

MINUTES OF THE PARISH COUNCIL MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held virtually via the Zoom platform

Tuesday 2 February 2021 7.45pm

- Present**
- | | |
|-------------------------------|---|
| Cllr Jon Wheatley, Chairman | Cllr Nick Scholefield, Vice Chairman |
| Cllr Marie-Louise Hales | Cllr Ian Cox |
| Cllr Lynne Easton | Cllr Andy Matthews |
| Cllr Louise Leeder | Cllr Rodney Andrews |
| Cllr Simon Jerrome (left 9pm) | Cllr Nick Hasell |
| Cllr Paul Cornelius | Ward Cllr Karen Warrington (joined 8pm) |
- Item 1 Apologies**
None.
- Item 2 Code of Conduct - Register of Councillors' Interest**
Cllr Leeder re planning application 21/00162/FUL as friend of the applicant.
- Item 3 Minutes of Previous Meeting**
Minutes of the 5 January 2021 meeting were agreed to be an accurate record of the meeting, proposed by the Cllr Hales and seconded by Cllr Jerrome, and will be signed by the Chairman at the next in person Parish Council meeting.
- Item 4 Public participation - opportunity for members of the public to speak (the public are asked to limit their address to 5 minutes)**
West of England Rural Network Agent Anne-Katell Peton introduced herself to the Council.
The Clerk to add contact details to the noticeboard and website.
Six residents addressed the Council with concerns regarding 21/00031/LAPRE Chew Valley Distillery, New Premises Licence Application.
The Council advised residents to register their concerns with B&NES and also agreed to draft a letter to B&NES Licensing and Highways outlining the Parish Council concerns. If the application goes to Committee Ward Cllr Warrington to represent the Council's concerns.
- Item 5 Report back on meetings and progress**
- a) Airport
Cllr Leeder reported that the PCAA needs a statement of how the proposed expansion will affect Chew Magna by 22 February. The Council agreed Cllr Leeder to draft a statement and circulate to Councillors for agreement.
 - b) How can the Council support local services and businesses
No news.
 - c) Streetlight contract
Cllr Andrews reported that a visit (delayed due to Coronavirus) is awaited from Volker to assess the 5 lamps considered a priority.
 - d) Village gateways
The Chairman confirmed that he has requested details of how to proceed from B&NES and is awaiting a reply.
 - e) Local Plans Partial update options - document available for comment 7 January to 18 February 2021
The Council agreed that Cllr Andrews, Cllr Hales, the Chairman and Vice Chairman to draft a comment for circulation to the Councillors for agreement.
 - f) Recording of remote meetings

The Council agreed not to record Parish Council meetings. Clerk to add this decision to the Standing Orders.

Item 6 Transportation, Highways and Footpaths

- a) Car Parking Issues – South Parade Car Park
Ward Cllr Warrington to contact B&NES for an update.
- b) Parking issues
The Chairman confirmed that he has contacted B&NES regarding the possibility that area around the triangle could have parking restrictions put in place.
- c) Footpaths/Rights of Way
 1. Footpath through the badger run
 2. Barrier down at entrance to the School rugby field
 3. Gates into fields heading towards the rugby field deep in mud
 4. Erosion of the riverbank at the bottom of Crick backCllr Hasell to investigate if any action needs to be taken re 1 and 3 but walkers should not move fencing and should ensure all gates they open are closed. Clerk to advise Chew Stoke re 2 and the Chairman to address 4 with B&NES.
- d) Highways sheet
The Chairman confirmed that he has contacted B&NES regarding faded road markings, traffic measures at Harford Square and speeding issues at Newtown and on the Winford Road and is awaiting a reply.
- e) Speeding issues – Speed watch Group report
The Council noted the report.

