

MINUTES OF The PARISH COUNCIL MEETING OF CHEW MAGNA PARISH COUNCIL
Meeting held in the Old School Room
Tuesday 1 November 2022 7.45pm

Present Cllr Jon Wheatley, Chairman Cllr Nick Scholefield, Vice Chairman
Cllr Rodney Andrews Cllr Ian Cox
Cllr Nick Hasell Cllr Lynne Easton
Cllr Natasha Morgan Cllr Marie-Louise Hales
Ward Cllr Karen Warrington (arrived 8.05pm)

Item 1 Apologies

Apologies were received and accepted from Cllr Cornelius, Cllr Jerrome and Cllr Leeder.

Item 2 Code of Conduct - Register of Councillors' Interest

The Chairman re planning application 22/04148/FUL as applicant.

Item 3 Minutes of Previous Meeting

Minutes of the 4 October 2022 meeting were agreed to be an accurate record of the meeting, proposed by Cllr Morgan, seconded by Cllr Hasell and 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 (max time allowed 20 minutes))

Regarding reports of works being carried out on Gardiners Cottage, a listed building, the Clerk was requested to obtain clarification from B&NES Development Control that planning regulations are being observed.

Item 5 Report back on meetings and progress (time allowed 15 minutes)

- a) Airport
Cllr Leeder reported (via email) that Bristol Airport Action Network (BAAN) held a meeting at The Old School Room, Chew Magna on 20 October 22 regarding the Court Case challenging Bristol Airports expansion plans to 12mppa. The court case is being held at Bristol Civic Justice Centre, Redcliffe Street, BS1 6GR on the 8 and 9 November 22.
- b) How can the Council support local services and businesses
The Council noted that the public houses seem to be doing well.
- c) Streetlight – contract, full lighting assessment, light by road sweeper hut
Cllr Andrews reported that he is liaising with the contractor on the repair of lights outside the Old School, in the Church yard and a branch has been removed which was obscuring the Old School room light.
- d) Road sweeping/road sweeping hut
The Council noted and accepted the resignation from T Hillard after many years of road sweeping. The Council will investigate how to proceed with future road sweeping including procuring the works on a contract basis.
- e) Village gateways
The Council agreed to await the outcome of the B3130 TRO before making decision on gateways.
- f) Parish Liaison Meeting 16 November 6.30pm Keynsham
The Vice Chairman and Cllr Easton to attend.
- g) Local Partial Plan Consultation – comment deadline 15 November
The Chairman to view and submit comment on behalf of the Council.

- h) Parishioner request for bench on High Street
Cllr Andrews to obtain B&NES Highways input and to liaise with the Parishioner.

Item 6 Transportation, Highways and Footpaths

- a) Car Park Issues
The Council noted B&NES Car Park response that they would be marking the hatched area in the near future.
- b) Parking issues
The Council noted that cars stopping outside the Co-op cause issues but as this area is already marked with yellow lines there is not any action which can be taken.
- c) Footpaths/Rights of Way – proposal to divert CL3/39 comment deadline 16 Nov
The Council noted that the diversion is already the route used for the CL3/39 and agreed not to comment.
- d) Stanton Drew Community Bus
The Council agreed to display posters on the noticeboard and website. And Clerk to forward poster to the Parish Magazine.
- e) Highways sheet
The Council reviewed and updated the Highways Sheet. The Chairman to investigate removing the fridge from the River Chew and Clerk to report potholes on Sandy Lane.
- f) Speeding issues
No news/updates.
- g) Walley Lane
Ward Cllr Warrington reported that 30mph roundels are now in place but there are still issues and she will continue to liaise with B&NES on this issue.

Item 7 Environmental Issues and initiatives

- a) Emergency Coordinator Report
Cllr Easton reported that the first leaf clear has taken place and was well attended. The Chairman and Cllr Easton to liaise on a Volunteer thank you event to be held in January.
- b) Playground
Cllr Easton reported that another £100 of funds towards an outside table tennis table have been raised and the Council is consulting with B&NES to see if the litterbin on Spratts Bridge could be moved to the King George V Play Area.
- c) Grass cutting
No news.
- d) Control of weeds around the parish
The Council noted the great work done by the B&NES Clean & Green Team in October.
- e) Litter issues – B&NES October Litter Clear assistance
See item 7 d)

Item 8 Finances

- a) Expenditure November – proposed by Cllr Hasell, seconded by Cllr Cox and agreed by the Council for payment in November.

Description	Amount £	Cheque No
E.ON - street lighting electricity –	164.04	DD
Mr D W Stephenson – monthly website maintenance	40.00	S/O

K Headlong – expenses October 2022	33.00	102498
Lynne Easton – emergency expenditure reimbursement, inc Tel Sim @ £120	181.33	102499
RO Dando & Sons – bulk bags	8.00	102500
SALARY PAYMENTS November 2022 POST DATED CHEQUES 1 December 2022 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
K Headlong (Clerk November 2022)	774.58	102501
Tax	(2.60)	
NI	(0.00)	
Net pay	771.98	

b) Receipts November

Description	Amount £	Cheque No

- c) Quarterly accounts (Q2) – for agreement
Retained by Cllr Andrews for review, to be returned for agreement at the December meeting.
- d) Review Standing Orders
The Council reviewed and agreed the Standing Order with no amendments.

Item 9 Planning (time allowed 15 minutes)

a) Applications in Circulation

22/01134/FUL	Bridge House Tunbridge Road Chew Magna BS40 8SP Conversion of loft with dormer windows to the rear and new front entrance porch roof following existing first floor terrace extended. <i>Chew Magna Parish Council comment submitted</i>
22/01717/FUL	6 South Parade Chew Magna BS40 8SH Replacement of existing single glazed windows with double glazed windows and reinstate part of chimney breast. <i>Chew Magna Parish Council comment submitted</i>
20/01716/LBA	6 South Parade Chew Magna BS40 8SH External alterations for the replacement of existing single glazed windows with double glazed windows and reinstate part of chimney breast. <i>Chew Magna Parish Council comment submitted</i>
22/03510/FUL	Chewton House Stanton Road Chew Magna BS40 8RS Description of Proposal: Canopies. New open carport. Alterations to windows and doors. Other interior alterations (appear not to be affect planning matters). <i>Chew Magna Parish Council comment submitted</i>
22/03777/FUL	13 Pine Court Chew Magna BS40 8SQ Erection of first floor side extension, enlargement, and design change to the appearance of the front dormer and external material alterations to the façade of building. <i>Chew Magna Parish Council comment submitted</i>
22/03933/FUL	The Homestead Double House Lane Chew Magna BS40 8TH Two storey rear extension, first floor rear extension, single storey front porch, two new dormers on the front elevation and full renovation & reconfiguration of the internal spaces. <i>Although this proposal describes fairly extensive alterations, Chew Magna Parish Council considers the submitted plans to be reasonable and commensurate within the context of its existing rural aspect.</i> <i>We also note, however, that the volume calculations and resulting proposed volume increase do not consider previous historic alterations, and consequently therefore exceed the Greenbelt SPD guidelines. We do not support non-compliance with existing Planning Policy.</i>

