

**MINUTES OF THE PARISH COUNCIL MEETING OF CHEW MAGNA PARISH COUNCIL**  
**Meeting held in the Old School Room**  
**Tuesday 7 September 2021 7.45pm**

- Present** Cllr Jon Wheatley, Chairman Cllr Nick Scholefield, Vice Chairman  
Cllr Nick Hasell Cllr Paul Cornelius  
Cllr Lynne Easton Cllr Andy Matthews  
Cllr Louise Leeder Cllr Simon Jerrome  
Ward Cllr Karen Warrington (joined 8.20pm)
- Item 1 Apologies**  
Apologies were received and accepted from Cllr Rodney Andrews, Cllr Marie-Louise Hales and Cllr Ian Cox.
- Item 2 Code of Conduct - Register of Councillors' Interest**  
Cllr Nick Hasell re item 9 as neighbour of the applicant of planning application 21/03599/FUL and re item 8 e) as OSR trustee. Cllr Lynne Easton re item 8 e) as OSR trustee.
- Item 3 Minutes of Previous Meeting**  
Minutes of the 6 July 2021 meeting were agreed to be an accurate record of the meeting, proposed by the Cllr Matthews and seconded by Cllr Jerrome, and were signed by the Chairman.
- Item 4 Public participation - opportunity for members of the public to speak (the public are asked to limit their address to 5 minutes)**  
The Council heard a submission from Arena Global Management Ltd re planning application 21/03599/FUL.
- Item 5 Report back on meetings and progress**
- a) Airport  
Cllr Leeder reported that in the Airport Inquiry the topics of socio-economics, noise, air quality, health, Highways, car parking have already been covered. The Jet Zero consultation will play a major part in the Inquiry in September - the PCAA are preparing a response to this consultation detailing concerns and will include that net zero should be achieved by 2040 and suggest that the aviation sector should follow the polluter pays principle which means that the sector should have a carbon tax placed on it and they should fund the development of new greenhouse gas removal technologies.
  - b) How can the Council support local services and businesses  
Cllr Jerrome reported that he is working with business owners to find a suitable site for the rubbish bins currently in the pub car park and has requested that areas under and around the bins are kept clear to reduce the smell and vermin issue.
  - c) Streetlight  
The Council agreed to request Volker to inspect faulty lamp C2 The Chalks and noted that a response is awaited from WPD re the lamp they removed from Dark Lane.
  - d) Village gateways  
The Chairman reported no news.
  - e) Parish Liaison meeting 14 July 2021  
No Councillors able to attend.
  - f) ALCA AGM 9 October 10.30 – 12.00 via zoom

For information.

- g) Local Plan Partial Update - Parish Webinar feedback  
The Council requested that the Clerk request a follow up email from B&NES.
- h) Banners  
The Council reviewed the current policy and agreed that any banners relevant to the parish would be granted a display period of 3 weeks and new businesses 3 months.

**Item 6                      Transportation, Highways and Footpaths**

- a) Car Parking Issues – litter & vermin  
See item 5 b).
- b) Parking issues – proposal for parking restrictions, disabled parking space  
Deferred to October meeting.
- c) Footpaths/Rights of Way  
Cllr Hasell reported that he has walked footpaths in the parish and the contractor has now addressed any issues.
- d) Highways sheet – broken standing stone  
Cllr Hasell to enquire re the repair of the standing stone and also re cleaning.  
The Council reviewed and updated the Highways Sheet.
- e) Speeding issues – traffic speed surveys  
Deferred to October meeting.
- f) Vehicle Activated Signs  
Deferred to October meeting.

**Item 7                      Environmental Issues and initiatives**

- a) Emergency Coordinator Report  
See item 7 b)
- b) Resilience Day 2021 – 2 October  
Cllr Easton reported that the focus this year is on maintenance, repair, and replacement of Property Level Protection - The Millennium Hall will be open from 9.30am-1pm with any contractors who want to come and brochures from others. The Lower Hall of OSR will be open from 9.30 – 11.30am for CPR and defibrillator training. There will be information about the telemetry devices and cake!
- c) Playground  
The Council agreed to display signs making playground users aware that it is a dog free area.
- d) Climate Emergency report  
No news.
- e) Control of weeds around the parish/overhanging vegetation on footways  
The Council will liaise with the rewilding group requesting assistance from parishioners keeping pathways clear before considering a return to the use of an herbicide.
- f) Litter issues  
Cllr Easton reported via email that she will organise a community litter pick on leaf clearing days (Saturdays) 25 September, 23 October, 13 November and 11 December, and will continue to encourage people to 'Adopt a Drain' as this was very successful last year and in all likelihood prevented a significant event at the beginning of October on the Brook.  
And see item 5 b).
- g) Recreational Trail and associated works – replies re concerns raised  
Deferred to October meeting.

