

MINUTES FOR THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Millennium Hall on Tuesday 1st September 2015
At 7.45pm

- Present**
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| Cllr Jon Wheatley, Chairman | Cllr Nick Scholefield, Vice Chairman |
| Cllr Rodney Andrews | Cllr Doris Davis |
| Cllr Ian Cox | Cllr Paul Cornelius |
| Cllr Nick Hasell | Cllr Heather Montague |
| Cllr Lynne Easton | Ward Cllr Liz Richardson |
- Item 1** **Apologies**
Apologies were received from Cllr Simon Jerrome
- Item 2** **Code of Conduct - Register of Councillors' Interest**
Cllr Andrews, Cllr Davis and Cllr Hasell all registered an interest in Item 7a, grant request for the Old School Room as Management Committee members.
- Item 3** **Minutes of Previous Meeting**
The minutes of the previous meeting were signed by the Chairman, proposed by Cllr Davis, seconded by Cllr Montague, all agreed.
- Item 4** **Public Participation**
- a) Hector Cornelius, Lower Batch, Chew Magna, addressed the Council regarding the keep clear parking space in the car park owned by the Pelican Inn. Vehicles are parking in the keep clear space and obstructing mobility scooter access to and from the car park and Pine Court.
Cllr Davis has reported to B&NES that the keep clear space yellow markings have faded and requested repainting, making it clear that the space is not for disabled parking but a keep clear area for pedestrian and mobility impaired users.
Cllr Andrews suggested extending the yellow keep clear area across the car park to the sub station to ensure a clear path for pedestrians.
The Chairman will write to Malcolm Pearce to suggest improvements.
- b) David Parkes, Community Juice, addressed the Council to introduce the possibility of plans for a Community Housing Project in Chew Magna which could take into consideration Affordable Housing. Community Juice are proposing to work with Luke Hasell to offer non traditional build affordable homes with options for purchasing and renting within a community plan. Community Juice would like to meet with the Affordable Housing Steering Group to ascertain if their proposal would be viable. Cllr Cornelius advised that there are two potential affordable housing schemes which the Parish Council will be able to comment on when pre-planning applications are received from B&NES. Cllr Cornelius also advised that the feedback received from the seven parishes compiling the Neighbourhood Plan will provide initial housing needs data. Community Juice are interested in a catchment of new home owners who don't meet the criteria for affordable housing.

Item 5

Report back on meetings and progress

a) Flood plan and flood practice day

Cllr Easton has compiled a fully comprehensive Flash Emergency Flood Plan for Chew Magna which includes nominated Flood Wardens in all flood zones identified.

Cllr Easton will provide all Flood Wardens with a full information pack which includes risk assessments and all details of flood risk residents in their zone.

The Chairman and Vice Chairman thanked Cllr Easton for her dedicated work and the Parish Council voted unanimously for the formal adoption of the Emergency Plan which will be submitted to B&NES and the Chew Valley Flood Forum.

The Environment Agency have arranged for an Emergency Flood Practice Day in the village on 3rd October 2015 as a Property Level Protection Exercise.

All identified PLP residents will be notified to take part together with Cllr Easton and all Flood Wardens.

b) Co-Option of Councillor vacancy

Chew Magna Parish Council voted to co-opt Andy Matthews as a Councillor to fill an existing vacancy, proposed by the Chairman, seconded by Cllr Cox, all in favour. The Clerk will swear in Mr Matthews to become a Councillor at the next meeting.

c) Update on street lighting tariffs

Cllr Andrews has contacted all of the main UK electricity suppliers to request quotes for the Parish Council's unmetered street light supply. The previous fixed term contract with E.On expired in May 2015 and the tariff increased from 10.5 ppkwh to 12.4 ppkwh. At present the tariff we are currently receiving from E.On remains the most competitive price; Cllr Andrews has yet to receive a tariff from Green Energy. Cllr Andrews will discuss the possibility of a competitive fixed term contract with E.On looking at tariffs for two supplies; dusk till dawn and part night.

