

MINUTES FOR THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Millennium Hall on Tuesday 3rd February 2015
at 7.45pm

Present Cllr Jon Wheatley, Chairman Cllr Nick Scholefield, Vice Chairman
Cllr Bob Luton Cllr Colin Timson
Cllr Paul Cornelius Cllr Doris Davis
Cllr Heather Montague Cllr Nick Hasell
Ward Cllr Liz Richardson

Item 1 Apologies

Apologies were received from Cllrs Andrews, Jerrome & Cox

Item 2 Code of Conduct - Register of Councillors' Interest

None

Item 3 Minutes of Previous Meeting

The Chairman signed the minutes of the previous meeting, proposed by Cllr Cornelius, seconded by Cllr Timson, all agreed.

Item 4 Public Participation

- 1) David Hayhow, Madam's Paddock, Chew Magna addressed the Council regarding Item 8a Planning Variation 15/00087/VAR regarding access to the approved new development across the car park (no access approved through Madam's Paddock). Boss Developments are requesting for an easement to the approved planning application as unfettered vehicle access has not been agreed with the owners of the car park. The residents of Madam's Paddock would like B&NES to acknowledge the right of access to the development prior to commencement of building works.
- 2) Roger Bowdler, Madam's Paddock, Chew Magna Chew Magna addressed the Council regarding Item 8a Planning Variation 15/00087/VAR to emphasise that the access must be resolved as prospective purchasers of the properties will inherit the problem.
Ward Cllr Richardson advised that B&NES have now posted the Land Register and Deeds of Easement online. Unfettered access will mean any size vehicle would have a right of access through the car park. The view of B&NES Officers is that an easement registered to land for vehicles up to a maximum size may apply to the variation to prevent HGV's access.
The Chairman understands the residents of Madam's Paddock's views and will discuss item in full with all Councillors in Item 8a and vote for response.
- 3) Vicky Hamilton-Davis, North Chew Farm, Chew Magna addressed the Council to express concern regarding the identification of Norton Lane as a prospective site for future Affordable Housing. Cllr Cornelius advised that three sites in the Parish have been proposed to B&NES for possible consideration, as yet, the landowners and Housing Associations have not been approached as the proposal is at identification stage only. Cllr Cornelius will keep residents informed of any progress.
- 4) Nicky Hart, Bays Trees, Norton Lane, Chew Magna addressed the Council as above to support the views of Vicky Hamilton-Davis

- 5) Debra Simmons, North Fields, Norton Lane, Chew Magna addressed the Council as above to support the views of Vicky Hamilton-Davis
- 6) Rachel Wilson, Chew Valley Flood Forum addressed the Council with an update on flood issues:
 - a) The Chew Valley Flood Forum has met with the Environment Agency who explained the modelling for different scenarios of flooding in the village. The Chew Valley Flood Forum request a Public Meeting to be held in the Old School Room on 14th April, chaired by Cllr Wheatley but a public meeting not Council. Cllr Luton will arrange the hire of the hall and the Clerk will advertise.
 - b) PLP – UK Flood Barriers are currently installing flood measures in the village. The Chew Valley Flood Forum are in constant contact with B&NES regarding PLP installation to properties which are experiencing problems. Curo have opted out of the scheme, the Chew Valley Flood Forum are seeking to understand why but as yet have received no response.
 - c) Flood Emergency Plan – The Chew Valley Flood Forum will present the current plan to B&NES and the Environment Agency for adoption. Cllr Luton will email Rachel Wilson the present Resilience Plan for Chew Magna, Ward Cllr Richardson suggests cross referencing the template with B&NES and the Environment Agency to ensure all information is provided.

Item 5

Report back on meetings and progress

- a) Green Space Designation - submissions should be received by 5pm on 27th February 2015
The Vice Chairman advised that having looked through the consultation papers with Cllr Andrews, Chew Magna is already in the Conservation Area and covered by the Green Belt, therefore won't be affected.
- b) Neighbourhood Plan meeting, 26th January at 7.30 pm, Hinton Blewett & Housing Survey Report
The Vice Chairman attended the meeting which presented an excellent report from Worcester Research from the recent Housing Survey Report. The Vice Chairman and Cllr Hasell are looking at the report results to apply to the Neighbourhood Plan.
- c) Disposal of historic records
The Clerk has obtained quotes & will present to Parish Council for consideration from:
 - Evergreen Secure Shredding & Recycling
 - Elm Tree Recycling
 - MGM Recycling Services
 The Chairman has given Cllr Andrews the responsibility to dispose of historic records at his discretion, supported by all. The Clerk will provide Cllr Andrews with the quotes received. At Cllr Andrews' discretion listed building documents may be moved for storage at the County Records Office in Taunton as advised by Ward Cllr Richardson.
- d) Stronger Communities meeting 26th February, 1-3pm, Baptist Church, Chew Magna
Cllr Montague will attend.
- e) Chew Valley Forum meeting, Thursday 12th February, formal meeting starts at 7.30pm, The Wellsway, West Harptree

