mr John Hughes (Chair) Mrs Pat Savage, Mr Miles Grocott, Mrs Amanda Symonds, Mr Tony Williams, Leanne Edwards, Mr Steve Ritchie + 51 others being public residents

Apologies for Absence: Mrs Di Buckley Mr Matthew Riddle Mr Tony Turnbull

Welcome and Housekeeping

Everyone was welcomed by John Hughes (JH), who continued by identifying the Fire Exit routes from the room and explaining the procedures to follow in the event of an emergency
JH thanked Amanda, Pat and Leanne for organising the meeting.

JH briefly explained the purpose of the evening, stating that this meeting was for Parishioners and not a council meeting of Olveston Parish Council (OPC) Under the Local Government Act 1972 however he had a duty to Chair the meeting. Any actions required and identified during the meeting would be noted and actioned appropriately or people could use the 'Suggestion Box'

The minutes of the 2025 Annual Parish Assembly had been placed around the room. They were proposed by Mel Evans of LCNAP lead and seconded by Rikki Tem of the Tockington Archers

JH further introduced each parish councillor present and briefly highlighted their portfolio within the OPC so people could talk to them during the evening on any relevant topic

Networking

The 51 parishioners enjoyed refreshments and Fromage selection. Parishioners were very complimentary .
Parishioners also engaged in over 1one hour of discussions about the Parish issues and topics .
Several groups were seen in animated conversation and general dialogue

All suggestions and discussion points will be disseminated by OPC and discussed at a future council meeting as required

Meeting closure

JH concluded the meeting thanking everyone for their enjoyable company and discussions

Closed 20.15pm

MINUTES OF A MEETING OF PLANNING COMMITTEE HELD

Tuesday 26th May 2026 AT 19.00pm Qamp Committee Room

PRESENT: Chair Cllr Miles Grocott (Mgr.), Cllr Steve Ritchie (SR), Di Buckley (DB)

In Attendance: M Evans -Clerk.

- PL/26/06 To Receive and Accept Apologies for absence n/a**
- PL/26/07 To receive any questions, statements, or submissions from members of the public in attendance n/a**
- PL/26/08 To Receive Declarations of Interest or requests for dispensations n/a**
- PL/26/09 To Approve and Sign the Minutes of the meeting 13.5.2026 as a Correct Record Agreed and approved**
- PL/26/10 Applications to be considered**

P26/01014/TCA Oakfield Haw Lane Olveston South Gloucestershire BS35 4EG

Works to fell 1.no Leylandii Tree (T1), 1.no Eucalyptus Tree (T2) and 10.no Lellandii Trees (G1) Trees situated within Olveston Conservation area **Leave to the tree officer**

P25/02076/F Demolition of existing commercial unit, and erection of 1no. detached dwelling access and associated works. - Land At Orchard House New Road Olveston South Gloucestershire BS35 4DX

Try to establish what changes with planning officer

?

P26/00681/CLP Erection of single storey rear extension. - 11 The Crescent Old Down South Gloucestershire BS32 4PJ **No**

Comment

P26/01046/PIP South Of Hardy Lane And West Of Lower Tockington Road Lower Tockington Road Tockington South Gloucestershire Permission in principle for the erection of a minimum of 4no. dwelling and a maximum of 9no. dwellings.

Please see annexe of summary Objection lodged on SGC planning portal

TO: NOTE APPEALS, APPEAL DECISIONS, AND PLANNING DECISIONS MADE IN THE PARISH

None this period

Next Meeting Wednesday 10th June 2026 7pm

PL/26/03

Annexe (planning)

Formal Objection to Planning Application P26/01046/PIP

Conflict with Green Belt policy and national planning policy

This proposal is fundamentally contrary to the National Planning Policy Framework and to the established purpose of Green Belt policy. The site is agricultural land and there is no convincing basis on which it should be regarded as "grey belt". It is therefore an unsuitable and unjustified location for residential development. While the present submission is framed as an application for permission in principle, that does not diminish its significance. Approval would create a highly damaging precedent, materially weakening Green Belt protection at this location and increasing the likelihood of further encroachment on adjoining land. That is precisely the incremental erosion of the Green Belt that planning policy is intended to prevent. Tockington was plainly treated as Green Belt when the village was originally washed over by that designation, and that protection should not now be undermined by speculative development of this nature.

Conflict with the local plan process and unsustainable location

The site did not form part of the L19 locations promoted through the South Gloucestershire Council plan-making process. Following detailed consideration and engagement with parishioners, Olveston Parish Council identified its preferred location at Aust Road, and the outcome of the L19 process remains awaited. In those circumstances, this proposal is premature and cuts across the plan-led approach to the proper consideration of future development. It is therefore inappropriate for this site to be advanced through a separate permission in principle application before that process has concluded.