As per Council policy the Clerk is advising SEC Maintenance Contractors to replace any lamps which need replacing with the part night timer switch.

d) Chew Valley Neighbourhood Plan Meeting 20th July 2015 and Neighbourhood Plan feedback on possible site allocation for car park

The Vice Chairman thanked all of the Councillors who helped to distribute the questionnaire leaflets to all households in the Parish offering all residents the opportunity to express individual opinions on the content which will be put forward for the Neighbourhood Plan. The questionnaires will provide feedback for affordable housing requirements.

Ward Cllr Richardson required a formal vote from the Parish Council to name a possible site for a new car park in Chew Magna. The drop in sessions have identified a strong desire from residents for additional site specific parking, at present, the site option identified is the Flowers field opposite the Fire Station, Tunbridge Road. The Chairman proposed that the Parish Council are agreeable to naming a site in the Neighbourhood Plan, all agreed.

e) Affordable Housing Steering Group meeting with Louise Davidson and Gary Ward, B&NES, 8th July 2015 1.30pm, Millennium Hall, Chew Magna

The Vice Chairman, Cllr Cornelius, Cllr Andrews, Cllr Hasell, Cllr Montague and Ward Cllr Richardson all attended the meeting at which the sequential site search was reviewed. Cllr Cornelius will circulate the minutes received from Louise Davidson to all Councillors.

- f) Affordable Housing Steering Group meeting with Louise Davidson 10th September 2015, local allocations policy
Cllr Cornelius advised that the Affordable Housing Steering Group need to determine which of the two potential sites identified in Chew Magna should be pursued at the meeting on 10th September. The Local Allocations Policy must be determined prior to the meeting on 10th September and is proposed that the first tier is the Parish of Chew Magna; the second tier is the seven parishes of the Joint Neighbourhood Plan. Proposed by Cllr Cox, seconded by Cllr Easton, all agreed.
- g) Connecting Communities Meeting 20th July 2015
Cllr Andrews and Cllr Easton attended the meeting where B&NES advised that they understand that there are currently too many conflicting local meetings which are overlapping and causing confusion. B&NES will attempt to consolidate local meetings to improve content and attendance. The next meeting will be the Chew Valley Area Forum Meeting on 1st October, 6pm, Chew Magna, Cllr Easton will attend.
- h) Refurbishment of notice board
The Vice Chairman and Cllr Cornelius will refurbish the Parish Council notice board.
- i) Interagency Meeting 10th September 2015, 12-2pm Chew Magna Baptist Hall
Cllr Montague will attend.
- j) CIL Funding Allocation Meeting, 14th September, 7pm, Keynsham
The Chairman confirmed he will attend.
- k) Chew Valley Mapping of Volunteer Activities request for information
Cllr Andrews has compiled a list of volunteer groups and the Clerk will collate all information from the Chew Magna website to submit as a response.
- l) B&NES Planning Training courses
To keep up to date and informed with B&NES Planning Policies Chew Magna Parish Councillors will be attending courses at the Brunswick Room, Guildhall, Bath, all from 12 Noon to 1pm, as detailed;
- Heritage – Wednesday 23rd September – Cllr Davis
 - Enforcement – Wednesday 21st October – Cllr Montague
 - Planning Policy – Wednesday 18th November – Cllr Andrews
 - Trees and Landscape – Wednesday 16th December – Cllr Hasell
 - Ecology and Green Infrastructure – Wednesday 13th January 2016 – Cllr Scholefield

Item 6

Transportation, Highways and Footpaths

- a) Request from Katie Hudson, Moor Ledge, Chew Magna, for Parish Council to consider a bus shelter in the village
The Vice Chairman will research the possible options for a bus shelter in the conservation area with restricted pavement space and report to Council at next meeting.
- b) Email to Ward Cllr Richardson from Pip Christie, Matai, Winford Road, Chew Magna, regarding speeding B3130 in the village.
Cllr Montague would like more volunteer residents to assist for a few hours a month with the Community Speed Watch programme.
Cllr Andrews has received a number of emails from residents regarding the new speed restrictions in the parish and would like to arrange a meeting with B&NES Highways Department to discuss all concerns and review the placement of

speed signs. The Speeding Sub Group Committee will meet prior to the next Parish Council meeting to collate the views of residents and Councillors for discussion with B&NES.

