

MINUTES FOR THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Millennium Hall on Tuesday 3rd March 2015
at 7.45pm

- Present**
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|-----------------------------|--------------------------------------|
| Cllr Jon Wheatley, Chairman | Cllr Nick Scholefield, Vice Chairman |
| Cllr Rodney Andrews | Cllr Colin Timson |
| Cllr Doris Davis | Cllr Ian Cox |
| Cllr Nick Hasell | Cllr Paul Cornelius |
| Cllr Bob Luton | Cllr Heather Montague |
| Ward Cllr Liz Richardson | |
- Item 1** **Apologies**
Apologies were received from Cllr Jerrome.
- Item 2** **Code of Conduct - Register of Councillors' Interest**
None
- Item 3** **Minutes of Previous Meeting**
The minutes of the previous meeting were signed by the Chairman, proposed by Cllr Timson and seconded by Cllr Cornelius, agreed by all.
- Item 4** **Public Participation**
- a) Adrian Urch, South Parade, Chew Magna, addressed the Council regarding not being able to leave a voice message for the Clerk as answering service discontinued and the loose noisy manhole cover in the road by the Pelican Inn, The Clerk will purchase an answer phone machine to replace the BT Call Minder Service subscription. Cllr Montague has reported the manhole cover to B&NES, the Clerk will reiterate and express urgency of repair.
 - b) Graham Kelly, General Manager, Boss Developments, addressed the Council regarding Condition 3 Variation on approved planning application for the Madam's Paddock development. Mr Kelly will provide any additional information concerning the fettered and unfettered access to the development. The request is for an easement of vehicles up to 7.5 tonnes to complete the project and from there on, thereby, a fettered limit of vehicle access of 7.5 tonnes.
 - c) Ramesh Yadev, Pharmacist, Chew Pharmacy, addressed the Council to thank Councillors and Parishioners for their support in the first week of the opening of Chew Magna Pharmacy and would like to install a hand rail at the end of the steps adjacent to the Moon Dance forecourt to facilitate access to the Pharmacy.
- Item 5** **Report back on meetings and progress**
- a) Boss Development Green Space & Allotment payment to B&NES £19184.84
The Chairman advised that B&NES has received a payment from Boss Developments which Chew Magna Parish Council must apply for to use as benefit to the parish but within the restrictions which apply to green spaces and allotments. The Chairman has requested that ideas for allocation are presented to the Green Space & Allotment Working Group ASAP – the working group will decide on three options to submit to B&NES. The Working Group Committee members are Cllr Nick Scholefield, Vice Chairman, Cllr Paul Cornelius, Cllr

Heather Montague and Cllr Bob Luton. The Vice Chairman will speak with B&NES to ascertain the use of the grant and what would be a viable application. Initial suggestions presented are:

- Chairman – Refurbish and improve playground and access
- Cllr Cornelius – The creation of a Parish Land Trust to save money for a future recreational field / sporting area / play area / allotment / community area
- Cllr Davis – Allotment land
- Cllr Montague – Footpath or safe area to walk to playground after response from B&NES to understand if the Governing Council is prepared to finance

b) Stronger Communities meeting 26th February, 1-3pm, Baptist Church, Chew Magna

Cllr Montague attended the meeting, which highlighted support groups available to the community. Cllr Montague will provide the information regarding support groups to Cllr Jerrome to ensure that all information is on the Chew Magna website. The Agents would like a road show to showcase what is available in our area for residents. Ramesh Yadev, Pharmacist, has kindly offered to host the road show in the summer and will work with Denise Perrin, Village Agent Project Manager.

d) The Vice Chairman and Cllr Andrews attended the Connecting Communities meeting on Thursday 12th February that focused on Care in the Community. The Village Agents, Police and Fire Brigade were also represented

e) Parishes Liaison meeting, Wednesday, 25th February, 2015, 6.30 pm, Keynsham

The Vice Chairman and Cllr Andrews attended the meeting which addressed the implications of the Care Act and the impact on the elderly. The Local Development Framework plans were updated. Cllr Andrews voiced the concerns of Chew Magna Parish Council at the apparent unwillingness of the Chairman of the Development Control Committee to put forward plans, which are considered major within the Parish, for full discussion by the Committee. There would appear to be a lack of appreciation of rural/parish circumstances and communities. There will be a review of the Parish Sweeper Scheme for implementation in 2016, the Parish Council will be consulted. The next meeting will be on 15th June 2015.

f) Village SOS Programme meeting Saturday 21st February, Bristol
Not applicable to Chew Magna

g) Chew Magna Initiatives Pharmacy Roadshow
As above in Item 5b

h) Chew Valley Neighbourhood Plan meeting 16th. February.

