

MINUTES FOR THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Old School Room, Upper Hall
Tuesday 7 April at 8pm

- Present**
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| Cllr Jon Wheatley, Chairman | Cllr Nick Scholefield, Vice Chairman |
| Cllr Rodney Andrews | Cllr Simon Jerrome |
| Cllr Andy Matthews | Cllr Nick Hasell |
| Cllr Heather Montague | Cllr Ian Cox |
| Ward Cllr Liz Richardson | Cllr Paul Cornelius |
- Item 1** **Apologies**
Apologies were received from Cllr Easton.
- Item 2** **Code of Conduct - Register of Councillors' Interest**
The Vice Chairman declared an interest in item 8 17/13 17/00910/FUL.
- Item 3** **Minutes of Previous Meeting**
The minutes of the previous meeting were signed by the Chairman, proposed by the Vice Chairman and seconded by Cllr Andrews.
- Item 4** **Public Participation**
The Parish Council heard a submission in relation to the planning application 17/01436/FUL for a new fence boundary, which would provide an interim solution pending a permanent solution for the School Land. The applicant is seeking the proactive assistance of the Council to find a permanent resolution regarding the derelict and dangerous school buildings. A resident also addressed the council regarding the School Land. He stated that he would like to see the safety issues regarding this land addressed and that he wishes the fence to be a short-term solution.
- The Chairman confirmed that the Parish Council would discuss this item during the planning section of the meeting and that a comment would be submitted to BANES Planning Development.
- Item 5** **Report back on meetings and progress**
- a) New website update
The Clerk enquired if the website could now go live but Cllr Andrews reported that there are still a few areas to be corrected and said that he would forward these amendment to the Clerk.
 - b) Chew Valley Forum - next meeting to be held on Monday 3 July 2017 6 pm – the theme will be housing
Cllr Easton will attend. Cllr Andrews is also available to attend should Cllr Easton not be able to.
 - c) Neighbourhood planning and landscape workshop on Wednesday 31 May 2017 10am-12.30pm in the Community Space, above Keynsham Library
Cllr Andrews and Ward Cllr Richardson both agreed that is was not relevant to CMPC and not necessary for any councillors to attend.
 - d) Local Plan - two representatives invited to attend a presentation on April 24th from 10am-12.30pm in the Guild Hall, Bath
The Vice Chairman and Cllr Andrews will attend.
 - e) Interagency Network Meeting Tuesday 14th March 2017 at 12pm
Chew Magna Baptist Church, Tunbridge Road, Chew Magna
Follow up - Vice Chairman attended
The vice Chairman reported that this meeting was mainly about community involvement.

Item 6 Transportation, Highways and Footpaths

- a) Speeding Issues: Chew Lane, Silver Street and other areas
The Chairman informed the Council that he has received a letter from the police in response to his own letter requesting alternative sites for speed checks. He said that he would be drafting a letter in reply suggesting the High Street, Tunbridge and Chew Hill.
- b) Road Markings for the junction of Norton Lane and The Batch/North Chew Terrace
Cllr Cornelius confirmed that the road markings have still not been completed as agreed and The Chairman said that he would draft a letter to The Traffic & Safety Team at BANES.
- c) Footpaths
Cllr Hasell had nothing to report on footpaths.
- d) Car Parking issues
Cllr Cox said that he is still to contact Bridge Farm and intends to arrange a meeting with the landowner and Cllr Cornelius
- e) Chew Magna 'Stone' Stanton Road
The Chairman reported that the stone has now been righted and repositioned correctly.
- f) Harford Square/High Street Paving
Cllr Andrews reported that part of Harford Square has been resurfaced by BANES but there is some water seepage, which needs to be monitored, and that the deteriorating paving on the High Street has not yet been addressed. The Chairman agreed that he would draft a letter regarding the paving and would include the Stanton Road issues as well.
- g) Green Tarpaulin Screens, High Street
The Clerk reported that she has now had a reply from BANES regarding the green tarpaulin screen at 40a High Street but the Senior Inspector who has been dealing with this is on leave and an update will be sent to the Clerk after Easter.
- h) Finger Post – corner of High Street and Chew Lane
Cllr Cox confirmed that the Finger Post is due to be repaired next week and the Clerk confirmed that the Ward Councillor Initiative funding has been received.