22/03927/TCA	2 Streamside Chew Magna Bristol Bath And North East Somerset BS40 8QZ Pollard willow to previous points removing 4m of re growth. T2-T3 Pollard x2 Hazel to previous points removing 4m of re growth. T3 Fell dying Boxelder. T4 Fell dying Cherry. T5 Crown Reduce cherry by 2.5m. T6 Crown reduce Birch by 2.5m. <i>Chew Magna Parish Council do not object to this application. The proposed felling and pollarding in this garden describe reasonable and timely management to allow in more light.</i>
22/03533/VAR	Curls Cottage Moorledge Lane Chew Magna BS40 8TJ Variation of conditions 2 and 3 of application 19/02091/FUL (Conversion of Stables to Residential Annexe for relatives (ancillary to main dwelling))
22/04028/AGRA	Greenleigh Farm Wells Road Chew Magna Bristol Bath And North East Somerset Erection of an agricultural barn. <i>Chew Magna Parish Council do not object to this application. The proposed agricultural barn is not excessive for the purpose described in the Agricultural Statement and is necessary for the continued use of the farm.</i>
22/04036/TCA	Archways Tunbridge Road Chew Magna 8SX T1 - Hawthorn - Reduce overhang to patio up to 2m T2 - Hazel - Remove due to proximity to stone arch and house. T3 - Cypress tree - Crown lift to 4m from ground level Remove Ivy T4 - Holly tree - Remove due to interference with neighbouring tree T5 - Portuguese Laurel - Remove T6 - Hawthorn - Remove T7 - Holly - Remove due to interference with Hazel T8 - Willow - Remove T9 - Hazel - Reduce overhang to garden and driveway by 2m. Remove Ivy T10 - Laurel - Remove T11 - Holly x 2 - Remove before further damage.
22/04112/TCA	Highfield House Winford Road Chew Magna BS40 8QE 2125- Dismantle to allow Beech to flourish. 2115- Reduce to below electricity wires to approx 7'and reshape remainder by up to 8'. 2111 and 2112- Dismantle due to proximity to retaining wall. 2123 and 2132- dismantle. <i>Chew Magna Parish Council does not object to these proposed tree works that describe sensible management of this well wooded mature garden that fronts two roads and driveways and crossed by power cables.</i>
22/04118/TCA	Millstream House 7 Madams Paddock Chew Magna BS40 8PN T1- sycamore- cut back from solar panels (2m clearance). T2- Lelandii conifer- fell and remove- thinning out to allow additional light to neighbouring garden. <i>Chew Magna Parish Council does not object to this proposal. These dense trees are clearly blocking out light to a PV generator and to their neighbour's garden.</i>
22/04148/FUL	Stone Barn Cottage Moorledge Lane Chew Magna BS40 8TL Conversion and alteration of existing outbuilding to ancillary living accommodation. Provide new roof with two front-facing dormers. <i>Chew Magna Parish Council support this application that describes well considered conversion plans to the existing dwelling and outbuilding that will facilitate the continued success of this well established family business. We note that the proposed alterations are within the existing footprint with alterations to the roof structure and are not affecting neighbours who have been previously consulted by the applicant. The materials used in this renovation are similar to the existing.</i>

b) Results

22/00395/LBA	Knowle House Knowle Hill Chew Magna BS40 8TF External works for the replacement of existing decayed	Consent
--------------	--	---------

	hardwood pantry window with a like for like replacement featuring lead weights, pulleys, and cords	
22/01377/TCA	Carpenters The Chalks Chew Magna BS40 8SN Lawson's Cypress – Fell	No objection
22/01617/TCA	The Thatch The Chalks Chew BS40 8SN G1 Sycamore and Ash - Pollarded to approximately 3metres in height.	No objection
22/01837/TCA	Beech Croft 2 Norton Close Chew Magna BS40 8RW Leyland Cypress (T1) - Fell as causing direct damage to built fabric.	No objection
22/02084/FUL	Evergreen Cottage North Wick Road Norton Hawkfield BS41 8NN Change of use from dwelling to visitor accommodation.	Withdrawn
22/01648/FUL	Barn Conversion East Of Greenleigh Farm Wells Road Chew Magna Erection of a new garage and construction of 2no. rear dormer windows in lieu of two rear facing Velux windows.	Permit
2/03185/AGRA	Westfield Farm Limeburn Hill Chew Magna BS40 8QW Erection of agricultural storage barn (following on from 22/01489/AGRN)	Permit
22/03421/TCA	Fishers Lodge Tunbridge Road Chew Magna BS40 8SX T1- Cedar of Lebanon- fell due to inappropriate location. (Proximity to house) a replacement tree will be planted on the lawn. T2- Hawthorn - coppice to ground level.	No objection
22/03556/TCA	15 Tunbridge Close Chew Magna Bristol Bath And North East Somerset BS40 8SU Description of Proposal: 3x Ash T1, T2, and T3 – remove	No objection

c) Affordable Housing

The Council noted the latest submission for a potential site but agreed that there were several issues including access, and that the site is not adjacent to the village development boundary.

Item 10 Correspondence (10 minutes)

- a) Email from resident re Spratt's Bridge
The Council agreed to view and assess the issues.
- b) CPRE email re fracking
The Council agreed that a response was not appropriate.
- c) Email re possible fuel poverty funding
The council noted this request but applications can only be submitted by Charities.
- d) Email re B&NES Independent Advisory Group representative
Cllr Easton and Cllr Morgan to be joint representatives.
- e) Email re historical documents offered to the parish
The Council agreed to enquire how to obtain these documents. Clerk to liaise.

Item 11 Any Other Information for Notification for Next Meeting

Precept discussion.

The Chairman closed the meeting at 9pm.

**Next meeting will be on Tuesday 6 December 2022 7.45pm, Upper Hall, Old School
Room**

Kirsty Headlong, 11 November 2022 Parish Clerk