The Vice Chairman and Cllr Hasell attended the meeting. The Vice Chairman will submit the Parish's Character Assessment that will be an abridged version of the CA accepted for the Placemaking Plan. The Neighbourhood Plan Survey will be presented to Chew Valley School to collect the views of younger people in the community. The Chairman suggested a cycle way all around the edge of Chew Valley Lake. Next CVNP meeting will be on 23rd March

- i) Connecting Communities Chew Valley Forum - Action planning and Your Care, Your Way - comments needed by 24th March
No comments applicable.
- j) B&NES Council approved the Community Infrastructure Levy Charging Schedule on 17th February 2015. The Charging Schedule will take effect from 6th April 2015
The Chairman read the notice, which has been circulated to all.
- k) Misinformation regarding prescription collection at Chew Pharmacy:
The Chairman read a letter printed in the Chew Valley Gazette to Council and thanked Cllr Montague for clarification on the matter of fulfilling prescriptions. The Chairman supports any businesses which will dispense prescriptions in the valley within rules and guidelines.
The Chairman and Cllr Montague will write to the NHS Commissioning Trust to clarify the misinformation situation.
- l) Cllr Montague reported that concerns of some parishioners had been raised regarding the future of the BT Telephone Exchange. The Parish Council has not received any information regarding this.

Item 6

Transportation, Highways and Footpaths

- a) B3130 Belluton Lane – The Narrows, Chew Magna – Temporary prohibition of use by vehicles notice order from 13th March 2015
Ged McGill, MM contractors has confirmed that the Hibernia Fibre Optic installation works in Chew Magna will commence 9th March under 2 way traffic control & full road closures. The work will start from the Winford side of the village at Dark Lane & will progress through the village to link up with the already installed duct at the bend by the cricket ground on Stanton Road. The total duration is forecasted to be between 3-4 weeks maximum, with a hope to complete sooner depending on the ground conditions. To undertake the work at the narrow sections along the road, primarily outside the Co-op & at the Chalks, the road will be closed off entirely with a diversion in place at weekends only to minimise the disruption for businesses & bus operators. The road closures will take place during the weekends 14th/15th March, 21st/22nd March & possibly 28th/29th March.
B&NES advise that weekday bus services will operate as normal and B&NES will be providing a shuttle taxi service to connect with the 672 on the Saturdays to help with Saturday workers and older people who may need to go shopping. Cllr Andrews suggested that more road closure signs will be required at the junction of Lime Burn and Chew Hill and at Portbridge; the Vice Chairman will contact Ged McGill. Cllr Andrews advised that Radio Bristol should be notified of road closures, the Clerk will contact them.
- b) Churchyard steps railing
Cllr Hasell has received a request from resident to install a hand rail on the steps to the churchyard. The Chairman believes that the property belongs to the church rather than the Council; however, as the steps are on the highway the Clerk will contact B&NES to request their view.
- c) Recruitment of Speedwatch Volunteers

Cllr Montague reported that speed watch is working well and needs more volunteers for a few hours one or two days a month. The Clerk will advertise on the notice board.

Cllr Andrews reported that the speed sign at Broadcroft is not working; the Clerk will contact B&NES.

- d) Parked cars at entrance off Harford Square
Cllr Montague has ascertained that the land is privately owned by Sakina and Roger Buoy and therefore should not be parked on by public vehicles.
- e) Questions raised to Cllr Montague regarding possible purchase of land for future car park
Ward Cllr Richardson has checked with B&NES and an identified area can be included in the Neighbourhood Plan.
- f) Cllr Cornelius raised the issue of parked cars along Spratts Bridge causing driver visibility problems.
The Vice Chairman advised that Spratts Bridge will be resurfaced in the coming financial year's budget and will contact Highways regarding new no parking areas.
- g) Cllr Cornelius requested that B&NES are asked to provide a pavement from the verge at North Chew Farm, Norton Close to the playground for safer access for parents with small children and prams.
The Clerk will contact B&NES.