**Item 8 Finances**

- a) Expenditure Sept – the following items were agreed by the Council proposed by the Vice Chairman and seconded by Cllr Hasell.

Description	Amount £	Cheque No
E.ON - street lighting electricity July & Aug 2021	398.18	DD
Mr D W Stephenson – monthly website maintenance	40.00	S/O
Branching Out – grass cutting Jul & Aug 2021	736.00	102401
Mike Reed – Footpath maintenance Jul & Aug 2021	117.00	102402
SLCC – membership	96.57	102403
ICO – data protection fee	40.00	102404
PKF Littlejohn – external audit fee	240.00	102405
HMRC – PAYE months 4 5 6	123.76	102406
Old School Room – insurance grant	2348.00	102407
K Headlong – clerk expenses Jul & Aug 2021	66.00	102408
SALARY PAYMENTS MAY 2021 POST DATED CHEQUES 1 October 2021 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 <sup>st</sup> of month)		
T Hillard (Road Sweeper salary September 2021)	617.76	S/O
Tax	(38.00)	
Net pay	579.76	
K Headlong (Clerk's salary September 2021)	761.06	102409
Tax	(0.00)	
Ni	(0.00)	
Net pay	761.06	

- b) Receipts Sept

Description	Amount £	Cheque No
HMRC – VAT refund 20.21	418.17	BACS

- c) Quarterly accounts - for review and agreement  
The Vice Chairman retained the accounts for review to be returned for agreement at the October meeting.
- d) Risk Register  
The Council reviewed and agreed the updated Risk Register.
- e) OSR request for donation towards annual insurance  
The Council agreed to the donation of £2348 towards the OSR annual insurance.

#### Item 11 Planning (time allowed 15 minutes)

- a) Applications in Circulation

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>
21/02 21/00162/FUL	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 comment submitted.</i>
21/15 21/01469/FUL	Cokers Cottage 1B Streamside BS40 8QZ Erection of single storey oak mansard to replace existing conservatory <i>Chew Magna Parish Council comment submitted.</i>
21/25 21/01963/NACOU	Old North Chew Farm, Norton Lane, Chew Magna, BS40 8RW Prior approval request for the change of use of Dutch Agricultural barn to a flexible commercial use associated with the existing carpentry business, Magna Oak.
21/30	Laurel House 18 High Street Chew Magna Bristol Bath And North East Somerset

