

MINUTES FOR THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Old School Room, Upper Hall
Tuesday 7 March 2017 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
Cllr Paul Cornelius Cllr Heather Montague
Cllr Andy Matthews

Item 1 Apologies
Apologies received from Ward Cllr Liz Richardson and Cllr Simon Jerrome.

Item 2 Code of Conduct - Register of Councillors' Interest
No interests declared.

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 the Cllr Matthews.

Item 4 Public Participation
Gary Ward and Louise Davidson from Housing Services, BATHNES re Affordable Housing Delivery at land off Tunbridge Close

A number of Chew Magna residents attended the meeting. The Parish Council was presented with photographic evidence of past flooding in the area, and heard objections from residents who were mainly concerned that the proposed development would exacerbate flood risk due to increased surface run-off.

Maria- Louise Hales addressed the Parish Council and made the following statement which she requested to be recorded in the minutes:
When the agenda for this meeting was posted on the Parish Council's notice board on Friday, the reaction of local residents to the proposal to build on the field behind Tunbridge Close was incredulity and anxiety at the increase in flood risk this would create. The Parish Council correctly rejected this site after the 2009 sequential site search on flooding and natural environment grounds. The 4 floods in 2012 proved this was the right decision. Following the floods, B&NES and The Environment Agency fitted flood protection to individual houses, as there was no other viable solution. There are flood boards on the houses at all of the 3 entrances from roads to the field, and along Tunbridge Close, including the fire station. The run off from this field and road flooding have been increasing concerns due to changing weather patterns. Last year flood boards were deployed twice. Run-off from the field alone can flood homes. The roads are considerably lower than the riverbank, which prevents drainage. Building on the field can only exacerbate the current problems. The southern side of the village is a popular recreational area. The field has four environmental designations. It is part of the Chew Valley Strategic Nature Area: a Priority Habitat (Lowland Meadows) for the conservation of biological diversity; and a Site of Nature Conservation Interest (SNCI). It is also a Wildlife/Strategic Green Infrastructure (GI) which is part of B&NES's GI network. The Vision of the Chew Valley Neighbourhood Plan is to conserve, enhance and make positive use of the rural setting, biodiversity and natural environment. Building houses on the field would be contrary to this Vision. We would urge the Council to defer discussion of this proposal as it needs thorough consideration. The only councillor with first-hand experience of the flooding in Tunbridge Close unfortunately could not attend this meeting. His knowledge is vital to any decision on this site. The field behind Tunbridge Close is not the best site for new building in the village. It is not even a good site. It is not the only site that may become available in the village covered by the Neighbourhood Plan. It is perhaps the worst in Chew magna for development, given the flooding problems and its special value regarding habitats, biodiversity and the natural environment.

Russell Peters presented photographs of the 2012 flooding to Councillors and gave the following statement:

The access points to the proposed development are both blocked by floodwaters. Our houses have been provided with some protective measure but the physical features aggravating flood are unaltered. The arches of the Tun Bridge have reduced flow due to the build-up of silt – last dredged 2013. Water from Tunbridge Road drains in to the river upstream to the Tun Bridge adding to the river volume. When the Tunbridge Road drains are overwhelmed the run off flows into the Tunbridge Close. The drains from Dumpers Lane into the river are set low in the riverbank and are soon under water as the river rises. The flooding of Tunbridge Close is not only due to the river overflowing and water backing up through these drains but is added to by run off from the fields to the south of the Close – ie proposed site. Reduction in the permeable ground surface area by buildings, paving and roads will increase run off into Tunbridge Close and Tunbridge Road. In times of flooding the residents of the new development would be just as cut off as those in Tunbridge Close.

Philip Hales stated to the Parish Council that this development would be a waste of time and money as houses have been built in this area in the past causing the flooding issues. More building will only exacerbate the problem.

There were also objections from Andrew Langmade, Jo Jerrome, Richard Brock, Andy Leeder, David Wall, Adam Lane, Roger Spours-Bayliff, Clive Setter and Eileen O Donnell.

The Chairman stated that a pre application had been proposed, not a full planning application and that no decision had yet been made by the Council. Louise Davidson (B&NES) said that several sequential site searches have been done in Chew Magna regarding affordable housing to ascertain suitable sites, and that the flooding and all other concerns would be mitigated by the actions recommended in the report. Cllr. Matthews proposed that any decision be deferred as councillors had not had time to ask any questions, Cllr Easton seconded this and the proposal was carried. The Chairman assured the public if anything is taken forward then he will ensure that they are advised and involved and thanked everyone for attending.

Item 5

Report back on meetings and progress

- a) Affordable Housing - AH Sub Group report
See public participation.
- b) New website update
The Clerk reported that the new website was about 90% complete and was due to be fully completed by the end of the week. The company working on the update would email a link to the test site, which would be forwarded to all councillors for their approval the site before it went live.
- c) Chew Valley Forum meeting 27 February 2017 at 6pm follow up. CCG meeting the provider 'your care, your way', Natural Flood Management Pilot in the Library, Chew Valley Secondary School. Follow up. (Next meeting to be held Monday 3 July 6pm. The theme will be housing)
Cllr Easton said that boundary changes were outlined at the meeting and that they could go anywhere but the preference would be not to put them through the middle of villages. Cllr Easton also reported that B&NES have a new sustainability website and are looking to use local suppliers for school meals.
- d) CVNP meeting – referendum result re poll held on 16 February 2017
Councillors were all aware of the welcome result that the proposal, for B&NES Council to use the neighbourhood plan for the Chew Valley Area to help it decide planning applications in the neighbourhood area, has been carried with an overwhelming majority in favour - 797 Yes votes and 80 No votes.
- e) Local Plan 2016-2036 (LP) B&NES call for sites– responses requested from 24 Jan for 6 weeks (to 8 Mar 2017)
Briefing 3 March 2017 6.30-8.00pm Keynsham Spaces – Cllr Andrews and Vice Chairman attended
The Vice Chairman reported that the briefing was about housing - (Core Strategy and Placemaking) and the number of houses expected to be built in JSP The briefing advised that rural areas should have 700+ houses built by 2036 but this might not affect CMPC.

- f) Interagency Network Meeting Tuesday 14 March at 12pm
Chew Magna Baptist Church, Tunbridge Road, Chew Magna
Vice Chairman to attend
- g) Local Government Boundary Issue – Engagement session Mon 20 February 2017 6pm,
Brunswick Room, Guildhall Bath
Cllr Andrews apologised to Councillors, as he was unable to attend.
- h) Parish Liaison Meeting 15 February 2017 update
Cllr Andrews reported that Paul Myers has secured funding up to £450 for projects in the public realm, as long as this funding is matched by the Parish Council either in funds or the equivalent hours of work. At the meeting it was highlighted that for every lorry load recycled Council receives £100 but every lorry load not recycled costs the Council £1000.

