

## MINUTES FOR THE ANNUAL GENERAL MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Millennium Hall on Tuesday 12<sup>th</sup> May 2015  
At 7.45pm

- Present** Cllr Jon Wheatley, Chairman Cllr Nick Scholefield, Vice Chairman  
Cllr Rodney Andrews Cllr Doris Davis  
Cllr Nick Hasell Cllr Paul Cornelius  
Cllr Lynne Easton Ward Cllr Liz Richardson
- Apologies** Apologies have been received from Cllr Montague and Cllr Cox. Cllr Jerrome was not present.
- Item 1** **Appointment of Councillors for Chew Magna Parish Council for new term of office from 7<sup>th</sup> May 2015**  
**The Clerk witnessed the completion of:**
- Declaration of Acceptance of Office
  - Acceptance of Chew Magna Parish Council's Code of Conduct
  - Councillors Registers of Interests
- and will return the required documents to Vernon Hitchman, Monitoring Officer & Divisional Director, B&NES**
- Item 2** **Appointment of Chairman and Vice Chairman of Chew Magna Parish Council for new term of office from 7<sup>th</sup> May 2015**  
Cllr Jon Wheatley was voted to remain as Chairman, proposed by Cllr Scholefield, seconded by Cllr Davis, all agreed.  
Cllr Nick Scholefield was voted to remain as Vice Chairman, proposed by Cllr Andrews, seconded by Cllr Hasell, all agreed.
- Vacancy for Co-Option of Parish Councillor**  
Chew Magna Parish Council have a position available for a new Council member. Any parishioner interested in being considered for co-option to the Parish Council should contact the Chairman, Cllr Jon Wheatley on 07879 640518 or email the Clerk at [chewmagnaparishclerk@gmail.com](mailto:chewmagnaparishclerk@gmail.com)
- Thanks from the Chairman**  
The Chairman formally thanked ex Councillors Colin Timson and Bob Luton for their hard work and dedication to the parish.
- Item 3** **Apologies**  
As above
- Item 4** **Code of Conduct - Register of Councillors' Interest**  
Cllr Hasell registered an interest in Item 7a, Valley Fest, as family connection.
- Item 5** **Minutes of Previous Meeting**  
The minutes of the Annual Parish Meeting and the April meeting were signed by the Vice Chairman, proposed by Cllr Davis, seconded by Cllr Cornelius, agreed by all.

## Item 6

### Public Participation

- a) Vicky Hamilton Davis, Old North Chew Farm, Chew Magna addressed the Council regarding pre planning application comments requested from the Parish Council regarding the Housing Development Boundary. Cllr Cornelius asked if permission was granted to move the Housing Development Boundary at Old North Chew Farm would the increased size site be considered as a location for potential affordable housing as detailed in the previous site-sequential land search. Mrs Hamilton Davis advised that she would not like Old North Chew Farm to be considered as an affordable housing site.

The Vice Chairman read a statement prepared regarding the Parish Council's standing on requests to change the Housing Development Boundary;

"The Vice Chairman and Cllr Andrews met with Julie O'Rourke, Policy Planner, B&NES to discuss Chew Magna's Housing Development Boundary pursuant to approaches by two parishioners. Chew Magna's Housing Development Boundary is tightly drawn but enables limited infilling within the boundary. The Parish is washed over by the Green Belt. Under the B&NES Placemaking Plan Chew Magna Parish Council has not put forward any proposals for development outside the existing Housing Development Boundary (with the exception of possible sites for Affordable Housing). The Parish Council did not, therefore, consider there were any exceptional circumstances which justified recommending changes to the Boundary. Julie O'Rourke reiterated the guiding Housing Development Boundary principles under the National Planning Policy Framework which were included in her recent letter the Clerk. It was also confirmed that it would not be appropriate for the Parish Council to look at requests for changes in isolation i.e. Without consideration of the whole Housing Development Boundary and full Parish consultation. Any proposals submitted to B&NES for consideration would be forwarded to the Parish Council if the District Council felt that the application fell within the principles".

The Chairman advised that the Planning Committee will seek clarification on our situation regarding the Housing Development Boundary. Taking the views of the Councillors the Chairman is inclined to assess each application on merit further to initial advice from B&NES Planning Office.