Item 7 Finances

- a) Expenditure approved March
Proposed by Cllr Cox
Seconded by Cllr Hasell

Description	Amount £	Cheque Number
Mrs D L McClelland (Clerks exps February 2015)	£117.50	101804
CB Patch (Hedge cutting by reservoir)	£60.00	101805
Dial a Ride MSN (Grant 15/16)	£150.00	101806
E.On	£100.70	S/O
Henleaze Web Design	£40.00	S/O
POST DATED CHEQUES 1 st March as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Roadsweeper salary March 2015)	£421.00	101807
D L McClelland (Clerk's salary March 2015)	£630.37	101808x

- b) Receipts March

c) Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme March 2015	£356.53	BACS

- d) Tenders received for grass maintenance at King George V Playing Field
The Clerk has contacted six local landscape gardening companies. To date only one response received from Gerald Tidcombe (existing contractor) to advise notice of resignation as retiring. The Clerk will chase other quotes.
- e) Allocation of accrued funds for spending on playground / footpath / village enhancement.
As discussed in Item 5a.

Item 8

Planning

a) Applications in circulation

15/13 15/00619/TCA	DuMars Dumpers House, Dumpers Lane, Chew Magna 4 x Poplar - fell
15/14 15/00655/VAR	Bear & Swan 13 South Parade, Chew Magna Display of 2no externally illuminated static fascia signs, 1no externally illuminated static hanging sign and 1no externally illuminated static signs
15/15 15/00087/VAR	Boss Developments (Bath) Limited Variation of condition 3 attached to approved planning permission 13/02172/FUL
15/16 15/00631/FUL	Wessex Water Services Limited Wessex Water Compound, Limeburn Hill, Chew Magna Construction of Wessex Water operational site to include; installation of a two door green Glass Reinforced Plastic (GRP) kiosk; new Truckpave turning head area; new high timber post and rail fencing; new access covers (flush with surface); new single leaf heavy duty field gate
15/17 14/05866/FUL	Hudson Parcel 5985, Norton Lane, Chew Magna Construction of an agricultural dwelling
15/18 15/00717/FUL	Mitchell 19 Broad Croft, Chew Magna Erection of two storey extension to replace single storey extension
15/19 15/00756/FUL	Hudson Parcel 5669 Stanton Road, Chew Magna Erection of an agricultural barn
15/20 15/00818/FUL	Wakeford Amberley House, Chew Lane, Chew Magna Erection of a single storey extension to rear of property

b) Results

14/73 14/05490/FUL	Winford Road Garages Limited Winford Ford, Chew Road, Chew Magna Erection of an extension to existing retail unit Although the proposal is to double the capacity of the existing Spar shop, in the context of the existing dealership complex we do not consider that a single story extension would incur any adverse impact on greenbelt openness. Chew Magna Parish Council supports this application, commensurate with our commitment to support and encourage local businesses. We are, however, mindful that the retained Local Plan Policy supports such extensions where accessibility does not rely on private transport, although it could be considered that when situated on the forecourt of a local garage this concern is hardly valid. Cllr Nick Scholefield Vice Chairman	Permit
14/67 14/05230/LBA	Wells Holly House, 16 High Street, Chew Magna Internal and external elevations to include erection of single storey extensions to South and West of the existing house, internal alterations to ground, first and second	Consent

