

MINUTES FOR THE MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Millennium Hall on Tuesday 6th October 2015
At 7.45pm

- Present**
- | | |
|-----------------------------|--------------------------------------|
| Cllr Jon Wheatley, Chairman | Cllr Nick Scholefield, Vice Chairman |
| Cllr Rodney Andrews | Cllr Andy Matthews |
| Cllr Lynne Easton | Cllr Simon Jerrome |
| Cllr Paul Cornelius | Cllr Nick Hasell |
| Cllr Ian Cox | Cllr Doris Davis |
- Item 1** **Apologies**
Apologies were received from Cllr Montague and Ward Cllr Richardson.
- 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 Davis, seconded by Cllr Easton, agreed by all.
- Item 4** **Public Participation**
- a) Mr Chris Brown, Hillgrove House, Chew Hill, Chew Magna, addressed the Council regarding his request for Planning Enforcement to investigate his neighbour at Trevesa, Chew Hill as a building has been constructed on his land and other outbuildings have been erected without planning consent.
The Chairman advised that he and the Clerk have already contacted B&NES Enforcement following his email request and will ask that this matter is expedited. The Vice Chairman will visit the site with Mr. Brown.
- b) Mrs Vicky Hamilton-Davis, Old North Chew Farm, Norton Lane, Chew Magna, addressed the Council regarding the forthcoming discussion at B&NES which will consider her request to alter the existing Housing Development Boundary on her land which is currently seen by B&NES as three separate curtilage areas and is preventing development of the run down site. The Vice Chairman advised that this situation is an anomaly whereby the whole curtilage is inside the conservation area but outside the housing development boundary. Ward Cllr Richardson has advised that if the Housing Development Boundary at Old North Chew Farm was altered it would not set precedence for other landowners as it is such an anomaly. The Vice Chairman advised that the Parish Council can only make comment on planning applications which are received by B&NES. The Chairman proposed to write to the CEO of B&NES and the Director of Planning to address this matter and seek a resolution for the development of a long term eyesore in the parish which Mrs Hamilton-Davis would like to improve.
- Item 5** **Report back on meetings and progress**
- a) The Clerk swore in new Cllr Andy Matthews to Chew Magna Parish Council.
- b) Affordable Housing Steering Group meeting with Louise Davidson 10th September 2015
This meeting was cancelled and rescheduled as below Item 5c.

- c) Affordable Housing Steering Group meeting with Louise Davidson 15th October, 1pm to 4pm, Millennium Hall, Chew Magna
The Vice Chairman, Cllr Cornelius, Cllr Montague, Cllr Andrews and Cllr Hasell will attend.
- d) Refurbishment of notice board
The Chairman thanked the Vice Chairman for personally refurbishing the notice board.
- e) Interagency Meeting 10th September 2015, 12-2pm Chew Magna Baptist Hall
Cllr Montague attended but not present at the meeting to report.
- f) CIL Funding Allocation Meeting, 14th September, 7pm, Keynsham
The Chairman attended the meeting which provided information regarding CIL which now replaces the 106 agreement. Any large development company who gain planning for build or development are now liable to pay a CIL grant payment to the parish. The Chairman feels that there was reticence from neighbouring parishes to join forces to claim a community led CIL grant, for example, a cycle path around the Chew Valley Lake. There were no resolutions found at the meeting, it is assumed that the majority of CIL funding will be allocated to B&NES and not be reallocated back to the local community. All parishes must bid to B&NES for CIL grant allocation.
- g) CVNP meeting 21st September, Hinton Blewett, 7.30pm
The Vice Chairman and Cllr Hasell attended the meeting, the CVNP are now ready to submit the Neighbourhood Plan to B&NES post public consultation. The next meeting will be held on 19th October, Hinton Blewett, 7.30pm.
- h) Chew Valley Area Forum meeting, Thursday 15th October at 6pm in the Library at Chew Valley Secondary School
Cllr Easton will attend.
- i) B&NES Planning Training – 23rd September – Heritage
Cllr Davis attended and reported that the course was very interesting and gave a clear understanding of the listed buildings in our area. Over 46% of the buildings in the South West are listed.
- j) B&NES additional dates for Planning Training:
 - 26th October – 1.00 p.m. – 5.00 p.m. Community Space, Civic Centre, Keynsham – Development Management
Cllr Matthews will attend.
 - 5th November – 1.00 p.m. – 5.00 p.m. Terrace Room, Fry’s Club, Keynsham – Development Management (Enforcement)
Cllr Easton will attend
 - 9th November – 1.00 p.m. – 5.00 p.m. Brunswick Room, Guildhall, Bath – Policy Making
Cllr Andrews will attend.