- b) Phil Clark, The Cider House, Winford addressed the Council on behalf of his business Phil Clark Kitchens regarding Item 7b. Mr Clark would like to sponsor Portbridge Roundabout with upkeep and floral planting in return for advertising on the roundabout. The Chairman welcomed low key advertising in keeping with the village. Mr Clark will liaise with Cllr Davis regarding the upkeep, maintenance and advertising.

## Item 7

### Report back on meetings and progress

- a) Valley Fest 2015

The Parish Council and Ward Cllr Richardson have received a number of emails both in support and against the Valley Fest taking place in August following an anonymous mail drop from a Chew Stoke resident. Ward Cllr Richardson has circulated the B&NES response to all representations for or against any project. The Chairman advised that Chew Magna Parish Council has already indicated that, from the information provided, it had no reason not to support the Valley Fest and no credence can be given to anonymous correspondence. The Vice Chairman will maintain communication with the Valley Fest organisers.

- b) Request from Phil Clark, Phil Clark Kitchens to advertise on the roundabout near Winford Ford in return for its upkeep  
As above Item 6b.
- c) Chew Valley Neighbourhood Plan meeting 20<sup>th</sup> April 2015  
The Vice Chairman and Cllr Hasell attended the meeting and are both heading the Leisure and Open Spaces Group with Cllr Paul Waldron. The Group have met with Jeff Bishop, consultant for B&NES Placemaking Plan for direction and advice.
- d) E.On revised tariff  
Former Cllr Bob Luton offered to speak with E.On to try to arrange a better tariff now that the fixed term contract has ended. Cllr Andrews will take this task on.
- e) Written notification from Pat Roderick to support Cllr Hasell's verbal notification that the Fairtrade Committee has disbanded in the village after 10 years.
- f) Request from Louise Davidson, B&NES that the Affordable Housing Steering Group meet  
Cllr Cornelius, the Vice Chairman, Cllr Montague and Cllr Hasell will liaise with Louise Davidson to arrange a date for a meeting.

## **Item 8**

### **Transportation, Highways and Footpaths**

- a) Speed Limit on Chew Lane  
As below Item 8b
- b) Speed Limit on Nutgrove Lane  
Further to B&NES reduction of 30mph speed limits in the village to 20mph, the Parish Council have received a number of requests to ask that B&NES consider a traffic speed management system adjacent to Chew Valley School including a reduction of the speed limit along Chew Lane from 40mph to 30mph, and also a reduction in the speed limit on Chew Hill from 40mph to 30mph. The Clerk will contact B&NES and also request that the speed sign at Broadcroft is changed from 30mph to 20pmh in line with the new speed limit.  
Cllr Hasell also requested that the Clerk request a speed reduction sign on the reservoir road from the dam towards the T Junction for Denny Lane as speeding cars make turning out from the lane a dangerous hazard.
- c) Rubbish storage and disposal at Harford Square  
Cllr Andrews pointed out that the Co-Op rubbish area can look a mess at times and is a bad representation of the village. The Chairman will talk with Don Morris, RADCO, to see if it can be fenced off and made tidier.
- d) Quote from B&NES regarding handrail on church wall to help with steps from Silver Street  
Cllr Hasell advised that the quote and image received from B&NES is too big and not appropriate. Cllr Hasell will attain a quote for a small grab rail with diagram.
- e) The Clerk has requested SES Contracting attend the street light which is on 24 hours a day in Silver Street
- f) Fly tipping at King George V Playing Field  
Cllr Andrews has reported to B&NES as a resident.
- g) Cllr Davis advised that there is a road sign face down in the verge next to the existing road sign towards Chew Magna by Littleton Farm. The Clerk will report to B&NES.

**Item 9 Finances**

a) Expenditure approved May

Proposed by Cllr Cornelius, seconded by Cllr Hasell, all agreed

Description	Amount £	Cheque Number
Mrs D L McClelland (Clerks exps April 2015)	£153.74	101817
E.On	£100.70	S/O
Henleaze Web Design	£40.00	S/O
POST DATED CHEQUES 1 <sup>st</sup> June as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 <sup>st</sup> of month)		
T Hillard (Roadsweeper salary May 2015)	£419.40	10818
D L McClelland (Clerk's salary May 2015)	£630.37	10819

b) Receipts May

Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme May 2015	£370.93	BACS
HMRC VAT Repayment 14/15	£671.14	BACS