- The Vice Chairman and Cllr Andrews will attend.
- f) Sue Mountstevens, Police and Crime Commissioner, public forum on Thursday, February 5th from 1845 - 2100 at Victoria Methodist Centre, Charlton Road, Keynsham
No Councillors are able to attend.
 - g) B&NES Strategic Plan for the West of England – comments by 6th March 2015
Ward Cllr Richardson will reflect the Parish Council's views in relation to the West of England LEP which agrees that neighbouring authorities are duty bound to correspond and help each other with core strategy issues.
 - h) Invitation to breakfast meeting by Rural Connect project at Farrington Farm Shop for 8am on Thursday 5th February
The Chairman will attend.
 - i) PCAA meeting 27th January
Cllr Timson attended the meeting which forecast 10 million passengers travelling through Bristol Airport by 2020 (last figures available in 2008 – 6.3 million passengers). The PCAA are raising questions regarding the Silver Zone car parking expansion.

Item 6

Transportation, Highways and Footpaths

- a) Fibre Optics Roadworks by MM Contractors
The Vice Chairman and Cllr Andrews have met with Ged McGill, MM Contractors who confirmed that closure of Chew Magna High Street will now take place on Saturday 14th & Sunday 15th March and Saturday 21st & Sunday 22nd only. The rest of the time the work will be done under 2 way traffic lights.
New signage will be placed by B&NES on A38 and A37 advising 'no access 9th-29th March. Businesses will be open as usual'
MM Contractors aim for work to be complete by 27th March.
All bus services will run as normal.
B&NES will be providing a shuttle taxi service to connect with the 672 on the Saturdays to help with Saturday workers and older people who may need to go shopping.
Ged McGill has advised that he will aim to increase the Community Grant offered to the village by Hibernia for inconvenience caused. The Parish Council have previously discussed using the funds to repair the flagstones on South Parade with labour provided at a low cost from MM Contractors, Cllr Cornelius proposed discussion of other options such as a pavement along Norton Lane to make it safer to access the playground or donations to parish clubs.
- b) Dog Warden notice re. Dog mess on Silver Street and letter from Terry Hillard, Roadsweeper notifying Council of not included in contractual responsibilities
The Chairman advised that residents are responsible for their dog's mess and visitors should be reminded of their responsibility also when using Chew Magna to meet friends and dog walk, and should be reminded of the fine for non compliance. The Clerk will request B&NES install 'no fouling' signs near footpaths.
- c) B&NES Highways Maintenance Programme 2015/16
 - Carriageway Resurfacing & Major Reconstruction:
Spratts Bridge, Chew Magna
 B&NES Transport Improvement Programme 2015/16
 - 20mph schemes and associated traffic calming measures
- d) E-mail from Winford Parish Council regarding loss of 121 bus service

Cllr Davis will respond on behalf of the Council and Ward Cllr Richardson will also respond with our support to retain the 121 service.

Item 7 Finances

- a) Expenditure approved February
Proposed by Cllr Luton, seconded by Cllr Timson

Description	Amount £	Cheque Number
Mrs D L McClelland (Clerks exps January 2015)	£88.04	101796
Cllr Wheatley (Clean Up Village Day exps)	£24.00	101797
Mike Reed (Footpath inv. 2015/596)	£16.50	101798
SSE Contracting (Oct - Dec 14)	£195.46	101799
Chew Valley Neighbourhood Plan (Bal WCI)	£33.19	101800
E.On	£100.70	S/O
Henleaze Web Design	£40.00	S/O
POST DATED CHEQUES 1 st March as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Roadsweeper salary February 2015)	£399.15	101801
D L McClelland (Clerk's salary February 2015)	£636.69	101803

- b) Receipts February

c) Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme February 2015	£356.53	BACS

- d) Notice of tender for grass maintenance at King George V Playing Field
The Clerk will put out notice to tender.
- e) The Vice Chairman requested that proposals for spending some reserve funds on playground / footpath / village enhancement are discussed at next meeting.

Item 8 Planning

- a) Applications in circulation

15/01 15/00048/TCA	Ridgeway Pumping Station, Dumpers Lane, Chew Magna 1x Large Field Maple - crown lift over road to approximately 5 m - crown lift on field side by 2 - 3 m. 1x Hawthorn - remove to ground level and allow to coppiceT3 Grp Hawthorn, Hazel & Holly - tidy low canopies incl removal low branches and Ivy - to improve formT4 Hazel - re-coppiceT5 Hawthorn & Ash - crown lift by approx 2-3m to kleave in good formT6 Lge Willow- remove two collapsed & outer stems toward the road 7 reduce to form pollarded stems at approx 3-4m high
15/02 15/00252/TCA	Reed North Chew Farm, Norton Lane, Chew Magna 1 x Elm – crown reduction of up to 6m. 1x Holm Oak – crown reduction of up to 2m. 1 x Willow – re-pollard stems overhanging stream. 1 x Ash, 1x Willow & 1x Laurel – reduce height and re-pollard to original pollard point
15/03 15/00255/TCA	Browne The Thatch, 31 High Street, Chew Magna 1 x Apple - remove
15/04 15/00005/FUL	Booker Joyous Gard, Winford Road, Chew Magna Erection of single storey extensions (Revised proposal)