Item 6

Transportation, Highways and Footpaths

- a) Speeding Issues: Chew Lane, Silver Street and other areas
The Chairman has not yet heard from the police regarding the letter sent querying the Broadcroft stretch being routinely targeted. He asked the Clerk to chase up a response.
- b) Traffic Proposal 16-022 - B&NES propose to make an order that will make the following variations to the speed limits on the B3114: 1) Introduction of an Advisory 20mph speed limit (when warning lights are flashing) outside Chew Valley School 2) Remove the existing 30mph speed limit buffer zones either end of Chew Lane 3) Extend the existing 40mph speed limit on Chew Lane up to the existing 20mph speed limits on the edges of Chew Magna and Chew Stoke - representations due by 9 March 2017
The Vice Chairman said the proposal included retaining the 40 mph speed limit, and extending it up to the 20mph speed limit at either end of Chew Lane. Flashing lights outside Chew Valley School, with 20mph restriction at the ends of the school day was also proposed in the Order. The Vice Chairman agreed that he will draft an objection to this proposal, citing that it is the current excessive speeds of traffic passing the school during the day that needs to be addressed, not the speed when the road is mainly reduced to single lane when children are being dropped off or picked up.
- c) PEV 12460/CG – Parking and loading restriction High Street. Representations by 16 March 2017
Cllr Andrews reported that Highways confirmed that they had agreed to extend the double yellow lines by one extra parking space in the High Street for a short distance near the Battle Lane junction.
- d) Road Markings for the junction of Norton Lane and The Batch/North Chew Terrace and Play Area
Cllr Cornelius confirmed that the markings still have not been done correctly and this item should stay on the agenda.
- e) Footpaths
Cllr Hasell confirmed that there was nothing to report on the footpaths
- f) Car parking issues
Cllr Cox will contact Bridge Farm and intends to arrange a meeting with the landowner and Cllr Cornelius.
- g) High Street paving/Harford Square
Cllr Andrews reported that areas of paving in Harford Square and the High Street were unstable and breaking up, and that only some had been marked with white chalk for future repair. Also, the road surface was significantly deteriorating alongside the Coop. The Chairman stated that he would apply for the Paul Myers funding (see 5h).
- h) Chew Magna ‘Stone’ Stanton Road
Cllr Andrew’s reported that the stone has fallen over. The Chairman agreed that he would arrange for it to be righted as soon as possible.
- i) Green Tarpaulin – High Street
Cllr Montague queried if there had been an update on the green tarpaulin screening at 40 High Street, which has been queried, by residents and Western Power, as a possible safety hazard due to its height. The Clerk reported that she had raised this issue with B&NES Highways and they had logged the problem but she had not yet heard back and she would chase this up a response.

- j) Finger Post – corner of High Street and Chew Lane
The Chairman stated that Ward Cllr Richardson has agreed that there is funding to help towards the refurbishment of this finger post and that it has been agreed for this to be done.

Item 7

Finances

- a) Expenditure approved March
Proposed by Cllr Cox and seconded by Cllr Hasell.

Description	Amount £	Cheque Number
E.On Balancing payment to Feb 17	88.52	101985
R O Dando & Sons – Hi/Viz Vest and Trousers	31.56	101986
St Andrew’s Church – CMP Mag 2016	150	101987
Outdoor Play Devon – Log swing repair	450.00	101988
Mrs K Headlong – Clerk’s expenses Feb 2017	55.05	101989
E.On	120.00	S/O
POST DATED CHEQUES 1 April 17 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Road sweeper salary March 2017)	423.60	101990
K Headlong (Clerk’s salary March 2017)	520.17	101991

- b) Receipts March

Description	Amount £	Cheque Number
B&NES Road sweeper Scheme March 2017	382.13	BACS

Item 8

Planning

- a) Applications in circulation

16/58 16/05888/FUL	<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> <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.</i> <i>Ward Cllr Liz Richardson asked the Chairman if he wished to make a formal complaint to BANES regarding the B&NES Development Management meeting on 8th March regarding members unprofessional responses. The Chairman requested the full support of the Parish Council regarding this.</i></p>
17/03 17/00377/ADCOU 27.01.17	<p>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>Extension of deadline agreed with B&NES.</i></p>
17/06 17/00519/FUL 08.02.17	<p>Ms Dawn Scott 19 Lower Batch, Chew Magna, BS40 8RP Erection of a new side extension following demolition of existing porch and storage</p>

	<p>building</p> <p><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></p>
17/08 17/00481/FUL 14.02.17	<p>Mr Neil Way</p> <p>Yew Tree Barn, North Wick, Chew Magna BS41 8NP</p> <p>Erection of detached garage following demolition of existing outbuilding and erection of new outbuilding within garden area.</p>
17/09 17/00797/TCA 20.02.17	<p>Mr Stephen Davies</p> <p>North Elm House, Chew Magna BS40 8RW</p> <p>2x Mature Common Ash (<i>Fraxinus Excelsior</i>) - reduction/thinning by 30% and deadwood to be removed</p>
17/10 17/00836/FUL 21.02.17	<p>Mr S Hawes</p> <p>8 The Orchard, Norton Lane, Chew Magna BS40 8RR</p> <p>Erection of single storey front extension</p>
17/11 17/00141/FUL 06.03.17	<p>Julian Hemmings</p> <p>Portbridge Mill, Limeburn Hill, Chew Magna. BS40 8QL</p> <p>Erection of an extension over existing garage and new bi fold doors and balcony to the rear</p>
17/12 17/01084/TCA	<p>Mr David Daniell</p> <p>Woodmead, Chew Hill, Chew Magna. BS40 8SA</p> <p>T1 - Cherry - Fell</p>

b) Results

16/53 16/05498/AR	<p>Eggleton</p> <p>Water Visitor Centre & Tea Room, Walley Lane, Chew Magna</p> <p>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.</p> <p><i>Chew Magna Parish Council supports this re-submitted application. The sign clearly shows the Visitor Centre etc. location on the 50mph restricted highway, which is on a shallow gradient, a bend and a junction with Denny Lane.</i></p> <p><i>With local testament, we consider that the signage would help make this hazardous area safer by allowing vehicles to moderate speed and indicate well before entering the site.</i></p> <p><i>Following the representation of support from Chew Magna Parish Council (below), and noting that the application will now be determined at Development Management Committee on 8th February 2017, we would like Committee to be aware of our comment of objection to the previous sign, (16/030700/AR). Bearing in mind our objection to the internal illumination of the previous sign, the applicant withdrew this application and re-submitted with the modified design using external downlights, which we can consequently support. Public comments seem primarily concerned with light pollution in an otherwise unlit rural lakeside area and the potential adverse affect on wildlife. We consider that an externally lit sign would be preferential when dark, both in appearance in this rural context, and in reducing light pollution. It should be noted that the application to waive the historical restriction of evening opening at this site was permitted. (14/01985/VAR), thus allowing the Bristol Water Tearooms and immediate area to be lit after dark during the winter months.</i></p>	09.02.16 Refuse
16/55	Lane	09.02.17