**Item 10 Planning**

a) Applications in circulation

15/30 15/01685/FUL	Watts Manor House, Battle Lane, Chew Magna Erection of new clerestory lantern, installation of 25no. Replacement windows and demolition of C20 toilet block. Installation of new door to log store and doorway, perimeter relief drainage and internal alterations in respect of ventilation and fire safety strategies
15/31 15/01686/LBA	Watts Manor House, Battle Lane, Chew Magna Internal and external alterations to include erection of new clerestory lantern, installation of 25no. Replacement windows and demolition of C20 toilet block. Installation of new door to log store and doorway, perimeter relief drainage and internal alterations in respect of ventilation and fire safety strategies
15/32 15/01688/FUL	Sidwick Dunbolton Farm, Claypit Road, Chew Magna Conversion of existing barns to form 1no. dwelling with associated works

b) Results

15/20 15/00818/FUL	Wakeford Amberley House, Chew Lane, Chew Magna Erection of a single storey extension to rear of property Chew Magna Parish Council supports this application. The proposed extension would enhance living accommodation while remaining subservient to the existing building. The plans show that consideration has been given to maximising natural light entering the existing rear rooms and the extension would not be very noticeable from public view. Cllr Nick Scholefield Vice Chairman	Permit
15/09 15/00203/FUL	Hayhow The Pump House, 40 High Street, Chew Magna Erection of a single dwelling with home-office following demolition of existing commercial building	Permit

	<p>Chew Magna Parish Council supports this planning application for the construction of an individual, innovative and well considered residence situated within the constraints of a challenging and prominent brownfield site.</p> <p>The design has successfully addressed the enhancement of the street view with a traditionally orientated house frontage, whilst the contemporary styled living accommodation makes full use of the south facing elevated position and satisfies key planning guidance principles, particularly in areas of sustainable design and energy efficiency.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	
<p>15/15 15/00087/VAR</p>	<p>Boss Developments (Bath) Limited Variation of condition 3 attached to approved planning permission 13/02172/FUL fao Chris Griggs-Trevarthon,</p> <p>I understand that the representation from Chew Magna Parish Council regarding this application (subject) has caused unintentional confusion.</p> <p>We would like to see a vehicle weight limitation stated in any condition that referred to the use of the car park. Our objection is based on the observation that both the existing Condition and the proposed variation of the Condition include the term 'unfettered access' that implies there is no weight restriction.</p> <p>In the place of the original version, please consider this revised comment (attached). This sets out the Parish Council's intentions more clearly.</p> <p>Regards Nick Scholefield CMPC VC</p> <p>Chew Magna Parish Council does not believe the wording of the original condition to be fundamentally sound, whilst it contains the requirement 'unfettered'.</p> <p>However, we understand that the owner of the leased car park (the Pelican Inn) has already agreed to access in perpetuity for the vehicles of gross weight 7.5 tons or less. (Deed of Easement, dated 23 July 2014). This would effectively restrict access to the smaller and medium sized vehicles that regularly use the public car park for both parking and potentially for access to the private car park. Whilst the current proposed variation by way of this application does not look to address the wording of this fundamentally unsound condition; and in due course this needs to be addressed; we have no objection to the proposed variation as such, which should hopefully enable the project to proceed without further delay, and allow time for an appropriate vehicle weight restriction to be applied in perpetuity.</p> <p>In summary, Chew Magna Parish Council does not object to this application but would, in due course, like to see a further revision of Condition 3 that replaced the requirement of 'unfettered access' with access restricted</p>	<p>Permit</p>