Item 7 Finances

- a) Expenditure approved April
- b) Proposed by Cllr Hasell and seconded by Cllr Cornelius.

Description	Amount £	Cheque Number
E.On – April 2017 Street lighting	120.00	S/O
Mr D W Stephenson – monthly website maintenance	40.00	S/O
HMRC PAYE – months 10, 11 and 12	619.40	101992
Open Spaces Society – 2017 Subscription	45.00	101993
Mr D W Stephenson – website update/design	375.00	101994
BWS Standfast Fire and Security – CCTV	1838.40	101995
SSE Contracting – Jan –Mar	195.46	101996
Parish Council Airport Association June 2017 sub replacement cheque as 101966 lost	50.00	101997
Mrs K Headlong – Clerks expenses March 2017	66.12	101998
POST DATED CHEQUES 1 May 17 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Road sweeper salary April 2017)	423.60	101999
K Headlong (Clerk's salary April 2017)	650.37	102000

- c) Receipts April

Description	Amount £	Cheque Number
B&NES Road sweeper Scheme Apr 2017 – Mar 2018	4677.30	BACS
B&NES - Finger Post Funding – WCI	1200.00	BACS
B&NES - Allotment Grant	1000.00	BACS
B&NES – Precept	12500.00	BACS

- d) E.On Standing Order amendment form – Clerk has obtained quotes to ensure best value
The Clerk reported that she has contacted all six of the main energy suppliers and only Southern Electric was prepared to take on an unmetered supply. The quote has been circulated to Cllr Andrews and the Vice Chairman. At £1726.04 annual cost compared to £1892.08 quoted from Southern Electric, E.On still provides the best value option. Cllr Andrews proposed that the contract remain with E.On and Cllr Cox seconded this. A standing order amendment form increasing the standing order to E.On from £120 to £144 from 1 May 2017 was authorised by the Chairman and Vice Chairman.
- e) Dan Stephenson – standing order form for monthly website maintenance £40 per month
A standing order for £40 from 1 April 2017 (as agreed in the February 2017 minutes) was authorised by the Chairman and Vice Chairman.
- f) Roadsweeper Scheme – will now be an annual payment at the end of April
The Clerk reported that the Parish would now receive one annual payment for the roadsweeper scheme at the beginning of the year in April. This has been implemented by BANES to save on administrative costs.

Item 8

Planning

a) Applications in circulation

<p>16/58 16/05888/FUL</p>	<p>Jones 3 Streamside Chew Magna Bristol Bath And North East Somerset BS40 8QZ Erection of front and side extension to create house access from road level, rear single storey extension and associated works <i>Chew Magna parish Council supports this application that proposes the addition of extensions to the existing dwelling that are intended to improve accommodation to the rear of the property and to provide improved pedestrian access to street. Although the additions are fairly extensive, we do not consider that the scheme will adversely affect wither the street view or the amenity presently enjoyed by the immediate neighbours.</i> BATHNES - Cllr Davies, chair of the Development Management Committee, has decided that application 16/05888/FUL at 3 Streamside will be considered at committee, her reason for the decision is as follows: 'I note PC support and Ward Cllr's DMC request, and having studied the report I know the Officer has assessed the application against Planning Policy. However I recommend the application be heard by DMC allowing for the PC view, in light of their Neighbourhood Plan, and material consideration to be fully discussed as I think the report makes impact on the openness of the Greenbelt debatable.' Meeting date 8 March, Guildhall, Bath at 2pm. BATHNES – The application will be considered by the Development Management Committee at its meeting to be held on 5 April 2017 at the Guildhall, High Street, Bath commencing at 2.00 pm</p>
<p>17/08 17/00481/FUL 14.02.17</p>	<p>Mr Neil Way Yew Tree Barn, North Wick, Chew Magna BS41 8NP Erection of detached garage following demolition of existing outbuilding and erection of new outbuilding within garden area.</p>
<p>17/11 17/00141/FUL 06.03.17</p>	<p>Julian Hemmings Portbridge Mill, Limeburn Hill, Chew Magna. BS40 8QL Erection of an extension over existing garage and new bi fold doors and balcony to the rear <i>Chew Magna Parish Council have no objection to this planning application. The proposed alterations are on existing footprint, the required raised roofline of the garage remains significantly lower than that of the main substantial building and the opening up of the rear aspect with additional glazing and balcony would not be in street view or affect the amenity of distant neighbours.</i></p>
<p>17/12 17/01084/TCA 07.03.17</p>	<p>Mr David Daniell Woodmead, Chew Hill, Chew Magna BS40 8SA T!-Cherry-Fell <i>Chew Magna Parish Council has no objection to the felling of this tree, and accepts its removal will provide insufficient suitable space for further re-planting.</i></p>
<p>17/13 17/00910/FUL 10.03.17</p>	<p>Dr Angela Raffle Parcel 0034 Denny Lane Chew Magna Erection of 3 no Yurts to be used for educational and training purposes</p>