Item 7 Environmental Issues and initiatives

- a) Emergency Coordinator Report
Cllr Easton reported a flood warning and alert in the past month and that she is working on an updated Community Flood Plan which will be posted on the website.
- b) Coronavirus
Cllr Easton reported that volunteers have been working hard to support residents. The Council reviewed and agreed the Delegation to Clerk re Coronavirus - *The Council agreed to delegate authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity during the period of the pandemic Coronavirus, informed by consultation with the members of the council.*
- c) Playground
Cllr Matthew reported that the playground would continue to be inspected by B&NES quarterly. The Council agreed that rubber matting could be purchased in the spring for high wear areas.
- d) Climate Emergency report
The Vice Chairman reported that the leaflets have been delivered to parishioners. Cllr Matthews proposed that the Council support the Climate and Ecological Emergency Bill, seconded by Cllr Hales and agreed by the Council.

Item 8 Finances

- a) Expenditure February – proposed by Cllr Easton, seconded by Cllr Hales and agreed by the Council.

Description	Amount £	Cheque No
Mr D W Stephenson – monthly website maintenance	40.00	S/O
SSE – lighting electricity Dec 2020	198.54	102358
I R Cox – hedge trimming Dec 2020	300.00	102359
L E Preece – emergency coordinator expenditure	41.32	102360

reimbursement Jan 2021		
N Scholefield – reimbursement for Climate & Nature emergency leaflet printing	225.00	102361
R O Dando & Sons Ltd – rock salt	66.00	102362
K Headlong – clerk expenses Jan 2021	65.00	102363
SALARY PAYMENTS FEB 2021 POST DATED CHEQUES 1 March 2021 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Road Sweeper salary Feb 2021)	604.59	
Tax	(33.80)	
Net pay	570.79	S/O
K Headlong (Clerk's salary Feb 2021)	761.06	102364
Tax	4.20	
Ni	0.00	
Net pay	756.86	

b) Receipts February

Description	Amount £	Cheque No

- c) Quarterly accounts (3rd) for agreement
Agreed by the Council, signed by Cllr Andrews.
- d) Electricity contract renewal for 2021
The Council had quotes from SSE, EDF and EON over a variety of 1, 2 and 3 year contracts and agreed to award the contract to EON for the 3 year term as this offered the best value and was also a green tariff.

Item 9 Planning

a) Applications in Circulation

20/39 20/02780/FUL	Parcel 3037 Claypit Road Chew Magna Retention of pond, associated landscaping works and pontoon structure. <i>Chew Magna Parish Council comment submitted.</i>
20/51 20/03358/FUL	Dunbolton Barn Claypit Road Chew Magna BS41 8NL Erection of first floor extension and associated works to facilitate conversion of Agricultural Building to 1 no. dwelling (Class C3) as previously approved 20/00789/ADCOU. <i>Chew Magna Parish Council comment submitted.</i>
20/58 20/04286/FUL	Lawrence Farm North Wick Chew Magna BS41 8NP Erection of a double garage with home office, front porch and front extension. <i>Chew Magna Parish Council comment submitted.</i>
20/61 20/04608/FUL	Wilding Orchard Westfield Farm Limeburn Hill Chew Magna BS40 8QW Erection of single storey extension and construction of roof dormer. <i>Chew Magna Parish Council comment submitted.</i>
20/62 20/04847/VAR	Chosen Cottage Winford Road Chew Magna BS40 8QQ Variation of conditions 3 (materials samples), 6 (arboricultural method statement), 7 (ecological mitigation), 9 (green roof details) and 11 (plans list) of application 18/04326/FUL (Erection of 1 no. dwelling, associated parking provision and landscaping following the demolition of the existing dwelling). <i>Chew Magna Parish Council comment submitted.</i>
21/01 21/00055/FUL	Walton House 45 High Street Chew Magna BS40 8PR Repairs to roof of shed on west side of drive as well as redecoration of render walls, windows and external woodwork. <i>Chew Magna Parish Council have no objection to this application, although our</i>