21/02427/TCA	BS40 8PW Description of Proposal: Conifer hedge (T1) – Remove <i>Chew Magna Parish Council comment submitted.</i>
21/32 21/02029/FUL	Littleton Farm Chew Road Chew Magna BS40 8HJ Conversion of agricultural buildings to create four dwellings with associated works.
21/45 21/03433/VAR	6 Madams Paddock Chew Magna BS40 8PN Variation of condition 2 of application 17/04739/FUL (Demolition of the existing dwelling, associated garage and greenhouse and erection of a new dwelling and garage. The proposal also includes the associated landscape and drainage works) <i>Chew Magna Parish Council has no objection to this application. We consider that the majority of the requested variations should not be considered material as minor amendments to the first-floor roofs and changes to some window arrangements taken in the context of the built form would not significantly affect the overall design concept and appearance of the proposed building that had previously resulted in a successful Appeal. We note that a well prepared case for a MMA for the proposed roof changes has been submitted, should Planners consider that the accumulative variations be considered a material change.</i>
21/46 21/03466/FUL	Parcel 3873 Butham Chew Magna Erection of livestock and agricultural storage building and access track thereto. <i>Chew Magna Parish Council have consulted with near neighbours regarding this application and have no objection. Also, we have assured some concern that a permit would not precede any further legal development in this field without the consideration of a further planning application.</i>
21/47 21/03599/FUL	Woodbarn Farm Denny Lane Chew Magna BS40 8SZ Redevelopment of agricultural buildings (with Prior Approval Consent to be converted into C3 Residential dwellings) to form 4 residential dwellings. <i>Chew Magna Parish Council do not object to this application on the grounds that the proposal would provide quality sustainable, stone faced and energy saving dwellings with superior positioning and safer access onto Denny Lane, compared to the previously permitted conditioned Code Q application. Furthermore, the proposal would retain and renovate the remains of the only traditional stone built barn on this agricultural site, and replace unattractive Contemporary steel and block barns for which, apparently, Code Q policy is designed to protect. It is generally felt that the proposed construction of new stone built dwellings would compliment the existing traditional farm setting and protect the openness of the greenbelt far more successfully than the conversion of the existing redundant utilitarian steel barns. The Parish Council is committed to maintaining our parish as a sustainable, climate conscious and attractive rural settlement and so welcome the residential conversion of redundant agricultural buildings. However, Code Q policy was, presumably, intended to apply to traditional stone built structures that could be converted with minimal external alterations and so remain in context with the surrounding architecture. The rise, during the latter 20th.c, of pressed steel barns in agricultural settings that are now more frequently becoming redundant clearly poses a planning policy problem for Development Management. Currently, the applicant has the option to convert the steel barns or to demolish some or all the redundant buildings to render a useless brownfield site in an agricultural setting. By permitting Code Q conditioned conversion of the steel barns the applicant is justified in assuming that the remoteness of the dwellings attached to the existing farm, in the greenbelt and distant from the Chew Magna HDB has already been established in planning policy as being acceptable.</i>
21/49 21/03643/FUL	Chew Valley Nursery Chew Road Chew Magna BS40 8HJ Erection of single storey tea room, enlarged customer car park and outdoor seating area, following removal of existing office building and polytunnel <i>Chew Magna Parish Council support this application that is intended to improve customer experience by providing a much improved on-site café with outside seating area. We note that, in addition to the carbon sequestration potential of this</i>

	<i>well established tree nursery, the planned installation of EV charging points in the car park is also welcome. The new build and car park is mainly on the footprint of redundant constructions, safe access to the B3130 is already established, and greenbelt policy seems to have been observed in this application. The Planning Statement (in Documents) gives a cogent description of how the proposal is in line with Local and National Policies on development in the Greenbelt, and with the intention of widening the trading appeal of an eco friendly business.</i>
21/50 21/03488/ADCOU	Halfway Farm Stanton Road Stanton Drew BS39 4ET Description of Proposal: Prior approval request for change of use of agricultural land and buildings to 4 dwelling houses (Use Class C3) (Resubmission). <i>The Council agreed not to comment on this resubmission – comment already made on original application.</i>
21/51 21/03772/CLEU	Nuthill Upton Lane Chew Magna BS41 8NR The change of use of the site from agriculture to use for: Storage of plant machinery (Class B8), Company vehicles parking (incidental to mixed Class B2/B8 use), Staff parking of private vehicles during the day (incidental to mixed Class B2/B8 use), Storage and processing of groundwork's materials (mixed Class B2/B8 use), Storage and processing of aggregate materials (mixed Class B2/B8 use), Material deliveries from suppliers (incidental to mixed Class B2/B8 use), Staff welfare facilities (incidental to mixed Class B2/B8 use) (Certificate of Lawfulness of Existing Use) <i>Chew Magna Parish Council do not object to this application that proposes a CLEU for this well-established contracting business on a former agricultural site. Clear and substantiated evidence has been provided by, and in support of the applicant confirming that the site has been used for its present commercial activities for more than the statutory four years to justify a Certificate of Lawful Use.</i>
21/52 21/03766/FUL	Wellington Gallery Tunbridge Road Chew Magna Change of use from hairdressers (Use Class E) to a mixed use gin distillery, gin school, drinking establishment and retail use (Retrospective) <i>Chew Magna Parish Council is concerned about what it considers to be poor Planning Control of the existing and proposed development by Chew Valley Distillery of leased premises that were previously trading as Hairdressers. Both premises being situated at the centre of the village, there is a dense mix of dwellings and businesses including two well established Public Houses. A Licence to sell and consume alcohol has been granted to both the leased properties, now trading as the Lazy Lobster and the Chew Valley Distillery. The Parish Council has received several complaints and objections from neighbours, mainly concerned about the customer use of very restricted outdoor space that threatens to encroach onto pavements and potential noise late into the evening with permitted opening time up to 11.45pm at the Chew Valley Distillery. The Chew Valley Distillery has been operating for several months following the granting of the Licence, but then submitted a COU request retrospectively that was included as a document in this Full application (currently pending) that now also proposes resubmitted documents including the first floor of part of the building and curtilage that threatens to substantially overlook an immediate residential neighbour. We understand that BANES planning did not advise the applicant that a Change of Use application was necessary prior to a use change from a Beauty/ Hairdressing establishment to a gin demonstration distillery, bottling plant and alcohol outlet. Whether or not the Applicant should have been aware of the required COU application following the granting of the alcohol licence as claimed in the apology in the retrospective full application is immaterial. That the Applicant was not advised by BANES Planning of this requirement, prior to be permitted to open for business has put the Parish Council in an invidious position that does not currently allow us to submit a meaningful statutory comment. Consequently, Chew Magna Parish Council request that this sequence of unsatisfactory planning processes to be referred to the BANES Scrutiny Committee</i>