15/05 15/00087/VAR	Boss Developments Limited The Surgery, Madam's Paddock, Chew Magna Variation of condition 3 attached to approved planning application 13/02172/FUL
15/06 15/00315/TCA	Pearson The Hoad, 20 High Street, Chew Magna 1 x Ash – fell, 1 x Alder - fell
15/07 15/00282/FUL	Vodafone Limited Tower Farm, Chew Hill, Chew Magna Installation of a 22.5m high monopole accommodating 6no. antennas and 6no. RRU's following removal of existing 22.4m high monopole and installation of 2no. 300mm transmission dishes and additional radio equipment within the existing cabin and ancillary development

b) Results

14/72 14/05533/FUL	Mitchell 18 Broad Croft, Chew Magna Erection of two storey rear extension and single detached garage Chew Magna Parish Council does not object to this planning application. The proposal for the extension represents a fairly substantial addition to the existing semi detached house, but such development is not without precedent in this housing estate and would not look out of place. The proposed garage appears comfortably sited and partially screened from the street view by a hedge. We have not received objection from nearby neighbours, but have had a request for a fence along the northern border. Cllr Nick Scholefield Vice Chairman	Refuse
14/55 14/04762/FUL	Wade Bittern Barn, North Wick, Chew Magna Erection of first floor side extension over existing kitchen / dining extension Chew Magna Parish Council does not object to this proposal. We have noted that the roof ridge is set below that of the main building and the footprint has not been increased. The extension enjoys an open aspect, is not in view of adjoining neighbours and is set distant from the neighbours opposite. We would like to correct our comment on the footprint of this proposed extension. We are aware that, whilst the proposed extension is principally built over the existing kitchen, the footprint would also be increased. This extended kitchen area would be in the place of paving, and would remain acceptable within the context of the existing buildings. Cllr Nick Scholefield Vice Chairman	Permit
14/59 14/03113/LBA	Grainger PLC 6 South Parade, Chew Magna	Consent

	<p>External alterations for the installation of new gas central heating flue hole on rear elevation</p> <p>The application is for a nominal 4 inch flue vent on the secluded back elevation of the building, so would not be not seen by the public. There are existing drain pipes and a service box in close proximity to the proposed flue vent.</p> <p>Chew Magna Parish Council has no objection.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	
<p>14/70 14/05653/TCA</p>	<p>Denny Woodbine Farm, 48 High Street, Chew Magna</p> <p>1- Conifer- Fell2-4- Leylandii Hedge- Fell Damaging fence5- Quince- Fell as dead</p> <p>Chew Magna Parish Council does not object to this proposed tree removal.</p> <p>The applicant is attempting to re-establish a fenced boundary and these unattractive trees are poorly placed. He intends to replant with appropriate indigenous varieties. The Quince is in poor condition and may be dead. The applicant will further assess if it might be saved or better replaced.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>
<p>14/68 14/05047/AR</p>	<p>Magna Health Care 4 South Parade, Chew Magna</p> <p>Display of 1No. non-illuminated fascia sign and 1No. non-illuminated hanging sign</p> <p>Chew Magna Parish Council is disappointed in this poorly considered design for signage of the new proposed Pharmacy, and does not support the application.</p> <p>The solid green background and unattractive font is visually far too heavy and obviously inappropriate on the South Parade, and the hanging pharmacy sign is usually placed perpendicular to the main sign and not in the same plane in front of it.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	<p>Consent</p>

- c) Appeal Ref. 15/00005/RF / Brettell / re. Application Ref. 14/02184/LBA, appeal start date 23 January 15
- d) Letter from residents of Madam's Paddock re. 15/00087/VAR opposing any changes and circulated to all Councillors

Item 9

Environmental Issues and initiatives

- a) Environment Agency notice Chew Magna Enhanced PLP Installation
As discussed in Item 4.6
- b) Cllr Timson advised that the next Village Clear Up Day will be on Saturday 14th March from 2-4pm, meeting outside the Old School Room. High viz vests and gloves will be provided, please bring brushes and wheelbarrows. Cllr Timson suggested an 'Adopt a Street' scheme for parishioners to take responsibility for named areas, the Chairman agreed that this is an idea which will be very productive and thanked Cllr Timson for his organisation of the successful Clean Up Days.

Item 10**Correspondence**

- a) Chelwood Bridge Rotary Club invitation to nominate for their 2015 Community Award
The Chairman and Vice Chairman will nominate.
- b) Letter from Midsomer Norton Dial a Ride requesting grant of £150 as awarded by Chew Magna Parish Council in previous years
The Council agreed to the grant, proposed by Cllr Timson, seconded by the Vice Chairman, all agreed.
- c) Channel 4 Documentary regarding the Strawbale house on Limeburn Hill
Ward Cllr Richardson has circulated email response to all Councillors.

Item 11**Any Other Information for Notification for Next Meeting**

Meeting Closed 9.45pm

Next meeting **Tuesday 3rd March 2015** at 7.45pm in the Millennium Hall

Donna McClelland, Parish Clerk 9th February 2015