The suggestion that Tockington and Olveston provide an adequate range of day-to-day services and facilities for this site is not borne out by the facts on the ground. The only facility within convenient walking distance is the village public house. The village shop and local schools are not realistically accessible on foot for routine daily journeys, and neither Tockington nor Olveston provides doctor, dentist, or comparable health facilities. As a result, future occupiers would be heavily dependent on the private car for most everyday needs. Public transport does not overcome that concern: the only available service is the 918, which remains limited and insecure and is not supported through WECA core funding. Taken as a whole, the site cannot reasonably be regarded as a sustainable location for new housing.

Harm to landscape character and heritage setting

The proposal would cause clear harm to the composition of an "important view" identified in the Tockington Conservation Area Character Appraisal and Management Plan. It would also result in a significant and irreversible change to the rural character of this location and to the approach into the village. Such harm weighs materially against the proposal and further underlines the unsuitability of the site for development.

For all the reasons set out above, this application should be refused.

Annexe 5

Action List

Matters arising (from last council meeting) and reviewed May 26, 2026

Current Action List: **outstanding**

- I. QAMP side Kerbs- Bollards have been installed and Kerb works is now delayed - due to start next week. As additionally agreed, planters in all down the goal side from the bollards (shrubs) to stop parking. A further parking area at the other end of the pitch for 30 spaces is being progressed completed
- II. Communication events going forward -AS to prepare training paper in 2026-updated -Assertion 10 O/S-- JH, Mgr
- III. FC/25/38 JH has met with Tennis Chair -the new £15 rent to be invoiced (completed) and JH will agree an annual further contribution shortly in 2026-JH still chasing a commercial agreement - Tennis renewing their courts surface and a new system will be devised
- IV. Peter Floyd-Traffic and Parking confirmed he will not be able to chair but will help the group on traffic issues etc - -Mgr and SR will give the group past papers/files when formed -JH to revisit new chair and still proving difficult
- V. TT to investigate a plaque in RL honour (Tockington Green bench)-still deliberating wording
- VI. Olveston Primary School to arrange summer date visits for Councillors -ME obtained dates
- VII. JH progressing the updated Village Design Statement -JH ready to go -invitees list being prepared - 7pm TMS school-still to be arranged and costed -JH to talk to the new Head
- VIII. JH asked all councillors to think about 4/5 big items for the next 4/5 years and he will follow up
- IX. Soldiers -3 -ME to find price and height and Armed forces Charter-for MAY F.C. -this was agreed and purchased in between FC meetings
- X. Vicarage lane -Pond at the top issue - legal advice received 'Danger Keep Out' on Signage and disclaimer
- XI. OUAFC Family fun day -Fun day 27th June to promote on OPC FB and legends Day (Sept 6th)
- XII. New Bench -a parishioner wants to pay for a bench at the Village Hall Olveston. ME will liaise with tennis club and parish hall -further updates when available
- XIII. One Grey Bench at the front of QAMP -OPC will fund one from Community grant when OUAFC are ready. TW commented the one bench with a plaque was donated by OUAFC
- XIV. ROSPA Reports will be on the July Agenda

Annexe 6

End of week 9 then and about one week left to go! 22nd May 2026

Works are drawing to a close and the screen erected to partition off the workspace has now been taken down allowing the first views of the overall space. Removal of this screen will allow the builders to make good the plasterwork where the wall has been knocked through. There will be a concertina doorset installed later here to separate the two rooms, this will allow the two rooms to be used independently if required.

The new bar servery is almost complete, the builder plans to apply a yacht varnish finish to the counter top next week once the final bar front is completed. This bar front finish involves using some of the old bar timberwork – it's good to recycle! The drinks fridges are now back in place and powered up, the glass washer is in and working as is the new sink in the bar area.

The electrician has finally got back to start the second/final fix electrical works today and has concentrated on the bar area because the bar will be open tonight and over the weekend. The final bar woodwork, fitting the old bar unit into the new space, will be completed and a new roller shutter fitted to secure the bar will be installed once delivered shortly.

The rear lobby area leading out to the toilets will be made ready for decoration. The tiled floor to this lobby will be done next week and the main room floor finish is due to be laid on bank holiday Monday. The main room has already been partially painted, walls are in Egyptian cotton for those who need to know, a colour selected by the Chair of the football club.

The football club are planning a "Fun Day" on Saturday 27th June (more details will follow shortly) to which I feel sure we would all be welcomed, this would be a good time for all to view this newly extended space in operation, a few pictures taken this evening are attached. The opening up of this space provides a tremendous view across the cricket ground from both the new room and a lot of the original room, it is amazing how this opening up has lifted the feel of the old room. It remains most important to now crack-on and get the old room refurbished as soon as possible!!

Annexe Ends.....