	<i>and the Planning Inspectorate, and that there follows a reasonable extension of permitted consultation time to allow the Parish Council to comment.</i>
21/53 21/03790/FUL	Lawrence Farm North Wick Chew BS41 8NP Erection of single storey home office, porch and pantry /bin store, conversion of existing outbuilding into a garage and stable, installation of new entry gates and landscaping to form pond and additional parking spaces, replacement of twin dormer windows with single dormer in master bedroom. <i>Chew Magna Parish Council do not object to this application. Although the proposals cover a range of alterations and an extension we consider that the objections the Parish Council raised on the previous (withdrawn) application (20/04286/FUL) have been largely addressed, particularly the inappropriate massing of a two storey extension in a greenbelt setting.</i>
21/54 21/03917/TCA	Wall End Tunbridge Road BS40 8SX Weeping Willow (T1) - remove all dead and dying branches <i>This willow is clearly in poor condition, so Chew Magna Parish Council support the application for significant pruning with the hope that it may be saved.</i>

b) Results

21/09 21/00724/FUL	Parcel 3938 North Wick Road Norton Hawkfield Erection of agricultural building with associated works.	Permit
21/22 21/01773/FUL	1 Spratts Bridge Chew Magna BS40 8RZ Extension and alteration with associated works.	Permit
21/24 21/01881/ADCOU	Halfway Farm, Stanton Road, Stanton Drew, BS39 4ET Prior approval request for change of use of agricultural land and buildings to 4 dwelling houses (Use Class C3).	Refuse
21/27 21/02104/ODCOU	First Floor Office 5 South Parade Chew Magna BS40 8SH Description of Proposal: Prior approval request for change of use of first floor offices (Use Class B1a) to 1no dwellinghouse (Use Class C3)	Approve
21/34 21/02661/FUL	12 Broad Croft Chew Magna BS40 8QG Demolition of out buildings, car port and conservatory and erection of a two storey rear extension	Permit
21/35 21/02634/TCA	4 Spratts Bridge Chew Magna Bristol Bath And North East Somerset BS40 8RZ Description of Proposal: T1 & 2- Lawson Cypress- Reduce by 3m T3- Thuja- Reduce by 2m T4- Lawson Cypress- Reduce by 3m	No objection
21/36 21/02730/ADCOU	Pate Moorledge Farm Moorledge Lane Chew BS40 8TL Prior approval request for change of use of agricultural building to dwelling house (Use Class C3).	Approve
21/37 21/02871/TCA	Acacia House 4 High Street Chew Magna BS40 8PW T1 Yew crown lift 4 metres T2 Acacia reduce 2 metres T3 Apple reduce 1 metre T4 Mountain Ash crown reduce 1 metre T5 Apple crown reduce 1 metre	No objection
21/38 21/02921/TCA	Harford House Harford Square Chew Magna BS40 8RA T1 - Fell T2 - Fell T3 - Fell T4 - Fell T5 - cut back branches over road by 2m	No objection
21/39 21/02872/TCA	Highfield House Winford Road Chew Magna BS40 8QE T1 - Dismantle and replant T2 - Dismantle and replant <i>Chew Magna Parish Council have no objection to this application.</i>	No objection

