

MINUTES OF THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Old School Room, Upper Hall
on Tuesday 6th December 2016 at 7.45pm

- Present** Cllr Jon Wheatley, Chairman Cllr Nick Scholefield, Vice Chairman
Cllr Lynne Easton Cllr Rodney Andrews
Cllr Ian Cox Cllr Nick Hasell
Ward Cllr Liz Richardson Cllr Heather Montague
- Item 1** **Apologies**
Apologies were received from Cllr Doris Davis, Cllr Andy Matthews, Cllr Paul Cornelius and Cllr Simon Jerome.
- Item 2** **Code of Conduct - Register of Councillors' Interest**
Cllr Montague and Cllr Andrews declared an interest in item 6a as they live on the High street.
- Item 3** **Minutes of Previous Meeting**
The minutes of the previous meeting were agreed.
- Item 4** **Public Participation**
Duncan Lawrence, the architect appointed by Butcombe Brewery, presented draft plans to renovate the Pelican Inn which will provide additional rooms to let, improved kitchen facilities, a glazed link between the existing Barn and Main Building, bike rack hoops, lockable store and a potential increase in parking spaces (currently 40). Councillors welcomed this proposal. The Chairman stated a preference for quality landscaping, cladding (including the sub-station) and heritage style signage.
- Item 5** **Report back on meetings and progress**
- a) The Chairman welcomed Kirsty Headlong as new Clerk of the Council. The Councillors were unanimous in their thanks to Donna McClelland for all her hard work over the previous six and a half years.
 - b) New website update
Cllr Cox to contact Daniel Stevenson (who designed website for Chew Stoke) re new website. Parish Council agreed with this course of action.
 - c) Chew Valley Forum meeting Tuesday 29th November 2016
Cllr Andrews and Cllr Easton attended. Cllr Andrews reported that amongst items for discussion were floods including the road situation during the recent flood, budget challenges and transport plans. The next meeting is February 27 at 6pm.
 - d) CVNP meeting, Monday 21st November, 7.30pm, Hinton Blewett
Postponed to 28th November. The Vice Chairman and Cllr. Hasell attended. The final draft of the CVNP has passed inspection with minor modifications that were approved and incorporated in the Plan by the steering group. Ward Cllr Richardson commented that the CVNP now carries significant weight as a Local Planning document. There must be a 51% 'yes' vote of the turn-out in the referendum (date to follow in Jan/Feb) for the plan to be adopted. Notices will

- be posted to encourage Parishioners to vote. The Parish Council thanked the Vice Chairman and Cllr Hasell for all their hard work on developing the Plan.
- e) **B&NES Core Strategy review**
 The proposed scope of the review is set out in the Core Strategy Review commencement document. Consultation on the commencement document runs from 7th November to 19th December 2016. You are encouraged to make comments online or via e-mail to core_strategy@bathnes.gov.uk
 The Core Strategy Review commencement document can be viewed on the Council's website via www.bathnes.gov.uk/corestrategyreview. It can also be viewed at all libraries in the District and the main Council offices (One Stop Shop, Lewis House, Bath BA1 1JG; The Hollies, Midsomer Norton BA3 2DT and Civic Centre One Stop Shop, Keynsham BS31 1FS) during normal opening hours. Comments should be made no later than 5.00 p.m. 19th December 2016
 - f) **Wednesday 25th January 2017 B&NES and Mendip Council will be hosting a neighbourhood planning event in the Guild Hall in Bath. No councillors are available to attend.**
 - e) **Parish Online evening, 6th December at Bath Spa University**
 Ward Cllr Richardson attended for the first hour. There is now a function showing the Land Registry outlines. Bath Spa can arrange student placements if the PC has a project that they can work on.
 - f) **Bristol Airport's Annual Community Review, Tuesday 6th December 6pm**
 Cllr Andrews attended. The review was a summary of the last 12 months with the main concern being transport infrastructure. The Chairman advised that the PC can make an application to the airport for a community grant.
 - g) **16 to 17 Asset Register and Zurich Insurance policy cover review**
 Cllr Andrews reviewed the register and insurance and advised that there are some items double insured and some items which need to be removed from the register so this needs to be assessed. Cllr Easton to work with Cllr Andrews on this and bring proposal to January meeting.

Item 6

Transportation, Highways and Footpaths

- a) **Silver Street speeding issues, meeting with Sadie Cox-Alcuaz, Highways, B&NES.**
 Cllr Easton, the Vice Chairman, Cllr Cornelius and Mr. Steve Day (Church Cottage, Silver Street) advised Sadie Cox-Alcuaz (Highways, B&NES) on their survey of Silver Street. The survey continued on Tunbridge Road, North Chew Terrace, Norton Lane, South Parade and the High Street up to Chew Hill. The Parish Council is expecting a report of proposed changes to signage in these areas of the village. Cllr Andrews reported that B&NES have offered a speed counter, and the Parish Council agreed that the fitting of the counter should be deferred until the Belluton road is reopened.
- b) **West of England Joint Spatial Plan (JSP) and Joint Transport Study (JTS)**
 Cllr Andrews commented that the only concerns for the PC are the proposed changes to the B3130/A37 road junction at Belluton. Cllr Andrews and Vice Chairman will comment on behalf of the PC that we have no objection to improvements that improve safety, but changes to the highway layout must not encourage increased traffic along the B3130.