	<i>Magna Parish Council supports this application that is intended to further the successful education and involvement activities of the Community Farm. The existing Yurt has been established for some years without causing access problems according to the Highways report, but it is noted that the influence of the proposed increased capacity requires some clarification. The low impact structure of the yurt complex, and the proposed well screened and relatively remote placing will have minimal adverse effect on its rural surroundings or the openness of the Green Belt.</i>
17/14 17/00982/FUL 14.03.17	Mr Martin Rose Anvil Cottage, 1 Harford Square, Chew Magna BS40 8RA Erection of a one and a half storey rear extension following demolition of existing extensions. <i>Chew Magna Parish Council supports this application that proposes to demolish the existing poorly designed and constructed extensions with new, well designed build complying with current construction specifications. The proposed roof ridge height remains below that of the main building and to the rear, and consequently has no noticeable impact on the street view.</i>
17/15 17/01254/FUL 21.03.17	Mr And Mrs M And W Winter The Byre House, Knowle Hill, Chew Magna BS40 8TF Change of use of existing barn to holiday accommodation. <i>Chew Magna Parish Council supports this planning application. The derelict, vandalized former Sacred Heart School site that abuts this listed Manor House poses an increasing security and safety risk to the Manor Estate. The proposal is to install a fence and hedge along the shared boundary, and we have been assured this is a temporary measure until the enduring problems of the school site are finally resolved.</i>
17/16 17/01436/FUL 24.03.17	Dr & Mrs M Watts Manor House Battle Lane Chew Magna Bristol BS40 8PT Erection of new security fence on western boundary <i>Chew Magna Parish Council supports this planning application. The derelict, vandalized former Sacred Heart School site that abuts this listed Manor House poses an increasing security and safety risk to the Manor Estate. The proposal is to install a fence and hedge along the shared boundary, and we have been assured this is a temporary measure until the enduring problems of the school site are finally resolved.</i>

