

## MINUTES FOR THE ANNUAL GENERAL MEETING OF CHEW MAGNA PARISH COUNCIL

Meeting held in the Millennium Hall on Tuesday 10<sup>th</sup> May 2016  
At 7.45pm

- Present**
- |                             |                                      |
|-----------------------------|--------------------------------------|
| Cllr Jon Wheatley, Chairman | Cllr Nick Scholefield, Vice Chairman |
| Cllr Rodney Andrews         | Cllr Andy Matthews                   |
| Cllr Lynne Easton           | Cllr Heather Montague                |
| Cllr Paul Cornelius         | Cllr Nick Hasell                     |
| Cllr Doris Davis            | Ward Cllr Liz Richardson             |
- Item 1**      **Appointment of Councillors for Chew Magna Parish Council for new term of office from 10<sup>th</sup> May 2016**  
All of the existing Parish Councillors elected to remain in their posts for the next year of office.
- Item 2**      **Appointment of Chairman and Vice Chairman of Chew Magna Parish Council for new term of office from 10<sup>th</sup> May 2016**  
Cllr Jon Wheatley was re-elected as Chairman, proposed by Cllr Scholefield, seconded by Cllr Hasell, all agreed.  
Cllr Nick Scholefield was re-elected as Vice Chairman, proposed by the Chairman, seconded by Cllr Davis, all agreed. Both accepted their office with thanks.
- Item 3**      **Apologies**  
Apologies were received from Cllr Cox and Cllr Jerrome.
- Item 4**      **Code of Conduct - Register of Councillors' Interest**  
None.
- Item 5**      **Minutes of Previous Meetings**  
The minutes of the Annual Parish Meeting and April's monthly meeting were signed by the Chairman, proposed by the Vice Chairman, seconded by Cllr Hasell, all agreed.
- Item 6**      **Public Participation**
1. Hector Cornelius, Lower Batch, Chew Magna, addressed the Council regarding Item 7d, the land for auction adjacent to the Mill at Tunbridge Road. Mr Cornelius proposed that the land could be purchased by the Council for Affordable Housing. The Chairman advised that there is a restrictive covenant in place on the land in question which states that the owner of the Mill must grant permission for any construction on the land abutting the Mill and wishes the area to remain a green space not developed land.
  2. Mandy Brown, the Trading Post, South Parade, