

MINUTES FOR THE ANNUAL GENERAL MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Old School Room, Upper Hall on Tuesday 2 May 2017
At 7.45pm

- Present** Cllr Jon Wheatley, Chairman Cllr Nick Scholefield, Vice Chairman
Cllr Rodney Andrews Cllr Simon Jerrome
Cllr Andy Matthews Cllr Lynne Easton
- Item 1** **Councillors for Chew Magna Parish Council for new term of office from 9 May 2017**
All of the existing Parish Councillors agreed to continue in their posts for the next year of office.
- Item 2** **Appointment of Chairman and Vice Chairman of Chew Magna Parish Council for new term of office from 9 May 2017**
Cllr Jon Wheatley was re-elected as Chairman, proposed by Cllr Jerrome, seconded by Cllr Matthews, all agreed.
Cllr Nick Scholefield was re-elected as Vice Chairman, proposed by Cllr Jerrome, seconded by Cllr Matthews, all agreed.
Both accepted their office with thanks.
- Item 3** **Apologies**
Apologies were received from Cllr Montague, Cllr Cornelius, Ward Cllr Liz Richardson, Cllr Cox and Cllr Hasell.
- Item 4** **Code of Conduct - Register of Councillors' Interest**
None
- Item 5** **Minutes of Previous Meetings**
The minutes of the Annual Parish Meeting and April's monthly meeting were signed by the Chairman, proposed by Cllr Jerrome, seconded by the Vice Chairman, all agreed.

The Chairman reported that he has had two expressions of interested for the position of Co-opted Councillor, which he will be following up and will report back to the Council at the June Meeting.
- Item 6** **Public Participation**
The Council heard a submission from a Developer who advised that they had a proposed site for affordable housing on land at Norton Lane with a willing landowner, and are looking for support from the Parish Council to pursue this site. The Chairman responded that the proposal was noted but that the Council are unable to make a decision to support it until a revised needs based assessment on the requirements for Affordable Housing within the village is completed.

A resident of Tunbridge Close addressed the Council to enquire if there had been any discussions with B&NES regarding the proposed Affordable Housing site at Tunbridge Close. The Chairman and Cllr Matthews both confirmed that they had not had any discussions with B&NES regarding this site. The resident requested that Affordable Housing be a monthly item on the agenda. The Chairman agreed to this request.

CLlr Matthews reported that he has been researching the best procedure and documents for the reformulated AH Sub Committee. He said he will circulate his recommendations to the AH Sub Committee members and will give an update to the Council at the June meeting.

Item 7

Report back on meetings and progress

- a) New website update
The Clerk reported that the new website is now live. Cllr Andrews said that some of the business links were out of date. The Clerk will check with the Website Company for advise on the best way to update them.
- b) Chew Valley Forum - next meeting to be held on Monday 3 July 2017 6pm
Cllr Easton to attend.
- c) Local Plan – Presentation on 24 April 2017 from 10am-12.30pm in the Guild Hall, Bath – follow up
The meeting was cancelled.
- d) Interagency Meeting - Wednesday 17th May, 12pm - 2pm Community at 67 Queens Road, Keynsham
No Councillors available to attend.
- e) PCAA – next meeting 22 June 2017
Cllr Montague to attend.

Item 8

Transportation, Highways and Footpaths

- a) Speeding Issues: Chew Lane, Silver Street and other areas
The Chairman reported that he has been contacted several times by the Police since the last meeting, regarding the areas targeted for speed checks. He said the he will be suggesting the Fire Station and the High Street as suitable sites.
- b) Road Markings for the junction of Norton Lane and The Batch/North Chew Terrace
These have still not been completed and The Chairman said that he would draft a letter to The Traffic & Safety Team at B&NES.
- c) Car parking Issues
The Chairman said that he hoped to arrange a meeting with the landowner of Bridge Farm within the next month.
- d) Harford Square/High Street Paving
The Chairman agreed that he would draft a letter regarding the paving and would include the Stanton Road issues as well.
- e) Green Tarpaulin Screens, High Street
The Clerk said she has not had any new information on this item and will chase it up with Council Connect at B&NES.
- f) Finger Post – corner of High Street and Chew Lane
The Finger Post has been removed for repair.
- g) Footpaths
Cllr Andrews reported that the Crickback path is becoming very overgrown and need attention. The Clerk agreed that she would contact Mike Reid to do this
- h) Step – King George Playing Field
Cllr Matthews reported that there is a broken stone step opposite the King George IV Playing Field. Cllr Hasell has reported this to B&NES.
- i) Weed Spraying
The Chairman authorised weed spraying to be done by a contractor. The Chairman has not had time to do this and there will be a cost implication. Acceptance of this action was proposed by Cllr Easton and seconded by Cllr Andrews.

- j) Norman Reed Memorial Garden
The Chairman has had a request for a contribution of £50 towards plants for the renovation of the garden. This was proposed by Cllr Matthews, seconded by Cllr Jerrome and agreed by all.

Item 9 Finances

a) Expenditure approved May

Description	Amount £	Cheque Number
E.On – April 2017 Street lighting	144.00	S/O
Mr D W Stephenson – monthly website maintenance	40.00	S/O
Mrs K Headlong (Clerk's expenses – April 2017)	74.53	102001
Mr T Hillard residual pay for April 2017	4.40	102002
Lynne Easton – Feb and Mar Expenses	74.38	102005
POST DATED CHEQUES 1 June 17 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Road sweeper salary May 2017)	428.00	102003
K Headlong (Clerk's salary May 2017)	650.37	102004

b) Receipts May

Description	Amount £	Cheque Number
CVNP Balance for CMPC to hold in reserve	784.03	000046

- c) Audit for the financial year 16/17
The Clerk confirmed that the audit papers have been passed to Cllr Andrews and the Vice Chairman and have now been passed to James Wadsworth for internal audit.

Item 10 Planning

a) Applications in circulation

17/13 17/00910/FUL 10.03.17	Dr Angela Raffle Parcel 0034 Denny Lane Chew Magna Erection of 3 no Yurts to be used for educational and training purposes <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	Mr And Mrs M And W Winter

17/01254/FUL 21.03.17	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 application that is commensurate with the Council's aspiration to convert sympathetically redundant agricultural buildings for residential use.</i> <i>The proposal to convert this little used 'barn' into a holiday let seems to fulfill relevant planning guidelines, there is no extension to the existing traditional structure, and the locality is most suitable for the new use.</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>
17/18 17/01740/FUL 12.04.17	Mr Mick Hanley The Everygreens, Streamleaze, Chew Magna BS40 8SE Erection of part two storey, part single storey side and rear extension and associated external alterations. Construction of new roof. <i>Chew Magna Parish Council are concerned about the increase in mass, and consequently the negative affect the proposal might have on the immediate amenity. Although the proposed increase in volume is just within the acceptable guidelines for a property both within the Greenbelt and the CM Conservation Area, the extensions and height of the building would not be commensurate with the secluded street view or surrounding dwellings. Chew Magna Parish Council consequently does not support this application.</i>
17/19 17/02026/TCA 28.04.17	Mrs Walkden Waterdown, ! Norton Close, Chew Magna BS40 8RW Row of Dawsons G1 – fell. Row of Leyland Cypress G2- fell. <i>Chew Magna Parish Council does not object to this proposal. The identified trees lie at the bottom of a steep incline and are clearly suffering from overcrowding. There is also a line of well spaced younger trees and a mature Willow on the other side of the stream</i>

b) Results

16/58 16/05888/FUL	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 I 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	Refuse
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	Management Committee at its meeting to be held on 5 April 2017 at the Guildhall, High Street, Bath commencing at 2.00 pm	
17/08 17/00481/FUL 14.02.17	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.	Permit
17/11 17/00141/FUL 06.03.17	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>	No objection
17/12 17/01084/TCA 07.03.17	Mr David Daniell Woodmead, Chew Hill, Chew Magna BS40 8SA T1-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>	No objection
17/17 17/01679/TCA	Aubrey Slade Apple Acre, Tunbridge Road, Chew Magna T1 T2 T3 T4 Leylandii fell T5 Chestnut fell T6 Prunus species fell T7 Taxus reduce and reshape crown <1m T8 Cupressus species fell G1 Betula x3 Fell	No objection

- c) Norton lane – change of use of garages
The Chairman reported that he had made enquiries but received no response so will now draft a letter.

Item 11 Environmental Issues and initiatives

- a) Reducing the Risk and Impact of Flooding', an interactive strategy discussion on 27th April 2017 in Central London – follow up
Cllr Easton reported that she had learnt at a meeting prior to this one, that there is very little the Parish Council could do so it was not appropriate for her to attend.
- b) Riparian Owner Support
A report from Cllr Montague was circulated prior to meeting. Cllr Easton reported that Cllr Montague's riparian owners meeting had resulted in the Winford Brook Leat being cleared and a working party established. Cllr Montague will be holding the next meeting for riparian owners on 10th June, when Cllr Easton is organising a celebratory lunch for the Wardens following the National Award Win. Cllr Easton also requested the agreement of the Council for a First Aid Course for the Flood Wardens at the Resilience Day at a cost of £150. Councillors were unanimous in their support.
- c) Playground update
Cllr Matthews reported that B&NES had carried out the Playground Inspection on 25 April 2017 and there was a concern with one of the swing logs. This was not suitable for repair so has been taken down and B&NES have confirmed that they are happy with this course of action. Cllr Easton stated that there is a need for additional refuse bins in the playground and Councillors were all in agreement with the purchase of extra bins. Cllr Matthews said that before purchasing he would check with B&NES to see if they could provide refuse bins.

- Cllrs Matthews and Cllr Easton will be meeting to take forward the raised beds project at the Play Area to include fruit and vegetables.
- d) The Environment Agency's Project Excellence Award
See Item 11 b)
 - e) Chew Magna Stone at Stanton Road
The Chairman will arrange for the stone to be righted.

Item 12

Correspondence

- a) PlanningSphere email regarding abandoned School Land/letter of support from resident re application 17/01436/FUL
The Chairman and Vice Chairman agreed that they will be making an enforcement complaint regarding the abandoned School Land.
- b) Email of complaint from resident re comment made at April meeting
The Vice Chairman apologised unreservedly for any offence caused by his use of the acronym 'Nimby' at the April meeting. The Chairman accepted and thanked the Vice Chairman for the apology.
- c) Email from resident regarding Norton Lane, affordable housing pre-planning application
See item 12 a).
- d) Email from resident querying if Norton Lane playground would be a suitable Affordable Housing site
The suggestion was brought to the Parish Council's attention for consideration during the reformulation of the AH Sub Committee.
- e) Email re membership of the Joint Local Access Forum
Information was passed to the Vice Chairman.
- f) Letter from the Lord-Lieutenant of Somerset Mrs Maw regarding the County Commemoration – Somerset Remembers Tuesday 6 November 2018
Clerk to draft a letter of thanks.

Item 13

Any Other Information for Notification for Next Meeting

- a) Areas of Responsibility for Councillors new term of office from 9 May 2017. The previous year's copy of Areas of Responsibility for Councillors has been circulated and is as attached.
Cllr Andrews proposed Cllr Cox for Public Transport Issues this was seconded by Cllr Easton. The Chairman proposed Cllr Easton to join the Representatives on the OSR Management Committee, The Vice Chairman seconded this. The Chairman also proposed Cllr Matthews and Cllr Cornelliuss for the Affordable Housing Sub Committee and Councillors were unanimous in agreement. The Clerk will draw up the revised list for May 2017 – April 2018 for confirmation at the June meeting.

Meeting closed at 9.10 pm

**Next meeting will be on Tuesday 6 June 2017
7.45pm The Old School Room, Upper Hall**

Kirsty Headlong, Parish Clerk 19 May 2017