- c) Cllr Davis advised that North Somerset Council are sponsoring a new bus service 135 running from the Airport Tavern to Weston-Super-Mare via the A38, Felton. Winford to Chew Lane, noting that the bus does not come right into Chew Magna. Cllr Davis will request a timetable from the service provider for the Parish Council notice board.

Item 7 Finances

- a) Expenditure approved September
 NB. Highlighted cheques were issued in August 2015, proposed by the Vice Chairman, seconded by Cllr Andrews
 Proposed by Cllr Cox, seconded by Cllr Hasell.

Description	Amount £	Cheque Number
Branching Out (Grass Cutting June 15)	£250.00	101841
Grant Thornton (External Audit 14/15)	£240.00	101842
Mrs DL McClelland (Clerks Exps July 15)	£87.97	101843
RO Dando & Sons (Wheelbarrow wheel Terry)	£18.00	101844
GB Sports & Leisure (Playground)	£160.80	101845
Mike Reed (Footpaths Inv 2015/645)	£254.13	101846
Mrs DL McClelland (Clerks Exps August 15)	£83.92	101847
The Old School Room (Grant Request)	£1740.76	101848
ICO (Data Protection Registration 15/16)	£35.00	101849
Branching Out (Grass Cutting July 15)	£250.00	101850
SLCC (Annual membership 15/16)	£118.00	101853
Mike Reed (Footpaths inv 2015/658)	£29.25	101854
E.On	£100.70	S/O
Henleaze Web Design	£40.00	S/O
POST DATED CHEQUES 1 st October as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Roadsweeper salary September 2015)	£419.40	101851
D L McClelland (Clerk's salary September 2015)	£630.37	101852

- b) Receipts September

Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme September 2015	£378.35	BACS

- c) Old School Room grant request. Proposed by the Chairman, seconded by Cllr Easton, all agreed. £1740.76 paid as above cheque number 101848.

Item 8 Planning

- a) Applications in circulation

15/52 15/03550/FUL	Flowers Tunbridge Farm, Tunbridge Road, Chew Magna Change of use of existing agricultural barn to 1no. dwelling
15/53 15/03630/TCA	Blythe Stonewall, Tunbridge Road, Chew Magna T1: Birch, fell and remove, large cavity and tear at base T2: Hornbeam, crown

	lift to 4-5 metres T3: Oak, crown thin by 15% to allow more light to back garden or reduce extended laterals by 1.5 metres G1: 2no hornbeam, reduce laterals by up to 3 ft G2: mixed species, prunus, conifer (to include golden leylandii) reduce as a hedge to between 6-8 ft
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b) Results