b) Results

17/03 17/00377/ADCOU 27.01.17	Mssrs Luke & Marcus Woodbarn Farm Denny Lane Chew Magna BS40 8SZ Prior approval request for the conversion of 3 no. agricultural buildings into 3no. dwelling houses and associated operational development. <i>Chew Magna Parish Council is generally supportive of COU applications that involve converting redundant agricultural buildings into domestic dwellings, but we are also concerned that, with the information given in this application, the appearance of these conversions will not satisfy the Policy HDE2 in the Chew Valley Neighbourhood Plan. Chew Magna Parish Council is also aware that the criteria for Class Q appear to have been met. Consequently, the Permitted Development may not be subject to any planning policy that would normally control the build character of the proposed dwellings.</i> <i>Structure and materials. The proposal is to convert the two steel framed, profile sheet steel clad barns (1&3) and one single walled block building (4) by replacing the profile steel sheeting with standard seam sheeting and rebuilding the walls with wood 'cladding' (only) on barns 1 & 3 and over single blockwork on Barn 4.</i> <i>Residential dwelling Building Regulations - energy conservation. There is no indication in the application how single sheet steel roofing, timber 'cladding' on steel frame support, or timber cladding on blockwork would meet energy conservation requirement for domestic dwellings.</i> <i>Car parking facilities. There is no indication that sufficient car parking is available within the delineated curtilage for the 3 proposed dwellings.</i> <i>(Core Strategy & CVNP)</i>	Refuse
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	<i>Settlement Character. Although existing agricultural buildings have not been subject to planning regulations, the appearance of the proposed dwellings, with extensive timber cladding and sheet steel roofs, as described, would not be sympathetic to the neighbouring traditional farm buildings constructed mainly of local stone and tiled roofs. As such, the scheme is unlikely to comply with the Chew Valley Neighbourhood Plan HDE2 'Settlement Build Character' which refers to the parish's Character Assessment summary.</i>	
17/06 17/00519/FUL 08.02.17	Ms Dawn Scott 19 Lower Batch, Chew Magna, BS40 8RP Erection of a new side extension following demolition of existing porch and storage building <i>Chew Magna Parish Council supports this proposal for a modest extension following removal of existing outside structures. The proposed increase in volume and footprint is commensurate with Greenbelt policy, and the materials and finishes in line with the surrounding development. The extension would be unlikely to adversely affect the amenity of the neighbourhood.</i>	Permit
17/09 17/00797/TCA 20.02.17	Mr Stephen Davies North Elm House, Chew Magna BS40 8RW 2x Mature Common Ash (Fraxinus Excelsior) - reduction/thinning by 30% and deadwood to be removed	No objection
17/10 17/00836/FUL 21.02.17	Mr S Hawes 8 The Orchard, Norton Lane, Chew Magna BS40 8RR Erection of single storey front extension	Permit

- c) Norton lane – change of use of garages
The Chairman stated that he would draft a letter regarding this matter
- d) The Chairman reported that he was aware of a recent Pre-application advice request for an Affordable Housing scheme on land north of Oak Barn, Norton lane, Chew Magna, BS40 8RW. He said that The Affordable Housing Sub Committee group needs to be reformulated and that residents should be invited to volunteer. He said that a notice regarding this would be placed on the noticeboard. Cllr Matthews proposed that he should work with Cllr Cornelius to reformulate a process for the AH Sub Committee and this was seconded by Cllr Cox. The Chairman requested that Cllr Matthews report back to the Parish Council with his progress at the next meeting.

Item 9

Environmental Issues and initiatives

- a) Flood report
Reducing the Risk and Impact of Flooding', an interactive strategy discussion on 27th April 2017 in Central London
Cllr Easton to attend.
The Chairman congratulated the Flood Volunteers and residents on winning The Environment Agency's Project Excellence Award for their work in developing a new Community Flood Plan. Residents and Business have worked very hard on the flood plan and it is a great example of what can be accomplished when local people work together.
- b) Defibrillator signage
Cllr Jerome displayed signs on which the nearest defibrillator site can be written. He will put a sign in the Pharmacy and has more signs if there are any other locations where they could be used.
- c) Playground update
Cllr Easton and Cllr Matthews worked jointly on the play area refurbishment in consultation with parents and children. Cllr Matthew said that the Parish Council now need to work towards a proposal for the community allotment for which they have recently been allocated a grant of £1000.

Item 10

Correspondence

- a) Council's Annual Civic Service Invitation
No councillors are available to attend.
- b) Chelwood Bridge Rotary Club to invite you to nominate your silent hero to be considered for our 2017 Community Award – deadline 15 April 2017
The councillors agreed that there were no nominations.
- c) Email request for sites to metal detect in Chew Magna
The Vice Chairman said that the Parish Council holds very little land in the Parish and councillors agreed that they were not able to offer a site for metal detecting.
- d) Letters regarding the Affordable Housing Delivery at land off Tunbridge Close from residents were circulated to all councillors prior to the meeting
The Chairman stated that all letters should have an interim reply and the contents of the letters will be considered as part of the review as stated in the Chairman's Statement.

Item 11

Any Other Information for Notification for Next Meeting

Meeting closed at 9.50pm.

**Next meeting will be the Annual General Meeting on Tuesday 2 May 2017
7.45pm The Old School Room, Upper Hall**

Kirsty Headlong, Parish Clerk 18 April 2017