	<p>floor levels, new window to North Elevation and new rooflights to existing East elevation, alterations to existing garage doors and car parking forecourt and amended vehicular access to High Street and general repairs and redecoration of exterior</p> <p>The proposals for extensions and internal modifications to both sides of this listed building are appropriately designed and could update accommodation and enhance the apparent balance and grandeur of the house. However, Chew Magna Parish Council have concerns that the comparatively modest setting of the house and the proposed hard landscaping would require significant compromises to be made for this application to gain our support.</p> <ol style="list-style-type: none"> 1. The South facing wall and doors of the proposed office extension are set uncomfortably close to the garden terrace wall (approx. 1.5m), giving a somewhat awkward and cramped aspect. 2. The proposed West extension (orangery/kitchen) would largely block the southerly street view of the Valley and distant rise towards the Mendips* that the open garden presently offers. Further obstruction would result from the proposed installation of inappropriate solid timber gates. 3. Landscaping work proposes replacement of the entire lawn area to the south west of the garden with stone paving for extra car parking. We are concerned that the extent of the paved area would be inappropriate for the garden of a listed building, prominent on the village High Street. <p>Furthermore, the plans do not show how the potential effects of increased rainwater run-off from this extensive paved area might be mitigated, and also do not take into account the mature Lime tree (not shown) on the western boundary at the extreme south west of the proposed paved area. Excavation in this vicinity may cause significant damage to the tree roots.</p> <p>Significant public views out from the village High Street are mentioned as an asset in the adopted SCA (2012)</p> <p>Cllr Nick Scholefield Vice Chairman</p> <p>Dear Suzanne,</p> <p>It was confirmed at our PC meeting yesterday that we would like to qualify our original representation regarding this planning application (subject) with the summary of no objection. If permitted, we would ask that our concerns regarding the extent of the proposed office extension, the loss of lawn/lack of drainage management of the proposed extensive paved area and potential damage to the mature Lime (not marked on the plans) are appropriately</p>	
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	addressed. Cllr Nick Scholefield Vice Chairman	
14/65 14/05229/FUL	Wells Holly House, 16 High Street, Chew Magna Erection of single storey rear and side extensions with installation of rooflights to the East and construction of amended vehicular access to High Street Dear Suzanne, It was confirmed at our PC meeting yesterday that we would like to qualify our original representation regarding this planning application (subject) with the summary of no objection . If permitted, we would ask that our concerns regarding the extent of the proposed office extension, the loss of lawn/lack of drainage management of the proposed extensive paved area and potential damage to the mature Lime (not marked on the plans) are appropriately addressed. Nick Scholefield Vice Chairman	Permit
15/01 15/00048/TCA	Ridgeway Pumping Station, Dumpers Lane, Chew Magna 1x Large Field Maple - crown lift over road to approximately 5 m - crown lift on field side by 2 - 3 m. 1x Hawthorn - remove to ground level and allow to coppice 3 Grp Hawthorn, Hazel & Holly - tidy low canopies incl removal low branches and Ivy - to improve form 4 Hazel - re-coppice 5 Hawthorn & Ash - crown lift by approx 2-3m to kleave in good form 6 Lge Willow- remove two collapsed & outer stems toward the road 7 reduce to form pollarded stems at approx 3-4m high Chew Magna Parish Council does not object to this TCA. The applicant, on behalf of the Environment Agency, has previously tidied up the upper stretch of this somewhat neglected hedge, including some replanting, so continuation of the work seems appropriate. Cllr Nick Scholefield Vice Chairman	No Objection
15/02 15/00252/TCA	Reed North Chew Farm, Norton Lane, Chew Magna 1 x Elm – crown reduction of up to 6m. 1x Holm Oak – crown reduction of up to 2m. 1 x Willow – re-pollard stems overhanging stream. 1 x Ash, 1x Willow & 1x Laurel – reduce height and re-pollard to original pollard point Chew Magna Parish Council has no objection to this application that proposes the necessary management of a number of mature trees in the close vicinity of the farm buildings. Cllr Nick Scholefield Vice Chairman	No Objection
15/03 15/00255/TCA	Brownlee The Thatch, 31 High Street, Chew Magna 1 x Apple – remove Chew Magna Parish Council does not object to this	No Objection

	<p>application that proposes a crown reduction to an old unkempt apple tree. However, the applicant also cites disturbance to the boundary garden wall caused by the tree, and complete removal may be necessary.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	
<p>15/06 15/00315/TCA</p>	<p>Pearson The Hoad, 20 High Street, Chew Magna 1 x Ash – fell, 1 x Alder – fell Chew Magna Parish Council has no objection to this proposal. The trees are presently in a fairly heavily wooded area along the riverbank at the base of the garden’s steep incline, and to let more light into a proposed Orchard seems reasonable justification.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>

Item 9 Environmental Issues and initiatives

- a) Village Clear Up Day will be on Saturday 14th March from 2-4pm
- b) Leader of Bath & North East Council, Cllr Paul Crossley, has signed up to a new national campaign called Flood Free Homes. The campaign wants to ensure that by 2025, no home is at high risk of flooding and has three main aims:
 - To ensure that by 2025 £1bn per year is spent on managing flood risk to keep pace with climate change.
 - A zero tolerance of inappropriate new developments in areas at risk of flooding.
 - Cross party consensus on ambitious long term solutions that manage all types of flood risk.
- c) Chew Magna - EA Modelling Public Meeting - target date 14th April TBC by Chew Valley Flood Forum and Environment Agency
Cllr Luton will liaise with the Chew Valley Flood Forum, the meeting will be held in the Old School Room at 7pm, chaired by Jon Wheatley, minuted if required by the Chew Valley Flood Forum. Riparian responsibilities should be highlighted.

Item 10 Correspondence

- a) The Chairman of B&NES Council invitation to the Chairman of Chew Magna Parish Council & Guest to attend The Council’s Annual Civic Reception on Tuesday 17th March 7-9pm
The Chairman and Clerk will attend.

Item 11 Any Other Information for Notification for Next Meeting

Next meeting will be **The Annual Parish Meeting Tuesday 7th April 2015** at 7.45pm in the Millennium Hall

Donna McClelland, Parish Clerk 1st April 2015