Item 7 Finances

a) Expenditure approved December

Description	Amount £	Cheque Number
Mrs DL McClelland (Clerks Exps October 16)	£62.66	101960
Branching Out (Grass October 16)	£277.50	101961
RO Dando & Sons (Bin bags)	£28.80	101962
PCAA (Annual Sub)	£50.00	101965
E.On	£120.00	S/O
Ian Cox (hedge trimming)	£180.00	101966
Chew Valley Gazette (Clerk Advertisement)	£78.00	101967
POST DATED CHEQUES 1 st January 17 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Roadsweeper salary December 2017)	£423.80	101963
K Headlong (Clerk's salary December 2017)	£520.37	101964

b) Receipts December

Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme December 2016	£382.13	BACS

c) Draft precept requirements and advice for 17/18

Cllr Andrews requested a budget to date report – Kirsty will bring this to Jan meeting with the draft precept. Cllr Hasell commented that not all footpath budget spent. Chairman's preference was to use any remaining budget to update any foot paths in need of repair. Cllr Montague to liaise with Cllr Hasell on which footpaths to target.

d) The Clerk to fulfil Pensions Regulator requirements, and to investigate that PC is meeting the pension requirements

Item 8 Planning

a) Applications in circulation

16/52 16/05350/TCA	Watts Manor House, Battle Lane, Chew Magna T1 Yew: Crown lift by 1m. T2 Cherry: Fell. T3 Poplar: Fell. T4 Hazel: Coppice. T5 Lime: Reduce limbs over wires & cottage by 20%. T6 Lime: Reduce limbs over road by 20%. T7 Poplar: Fell. T8 Horse Chestnut: Crown lift over road by 20%.
16/53 16/05498/AR	Eggleton Water Visitor Centre & Tea Room, Walley Lane, Chew Magna Display of 2no. externally illuminated entrance signs to replace previous signs to the entrance to Chew Valley Lake picnic area and Salt & Malt Cafe and public car park.
16/54 16/05577/FUL	Watts Manor House, Battle Lane, Chew Magna Erection of new ancillary building comprising garden store and garden office.
16/55 16/05785/FUL	Lane Coach House, Tunbridge Road, Chew Magna Erection of a single storey rear orangery extension following demolition of existing rear extensions. Erection of detached garage.
16/56 16/05793/CLEU	Jones 3 Streamside, Chew Magna Change of use of agricultural land as residential garden (Certificate of lawfulness for an existing use)

16/57 16/05866/TCA	Oliphant Chew Court, Stanton Road, Chew Magna, BS40 8RE 1x Conifer - fell
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b) Results

16/02 15/05672/OUT	<p>Powell Parcel 0015I, Chew Road, Chew Magna Erection of agricultural workers dwelling This outline planning application describes a modest new agricultural workers dwelling in the Green Belt. The proposed location for the dwelling, however, would not compromise the openness of the Green Belt; it is necessarily adjacent to several agricultural buildings and access to it from the B3130 is already established. The Agricultural Appraisal Report appears to put forward a robust business justification for the proposal, and in keeping with our aspiration to promote local business; Chew Magna Parish Council supports this application. Cllr Nick Scholefield Vice Chairman</p>	Approve
16/50 16/04741/FUL	<p>Way Yew Tree Barn, North Wick, Chew Magna Conversion of existing outbuilding into garage, store and sun room Chew Magna Parish Council does not object to this application. The existing structure is built on a slope and in a poor state of repair, so this proposal would bring a redundant agricultural building into domestic use. We are, however, aware that the proposed new, pitched roof would involve a significantly higher horizontal roofline than the existing, sloping 'lean to'. We consider this would be unlikely to affect the openness of the Green Belt within the context of nearby buildings, and the adjacent neighbours, who have a view of this outbuilding, do not consider that the proposal would adversely affect the amenity they currently enjoy Cllr Nick Scholefield Vice Chairman</p>	Approve
16/51 16/04945/FUL	<p>Randy The Coach House, Stanton Road, Chew Magna Erection of two storey dwelling following demolition of existing single storey studio This proposal seeks to replace a single storey studio apartment with a two storey property on a footprint nearly twice the existing and with a volume almost quadrupled. The development is within the Conservation Area and on the edge of the flood plain of the Winford Brook. Given the above and the usual parameters of development within the Green Belt that washes over Chew Magna, the Parish Council objects. Should, however, Development Control feel minded to approve then we would be looking for a condition to ensure that the property, being within the curtilage of the Coach House and sharing a single lane approach drive, could not be sold as a separate entity. Cllr Nick Scholefield Vice Chairman</p>	Withdrawn

Item 9

Environmental Issues and initiatives

- a) Flood report and management by Flood Wardens and residents regarding the storm and extensive flooding on Monday 21st November 2016
Cllr Easton said there was a lack of police support in directing the traffic. And that the lack of wifi was an issue. Cllr Easton to investigate a mobile wifi and to build in a shift system for Flood Warden/volunteers for the future. The Chairman expressed his personal and the collective thanks of the Parish Council to Cllr Easton and partner on all their hard work. It was agreed to invite the Wardens to the end of the January meeting for cheese and wine.
- b) Thank you email to all Flood Wardens from Judy Kendall
- c) Cllr Andrews queried the siting of the defibrillator. Cllr Richardson commented that current site is reachable by car. Cllr Hasell suggested a sign attached to the side of the pharmacy making people aware of the position of the defibrillator.
- d) Councillors discussed the proposed ramp on the South Parade steps. Pre - planning advice has been received. The Parish Council supports the principle of a ramp but it needs to be done with conservation in mind. The Vice Chairman's suggested a small lift as the regulation gradient ramp and extensive railings would look out of place in this Grade 2 listed setting.

Item 10

Correspondence

Item 11

Any Other Information for Notification for Next Meeting

Next meeting will be held on **Tuesday 3rd January 2017** at 7.45pm
in the Old School Room, Upper Hall

Kirsty Headlong, Parish Clerk 6th December 2016