Item 6

Transportation, Highways and Footpaths

- a) King George V Playing Field equipment replacement proposals from GB Sports and Leisure in response to B&NES Quarterly Inspection Report as detailed:
Swings: The surface beneath the flat seats is scuffed and worn and can be repaired by installing an EPDM wear pad which will make the surface stronger. However, the width of the existing wet pour is less than that recommended by the swing manufacturer and the requirements of EN1176 which means the concrete kerb edging is within the falling zone. Therefore, I am reluctant to do any work on this surface and would recommend that it is extended to meet

EN1176 requirements which could be carried out at the same time as the wear pad.

Cluster Trim Trail: *The connecting links at the top of the chains are rusty but not badly worn and as this has been classed as low risk you may prefer to leave them until they are worn and in need of replacement.*

Toddler Multiplay: *Prior to carrying out any further maintenance work on this item it may be wise for the council to have a look at the overall condition of the unit .Some of the metal is getting very thin due to the corrosion. We did a repair in 2013 which resulted in us cutting out much more corroded steel than originally thought as the box section platform surrounds were full of water so it is possible that the unit is rusting from the inside. There is a lot of corrosion at the top of the legs, platform surrounds and beneath the bridge. Two wooden platform boards, the pull up ramp and climbing wall are breaking up and rotting on the edges. The unit was installed by Playform and I estimate it to be approximately 25 years old. Therefore, it may be time to consider replacing the item rather than carrying out repairs.*

The Council agreed that approval is given for GB Sports and Leisure to carry out their recommendations as detailed above for the Swings and the Cluster Trim Trail. The Council also agreed that the Toddler Multi Play unit should be removed and replaced with a similar play unit, Cllr Easton and the Vice Chairman will consult with infant school age children and the mothers of the toddler group to agree what replacement would be desired and Cllr Easton will provide the Council with quotations for chosen options.

- b) The Vice Chairman's report on options viable for potential bus shelter in the village

The Vice Chairman has researched the viability of siting a wooden bus shelter in keeping with the Green Belt and Conservation Area for Chew Magna. In principal the Parish Council agree to pursue the possibility of installing a bus shelter at the High Street bus stop following the outlined processes:

- Public consultation of the homeowners adjacent to the proposed bus stop site
- On the approval of homeowners, B&NES will then be consulted regarding siting a structure in the Conservation Area
- On acceptance from B&NES, Chew Magna Parish Council will select an appropriate design and will then apply for full Planning Permission
- If Planning Consent is approved, purchase and installation works can be commenced.

- c) SSE Contracting – Street Lights on 24 hours

Street lights are Day Burning 24 Hrs. SSE have discovered that WPD have installed a new type of overhead cabling system (ABC) and have disconnected the original system which now means that the lights are permanently supplied 24Hrs a day and not switched on via a control cable as before. Lamps and brackets are too old to be upgraded.

Cllr Cox will contact WPD to clarify the situation and Cllr Andrews will meet with Rod Evans of SSE Contracting.

- d) B&NES query regarding pavement clearance from Norton Close to North Chew Farm

Cllr Andrews has received a query from B&NES as this is a verge not a pavement. Cllr Cornelius advised that the request to B&NES was for the consideration of a pavement.

- e) Cllr Andrews advised that having received quotes from all of the major electricity suppliers, our current supplier, E.On remain the most cost effective. The Clerk will contact E.On to seek a 12 month fixed contract price and arrange for the current standing order from HSBC to be approved by Council and amended accordingly.
- f) Cllr Cornelius requested permission for the Fire Brigade to display their recruitment banner on the High Pavement railings – approved.
- g) Cllr Andrews advised that he will be meeting with Stefan Chiffers, B&NES to discuss the sensible relocation of some of the new 20mph signs to make better sense and visibility in the village.

Item 7 Finances

- a) Expenditure approved October
Proposed by Cllr Cox, seconded by Cllr Hasell

Description	Amount £	Cheque Number
HMRC (Employers Liability Months 4,5,6)	£241.60	101855
Mrs DL McClelland (Clerks Exps Sept 15)	£96.71	101856
Henleaze Web Design (Domain Renewal 15/16)	£9.25	101857
RO Dando & Sons (Yard brush & bin bags)	£35.52	101858
SSE Contracting (July, Aug, Sept 15)	£195.46	101859
Branching Out (Sept 15 Grass)	£250.00	101860
Branching Out (August 15 Grass)	£250.00	101861
E.On (Balancing payment to October 15)	£40.98	101862
Mike Reed (Footpaths inv 2015/668)	£121.88	101865
Cllr Lynne Easton (Flood practice day exps)	£181.08	101866
E.On	£100.70	S/O
Henleaze Web Design	£40.00	S/O
POST DATED CHEQUES 1 st November as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 st of month)		
T Hillard (Roadsweeper salary October 2015)	£419.40	101863
D L McClelland (Clerk's salary October 2015)	£630.37	101864