16/05785/FUL	<p>Coach House, Tunbridge Road, Chew Magna</p> <p>Erection of a single storey rear orangery extension following demolition of existing rear extensions. Erection of detached garage.</p> <p><i>Chew Magna Parish Council objects to this application. The proposed location for the garage sits obliquely in front of the main house, presently an open area with lawn and mature trees, partially blocking the view from and towards the house, so compromising the street view and the amenity of immediate neighbours.</i></p> <p><i>The proposal consequently disregards Greenbelt policy and probably Conservation Area guidelines.</i></p> <p><i>B&NES - I am writing to advise you that in accordance with Bath and North East Somerset Council's Development Management Scheme of Delegation the above application was referred to the Chair of the Development Management Committee for consideration of whether it should be determined by committee. The Chair advised that in this case the proposal should be determined under delegated powers. It will therefore not be heard at committee. Samantha Mason</i></p>	Permit
17/01 17/00068/FUL 09.01.17	<p>Mr J Thompson</p> <p>Riverview, Tunbridge Road, Chew Magna, Bristol BS40 8SP</p> <p>Erection of an upper ground floor extension to front elevation to create larger living room and entrance hallway</p> <p><i>Chew Magna Parish Council has no objection to this application. The proposal is for a modest extension that is in keeping with this contemporary riverside dwelling, and would not impinge on the neighbours' amenity. The extended accommodation would be raised above predicted flood level, as is the existing living space.</i></p>	03.03.17 No objection
17/02 17/00343/TCA 25.01.17	<p>Mrs Philippa Hart</p> <p>Willow Cottage Church Lane Chew Magna Bristol BBS40 BS40 8RL</p> <p>1x Willow - remove to ground level</p> <p><i>Chew Magna Parish Council does not object to the felling of this Willow. The reasons given seem justified, and replacement with a more suitable cultivar is proposed.</i></p>	21.02.17 No objection
17/04 17/00432/TCA 31.01.17	<p>Mrs Walkden</p> <p>Waterdown, 1 Norton Close, Chew Magna. BS40 8RW</p> <p>1x Larch T1 - fell. 1x Crab Apple - fell. Row of Leylandii (at Beechcroft)</p> <p>G1 - reduce height by one third to control size</p> <p><i>Chew Magna Parish Council has no objection to these neighbouring tree works.</i></p> <p><i>The reduction in height of a row of bordering Leylandii is necessary and the clearing of cramped, overgrown Crab Apple and Larch seems reasonable</i></p>	07.03.17 No objection
17/05 17/00468/TCA 01.02.17	<p>Mr Cole</p> <p>Beech Croft, Norton Close, Chew Magna. BS40 8RW</p> <p>Row of Leylandii G1 - reduce height by one third to control size</p> <p><i>Chew Magna Parish Council has no objection to these neighbouring tree works.</i></p> <p><i>The reduction in height of a row of bordering Leylandii is necessary and the clearing of cramped, overgrown Crab Apple and Larch seems reasonable.</i></p>	07.03.17 No objection
17/07 17/00517/FUL 09.02.17	<p>Mr James Ardron</p> <p>10 Morrledge Road, Chew Magna, BS40 8TB</p> <p>Erection of a 2 storey rear extension to provide additional bedrooms and dining space, a front porch and a side store</p>	09.02.17 Withdrawn

- c) Norton lane
Cllr Cornelius will talk to the owner regarding the change of use from garages to business.

Item 9**Environmental Issues and initiatives**

- a) Flood report
Cllr Easton reported to the Council that she would be organizing a survey for Flood Wardens to inspect the condition of the brook, the river and highway drainage at the weekend, and that B&NES have provided 4 tickets for flood wardens for the award dinner.
- b) Parish Resilience Strategies
Cllr Easton said that she is working towards making the flood plain into an emergency plan to improve the Parish resilience strategies.
- c) South Parade ramp proposal
The Vice Chairman said that he has still not heard from the applicant regarding this proposal.
- d) Defibrillator signage
AED Locator have given Cllr Jerrome some directional signs to use in the pharmacy window, if everyone is happy he will talk to the pharmacist and get them installed. All councillors in agreement.
- e) Playground update
Cllr Matthews reported that the log swing has now been repaired and that he has drawn up a procedure for monthly inspections - the first one has been completed and was handed to the clerk. He also reported that he would be working with Cllr Easton to write a proposal to BANES to secure the £1000 section 106 funding that is available for allotments. The plan would be to put a series of raised beds and fruit trees intended for communal use. This would be discussed in more detail at a future PC meeting.

Item 10**Correspondence**

- a) E.On Standing Order amendment from to be authorised by the Chairman.
The Chairman signed the amendment form.

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

- a) Business Continuity Emergency Planning - Community Places of Safety. Expressions of interest due by Friday 11 March 2017
The Clerk handed the form to the Vice Chairman.
- b) Roadsweeper Shed security
The Roadsweeper shed has been broken into this month and tools stolen. The Vice Chairman said that a lock could be put on the shed but it was likely that burglars could very easily overcome this and all councillors were in agreement not to take any action at this time.

**Next meeting will be the Annual Parish Meeting and Chairman's Report to the Parish on
Tuesday 4 April 2017 at 7.00pm
The Old School Room, Upper Hall
Followed immediately by the Parish Council monthly meeting**

Meeting closed 9.55pm

Kirsty Headlong, Parish Clerk 17 March 2017