15/34 15/02082/ADCOU	<p>Pollet Knowle Hill Farm, Knowle Hill, Chew Magna</p> <p>Prior approval request for change of use from Agricultural Building to Dwelling (C3) Chew Magna Parish Council supported the previous application (14/03683/ADCOU) that was refused by B&NES planning on four areas of non-compliance. Although this application addresses these concerns, it is apparent from the plans provided that there is now no footpath, right-of-way or vehicular access to the building which lies some 20meters from the existing track.</p> <p>Consequently, whilst not objecting to the change of use, we cannot support this revised proposal for an isolated, landlocked dwelling.</p> <p>CLlr Nick Scholefield Vice Chairman</p>	Approve
15/37 15/02571/TCA	<p>Charter Sandford, Chillyhill lane, Chew Magna</p> <p>3x Conifer - fell. 1x Japanese cedar - fell. 2 x Lawson Cypress – fell</p> <p>This small cluster of Cedar and Cypress is overgrown and considered potentially dangerous with overhanging Cedar branches, and removal of these is not considered practical. There is an intention to extend the existing Beech hedge. Furthermore, the overall appearance of this end of Chillyhill Lane is impressively wooded. Chew Magna Parish Council supports the proposal.</p> <p>CLlr Nick Scholefield Vice Chairman</p>	No Objection
15/36 15/02106/AR	<p>Winford Road Garages Limited Winford Ford, Chew Magna</p> <p>Display of 1no. internally illuminated static sign</p> <p>With some minor modification verbally agreed with the applicant, Chew Magna Parish Council does not object to this application. These agreed modifications are:</p> <p>(a) to avoid duplication by removing the existing signs <i>SPA</i> and <i>OFF LICENCE</i> from the Fuel Prices sign.</p> <p>(b) to remove the two blue blank panels at the bottom of the proposed Flag Pole sign.</p> <p>CLlr Nick Scholefield Vice Chairman</p> <p>Dear Laura,</p> <p>As the two blank panels appear to be integral to the illumination of the sign, we are prepared to withdraw our objection to the removal of these (comment (b))</p> <p>Our objection to the duplication of signage as described in comment (a) remains.</p> <p>Best Nick CMPC VC</p>	Consent
15/31 15/01686/LBA	<p>Watts Manor House, Battle Lane, Chew Magna</p> <p>Internal and external alterations to include erection of new clerestory lantern, installation of 25no. Replacement windows and demolition of C20 toilet block.</p> <p>Installation of new door to log store and doorway, perimeter relief drainage and internal alterations in respect of ventilation and fire safety strategies</p> <p>The Description of Proposal lists a sequence of thorough and well-considered plans th</p>	Consent

	<p>are evidently designed to continue to restore this listed building sympathetically. Chew Magna Parish Council enthusiastically supports this application, and is heartened to witness this significant building being restored after years of neglect by the previous owner.</p> <p>ClIr Nick Scholefield Vice Chairman</p>	
<p>15/30 15/01685/FUL</p>	<p>Watts Manor House, Battle Lane, Chew Magna</p> <p>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</p> <p>The Description of Proposal lists a sequence of thorough and well-considered plans that are evidently designed to continue to restore this listed building sympathetically. Chew Magna Parish Council enthusiastically supports this application, and is heartened to witness this significant building being restored after years of neglect by the previous owner.</p> <p>ClIr Nick Scholefield Vice Chairman</p>	<p>Permit</p>
<p>15/39 15/02298/FUL</p>	<p>Boye Matai, Winford Road, Chew Magna</p> <p>Erection of wooden fence following removal of existing hedge to front of property</p> <p>Chew Magna Parish Council does not support this application. The existing boundary fence already looks somewhat incongruous in this prominent entrance to the village, where stone walls and hedges predominate. Although not apparently in the best of health, the existing hedge may be able to be restored or partially replanted, but even in its present state would be visually preferable to extending the fence.</p> <p>ClIr Nick Scholefield Vice Chairman</p>	<p>Withdrawn</p>
<p>15/41 15/02773/TCA</p>	<p>Lennard North Chew Farm, Norton Lane, Chew Magna</p> <p>2 x Leylandii - reduction height by ½</p> <p>Chew Magna Parish Council supports this application that proposes necessary management of overgrown a Leylandii.</p> <p>ClIr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>
<p>15/40 15/02769/TCA</p>	<p>Rasburn Broughton House, Norton Lane, Chew Magna</p> <p>1 x Whitebeam - crown reduction of up to 2m. 1x English Elm, 1x Hazel and 1 x Cherry - cut back to boundary line</p> <p>Chew Magna Parish Council supports these tree works to control and reshape.</p> <p>ClIr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>
<p>15/42 15/02688/FUL</p>	<p>Chard Upridge, Winford Road, Chew Magna</p> <p>Erection of a detached single storey bungalow with integral garage and associated works</p> <p>This application for a detached bungalow satisfies the planning criteria that were approved in the previous application (14/02249/FUL) on this site for a semi-detached bungalow and as such, Chew Magna Parish Council does not object.</p> <p>We are however, concerned that the proposed elevation (drawing 1747-02) does not obviously show the layby as is delineated on the proposed plan (1747-01) and consider that this offset access is essential for clearer highway visibility.</p>	<p>Permit</p>