- b) Receipts October

Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme October 2015	£378.35	BACS

Item 8 Planning

- a) Applications in circulation

15/56 15/04140/TCA	Holden Harford House, Harford Square, Chew Magna 2no. Yew - Crown lift to 5.5 metres and prune back from adjacent property by 2 metres. Holm Oak - Crown lift to 5.5 metres. Hazel - Coppice. Self-sown Ash and Elder - Fell. Sycamore - Remove squirrel damaged limbs. Sycamore and Ash overhanging Spratts Bridge (G2) - Fell
-----------------------	---

b) Results

<p>15/47 15/03201/FUL</p>	<p>The Pelican Inn 10 South Parade, Chew Magna Erection of a contemporary flat roof link extension between public house and function room Chew Magna Parish Council supports this application to link the buildings. With the recent successful conversion of the adjacent barn, the proposed structure and modifications will serve both to increase dining area and much improve the ambiance of this popular venue. The contemporary glass structure should allow the illusion of space between the buildings that would satisfy this requirement within this Conservation Area. Cllr Nick Scholefield Vice Chairman</p>	<p>Permit</p>
<p>15/53 15/03630/TCA</p>	<p>Blythe Stonewall. Tunbridge Road, Chew Magna T1: Birch, fell and remove, large cavity and tear at base T2: Hornbeam, crown lift to 4-5 metres T3: Oak, crown thin by 15% to allow more light to back garden or reduce extended laterals by 1.5 metres G1: 2no ornbeam, reduce laterals by up to 3 ft G2: mixed species, prunus, conifer (to include golden leylandii) reduce as a hedge to between 6-8 ft Chew Magna Parish Council supports this application that proposes felling an unsafe Birch and necessary, timely management of several mature trees within a medium sized productive garden. Cllr Nick Scholefield Vice Chairman</p>	<p>No Objection</p>
<p>15/44 15/02296/FUL</p>	<p>Soper The Barn, Chew Road, Chew Magna Erection of 1no. two storey dwelling and associated garaging following demolition of existing metal barn structures Chew Magna Parish Council would welcome a successful resolution of this derelict ex- agricultural site. The proposed single dwelling with garden would be a significant visual improvement and have less detrimental impact on the Green Belt than the existing structure. Although we are appreciative of NPPF guidelines on the restrictions for development within the green belt, Chew Magna Parish Council is minded to support the application in the expectation that exceptional circumstances have been demonstrated. Cllr Nick Scholefield Vice Chairman</p>	<p>Withdrawn</p>

Item 9

Environmental Issues and initiatives

- a) Environment Agency PLP Flood practice day, 3rd October 2015
Cllr Easton reported that Chew Magna Parish Council with the Environment Agency organised a Flood Resilience Day, to practise responding in an emergency, with our newly appointed Flood Wardens (who have been equipped with Hi-viz protective clothing and head torches by B&NES). Effective

communication is at the heart of safety and following a pretend 'Flash Flood Alert' the Wardens used their cascade system in each Zone to alert residents who then put up their protective boards. The Environment Agency and UK Flood Barriers supported residents and checked the boards in place, giving advice on storage. Wardens took note of any issues that arose to feed back to the coordinator for action. Avon Fire & Rescue volunteers were on hand to help and both the Station Manager and Watch Manager were present to assess what support they could give should an event occur and making a site to Lower Batch with the CURO Manager.

In the afternoon the Environment Agency and Parish Council were available in the Millennium Hall for anyone to ask questions/raise issues and were joined by B&NES, Community Police and Chew Valley Flood Forum.

The main issues to arise were discussed at an all-agency meeting at the end of the afternoon:

- Debris and silting in the River Chew and Winford Brook – the EA and B&NES are following up on this
- Sandbags: B&NES will provide 2 stores of filled bags – 1 by the Church Hall and 1 by the Fire Station
- Road flooding: B&NES will provide road barriers & closure signs for Wardens to deploy in an emergency
- Top tips: we will put together a list of tips for deployment and storage of boards suggested by residents, EA and Flood Barriers UK: EA and Coordinator
- Work carried out to drains/roads: The impacts of some of the recent measures B&NES have made to reduce flooding were noted.

This day brought together over 30 personnel from different agencies who are committed to the safety of residents in Chew Magna. The Chairman thanked Cllr Lynne Easton for her hard work and dedication and the huge success of the flood resilience practice day.

Item 10 Correspondence

- b) The Chairman's Community Awards 15/16 invitation to nominate Cllr Cox will nominate Mr Dave Hedges online.

Item 11 Any Other Information for Notification for Next Meeting

Next meeting will be held on **Tuesday 3rd November 2015** at 7.45pm in the Millennium Hall

Meeting Closed 9.45pm

Donna McClelland, Parish Clerk 19th October 2015