	to vehicles of 7.5 tons or less' through the car park at all times, in perpetuity.	
15/10 15/00296/FUL	Fuller Smith & Turner PLC Bear & Swan, 13 South Parade, Chew Magna Alterations to existing bedrooms on first floor to form 2no additional bed and breakfast accommodation and enlargement of the managers flat. Alterations to ground floor lobby and minor demolition and repositioning some partition walls Chew Magna Parish Council has no objection to this proposal. There are no changes to the external appearance of the building and the proposed refurbishment is designed to enhance the business. Cllr Nick Scholefield Vice Chairman	Permit
15/11 15/00113/FUL	Murgatroyds Limited 4 South Parade, Chew Magna Change of use of first and second floor from office (B1) to residential (C3) Chew Magna Parish Council supports this change of use to residential (C3). We understand that the incumbent Pharmacist intends to live on the premises. Cllr Nick Scholefield Vice Chairman	Permit
15/23 15/01087/TCA	Wadsworth Dower Cottage, 5 High Street, Chew Magna Beech - crown thin of 25% The proposed crown reduction seems appropriate work to sustain and shape this prominent Beech, and is supported by Chew Magna Parish Council. Cllr Nick Scholefield Vice Chairman	No Objection
15/18 15/00717/FUL	Mitchell 19 Broad Croft, Chew Magna Erection of two storey extension to replace single storey extension The previous application (14/05533/FUL) was refused, but this more modest resubmission would seem to satisfactorily address the grounds of the initial refusal. Chew Magna Parish Council supports this application. Cllr Nick Scholefield Vice Chairman	Permit
15/16 15/00631/FUL	Wessex Water Services Limited Wessex Water Compound, Limeburn Hill, Chew Magna Construction of Wessex Water operational site to include; installation of a two door green Glass Reinforced Plastic (GRP) kiosk; new Truckpave turning head area; new high timber post and rail fencing; new access covers (flush with surface); new single leaf heavy duty field gate Chew Magna Parish Council supports this application to further improve foul water management during potential periods of flooding of the Winford Brook. When the construction is complete the site access and control kiosk will have little visual impact.	Permit

	Cllr Nick Scholefield Vice Chairman	
15/14 15/00655/AR	Bear & Swan 13 South Parade, Chew Magna Display of 2no externally illuminated static fascia signs, 1no externally illuminated static hanging sign and 1no externally illuminated static signs Chew Magna Parish Council supports this application to update signage on the Bear & Swan. We are committed to supporting local businesses, and consider that the proposed signs, whilst enhancing the prominence of this popular High Street pub, are also of traditional design and would be appropriate in our CA. Cllr Nick Scholefield Vice Chairman	Consent
15/21 15/00977/TCA	Oliphant Chew Court Farm, Stanton Road, Chew Magna 1 x Leylandi – fell, 1 x Ash – fell Chew Magna Parish Council does not object to the removal of these trees on the bank of Winford Brook. It is thought that this work may facilitate the flow of the brook and so reduce back up during flood conditions. Cllr Nick Scholefield Vice Chairman	No Objection
15/19 15/00756/FUL	Hudson Parcel 5669 Stanton Road, Chew Magna Erection of an agricultural barn Commensurate with Chew Magna Parish Council's support for agricultural business, we do not object to this proposal. The barn would be situated at the edge of a field towards the middle of a gentle incline, which should minimise the structure's visual impact. Cllr Nick Scholefield Vice Chairman	Permit

- c) Pre planning application comments request Old North Chew Farm  
Chew Magna Parish Council's position relating to the Housing Development  
Boundary is detailed in Item 6 a) following the meeting with Julie O'Rourke of  
B&NES.
- d) Appeal decision Ref: APP/F0114/Y/14/3001726 Barle House, 17 High Street,  
Chew Magna, Bristol BS40 8PR – Appeal Dismissed

#### Item 11

#### Environmental Issues and initiatives

- a) Email from Ellie Scourse, 30 High Street, Chew Magna requesting funds are  
allocated to allotments in respect of the Green Spaces grant  
The proposal has been passed to the Vice Chairman for consideration when  
compiling the three proposals to be put forward for the grant.
- b) The Chairman presented a written request from Pam and Bill Blythe, Tunbridge  
Road, Chew Magna requesting that 106 funds are allocated to land purchase for  
play area and allotments.  
The proposal has been passed to the Vice Chairman for consideration when  
compiling the three proposals to be put forward for the grant.

- c) The Chairman advised that Judy Kendall has requested the Parish Council purchase new planters with water reservoirs for the village. All agree.
- d) The Chairman will apply for planning permission to remove the silver birch tree on the Parish Council owned land next to the Pelican and replace with a permanent Christmas tree. The felling will take place when the herbaceous flowers have finished blooming.

**Item 12**

**Correspondence**

- a) Avon & Somerset Police – Police and Crime Plan 2015-17  
Circulated.
- b) Avon & Somerset Police – Best on the Beat nomination form
- c) Circulated.
- d) CPRE Avonside – Invitation to AGM on 11<sup>th</sup> June, 7.30pm at Bath City Football Club  
Not applicable.

**Item 13**

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

- a) Areas of Responsibility for Councillors new term of office from 7<sup>th</sup> May 2015

Next meeting will be held on **Tuesday 2<sup>nd</sup> June 2015** at 7.45pm in the Millennium Hall  
Donna McClelland, Parish Clerk 22<sup>nd</sup> May 2015