	<i>The identified evergreens appear to be mature, dominant, and significantly blocking light from other plants in this large garden, which is well stocked. We trust that the intention is to replace with two suitable indigenous trees.</i>	
21/40 21/03124/TCA	6 Madams Paddock Chew Magna BS40 8PN Description of Proposal: Willow (T1) - Remove 2 branches overhanging bridge. Liquidambar (T2) - Crown lift to 2.5m. <i>Chew Magna Parish Council do not object to this application that proposes management of a Willow required for vehicle access and of a Liquidambar that currently obstructs a planned emergency flood exit route.</i>	No objection
21/41 21/03224/FUL	The Hoad 20 High Street Chew Magna BS40 8PW Two-story side extension to replace existing garage, increase width of rear dormer and change materials, provide front dormer, replace roof finish and windows to existing building. <i>Chew Magna Parish Council do not object to this application. Although this is a fairly extensive project, the proposed volume increase over the existing build is largely due to the two-storey side extension that with the demolition of the existing garage would remain subservient to the dwelling. This construction, along with the new dormer window, is unlikely to significantly affect the established street view, which is set back from the highway. The applicant has consulted with their neighbour to reach agreement on the effective marginally increased overshadowing of the proposed altered rear dormer window and the higher side extension. The range of new finishes and protective materials could be considered to be commensurate with the established style of the mid 20c. buildings on this steeply sided section of the High Street.</i>	Permit
21/42 21/03243/FUL	Islett Pagans Hill Chew Magna BS40 8QJ Erection of a single storey extension on northwest elevation following demolition of double garage. (Resubmission). <i>Chew Magna Parish Council did not object to the previous application (21/00368/FUL), but were concerned that the proposed extension would exceed the Greenbelt Policy SPD based on total volume increase of this and previous recent additions. Provided the demolition of the garage reduces the total volume of the previous recent extensions to render an acceptable increase calculated on this proposal, we would not object. However, this property has no nearby neighbours, and although there are no valid 'exceptional circumstances' put forward to justify an increase in volume larger than about 33% over the existing, we would not consider that this re-submission could harm the openness of the Greenbelt at this location.</i>	Permit
21/43 21/03295/TCA	Millstream House 7 Madams Paddock Chew Magna BS40 8PN Sycamore (T1) – fell <i>Chew Magna Parish council have no objection to this application. The Sycamore appears to be de-stabilising a stonewall causing structural damage. We would encourage replanting in a more suitable location within the curtilage if this was feasible.</i>	No objection
21/44 21/03485/TCA	Laurel House 18 High Street Chew BS40 8PW Weeping Ash with dieback - Fell.	No objection
21/48 21/03602/TCA	The Rectory Tunbridge Close Chew Magna BS40 8SU Boxelder Maple (T1) - reduce crown by 2m in height and reduce limb growing towards The Rectory by 0.5m <i>Chew Magna Parish Council have no objection to this application</i>	No objection

	<i>that describes sensible control of a large, healthy maple in a confined curtilage.</i>	
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- c) Affordable Housing  
Cllr Matthews reported that the focus would now be on the Tennis Court site and Cllr Jerrome will be taking the lead. Cllr Jerrome reported that the developers are gathering information with a view to submitting a pre application.

**Item 12 Correspondence (10 minutes)**

- a) Resident email re HGVs using the B3130 through the parish  
The Vice Chairman to reply to resident.
- b) Resident email re speeding issues through Newtown  
Cllr Hales has responded to and updated resident on progress.
- c) Resident email re residential parking scheme  
The Council noted this request but agreed this was not something, which could be undertaken at this time and will review in 6 months.
- d) Email re Project Village Survival grant of £10k  
The Council noted this grant.

**Item 113 Any Other Information for Notification for Next Meeting**

**The Chairman closed the meeting at 9.40pm.**

**Next meeting will be on Tuesday 5 October 2021 7.45pm, Upper Hall, Old School Room**

Kirsty Headlong, Parish Clerk 12 September 2021