	<i>comment is based solely on the information contained in the Application Form itself; the Document Plans refer to the previous permitted application of the (East) Barn Conversion opposite the shed to which this application refers.</i>
21/02 21/00162/FUL	<p>The Old Cider Barn Dumpers Lane Chew Magna BS40 8SS Erection of 1 no. 3 bedroom house following demolition of existing dwelling. <i>Chew Magna Parish Council do not object to this proposal in principle, although we understand that, in order to be commensurate with Planning Policy, there are several aspects of the application that will require to be deemed exceptional. The BackGround Papers in the application (Design & Access/ Planning & Heritage) clearly show that modification to the existing structure in order to accommodate the owners' family is neither financially or pragmatically viable, due mainly to the existing barn 'conversion' replacement being a contemporary structure that payed no attention to Environment Agency instruction for it to be built at a raised ground floor height in order to take it out of the recognised Flood Plain.</i></p> <p><i>The application therefore proposes a new building to replace the Old Cider Barn, and this application details several features that have been included to fit well with the surrounding settlement, including its orientation so as to maintain the least conspicuous aspect to Dumpers Lane, majority use of re-claimed local stone facing and the retaining of local hedges and trees.</i></p> <p><i>Any new build in a Flood Plain would necessarily need to be raised in order for it to be sustainable, and the proposed height of the roof ridge has been reduced by the first floor occupying roof space. Also, the proposed dwelling has energy saving measures features that pay regard to its required sustainability.</i></p> <p><i>The site is adjacent to Dumpers House: a Grade 2 listed building and lies in both the Village CA and the Greenbelt, it also neighbours the late 1960's Housing Development Tunbridge Close. That the proposal far exceeds the Greenbelt SPD on the size of replacement buildings, the Parish Council do not think that the proposed building would threaten the openness of the Greenbelt. When considering the local topography, the orientation and materials of the new build would not impact adversely on the street view, nor would the view of the new build over the greenbelt from the distant public domain be adversely threatened.</i></p> <p><i>The Parish Council does, however, have a concern that the proposed dormer type windows can be considered to overlook neighbouring Dumpers House, and suggest this might be resolved by modification to the first floor plan.</i></p>
20/03 21/00334/TCA	<p>Bridge House Streamside Chew Magna BS40 8RQ T1 Birch - fell. T2 Hornbeam - crown reduce x 2 meters and crown thin x 10%. T3 Mulberry - fell. T4 Weeping Birch - fell. T5 Oak crown - reduce x 2mts and crown thin x 10%.</p> <p><i>Chew Magna Parish Council do not object to these tree works as these trees border the front garden, have been planted too close together and overshadow the pavement. The proposed works should allow the remaining trees to recover. There is also a Birch at the far end beyond, but fairly close to Birch T1 that is not identified on the plan. This could justify the felling of T1 in order to reduce crowding.</i></p>

20/02842/ADCOU APPEAL REF 21/00001/COU Chew Hill Barn Chew Hill Chew Magna Bath And North East Somerset BS40 8SA
 Prior approval request for conversion of agricultural building to dwelling (Use Class C3).
 The Council noted this appeal.

b) Results

20/40 20/03115/FUL	REVISED PLANS Littleton Cottage Littleton Lane Chew Magna BS40 8QN Erection of new single storey 'granny annexe' and associated ground work excavations / new retaining walls.	Permit
20/59 20/04294/LBA	Chantry Cottage 11 High Street Chew BS40 8PR External alterations for the replacement of existing garden gate. Install trellis along eastern garden wall.	Consent
20/60 20/04293/FUL	Chantry Cottage 11 High Street Chew Magna BS40 8PR External alterations for the replacement of existing garden gate. Install trellis along eastern garden wall.	Permit

c) Affordable Housing

Cllr Matthews reported that he had met with PlanningSpherewill be sending an omission representation to BANES re the Chew Magna Manor Tennis Court Site not being included in the Local Plan update. The Council agreed that they would also write to B&NES on this omission and that any CIL money from housing on this site would be allocated towards recreation and leisure due to the loss of this amenity by using this site.

Item 10 Correspondence

- a) CPRE Avon & Bristol email re become a supporter
 The Council agreed to become a supporter (cost £100). Clerk to arrange.

Item 11 Any Other Information for Notification for Next Meeting

The Chairman closed the meeting at 10pm.

Next meeting will be on Tuesday 2 March 2021

Kirsty Headlong, Parish Clerk 3 February 2021