	<p>CLlr Nick Scholefield Vice Chairman</p>	
<p>15/45 15/03021/FUL</p>	<p>Hudson Parcel 5985, Norton Lane, Chew Magna Construction of an agricultural dwelling (resubmission) Chew Magna Parish Council is not able to comment on this resubmission, which additionally appears to concern the applicant's case to justify the financial viability of the proposed new beef heard.</p> <p>We do not wish to retract our previous comments regarding the perceived inappropriate siting of the proposed building, but also note that the size of the building may not be commensurate with agricultural building guidelines.</p> <p>CLlr Nick Scholefield Vice Chairman</p>	<p>Withdrawn</p>
<p>15/49 15/03256/TCA</p>	<p>Wiltshire Chew Cottage, Norton Lane, Chew Magna Ash - crown reduce by 20% and cut back. 1x Ash - crown reduce by 30%, crown thin by 10% and crown lift to 5.5 metres. Chew Magna Parish Council supports this proposal to carry out necessary crown reduction and general management of these large and somewhat overgrown Ash trees.</p> <p>CLlr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>
<p>15/46 15/03025/TPO</p>	<p>Simon James Homes Limited Development Land at The Orchard, Norton Lane, Chew Magna Atlantic Blue Cedar (T3 in TPO schedule and T3 on accompanying sketch plan) Fell to ground level, grind stump and replace. Replant in the approximate same location with Tillia Tormentosa 'Brabant' Extra Heavy Standard, Girth 14-16cm, Height 425-600cm, Root Condition 65/85L. As the Atlantic Blue Cedar (with TPO protection) is evidently dead, Chew Magna Parish Council has no objection to its removal and a suitable sapling planted as a replacement.</p> <p>CLlr Nick Scholefield Vice Chairman</p>	<p>Consent</p>
<p>15/48 15/03245/TCA</p>	<p>Oliphant Chew Court, Stanton Road, Chew Magna Lime avenue (G1) - remove major dead wood from nineteen trees and crown lift to 3 metres over the grass. Indian bean tree (T2) - fell for the benefit of adjacent trees Cypress (T3) - fell Tulip tree (T4) - remove major dead wood Copper beech (T5) - Crown lift by approximately 2 metres Bhutan pine (T6) - fell. This tree is in decline. It has repeatedly shed limbs and the owner has concerns regarding safety. The application details necessary management of a mature Lime Avenue, a Tulip Tree and Copper Beech. Of the 3 trees proposed to be felled, the Cypress and Bhutan Pine are in poor condition, and the Indian Bean Tree could now be considered to have been poorly positioned. Chew Magna Parish Council supports this application, and we would not consider it necessary to replace the felled trees as the estate is well managed and does not appear to be lacking tree cover.</p> <p>CLlr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>

Item 9 Environmental Issues and initiatives

- a) Public flood meeting with the Environment Agency, Monday 27th July, 7pm, The Old School
As reported by Cllr Easton in Item 5a.
- b) Parish Clear Up Day 12th September 2015, 2-4pm, meet outside the Old School Room

Item 10 Correspondence

- a) Email sent to the Chairman from Michael Moule regarding Truespeed Broadband registration of interest.
Residents should register online as individuals. The Vice Chairman will prepare a notice advising of website for the notice board.

Item 11 Any Other Information for Notification for Next Meeting

Next meeting will be held on **Tuesday 6th October 2015** at 7.45pm in the Millennium Hall

Meeting Closed 9.40pm

Donna McClelland, Parish Clerk 17th September 2015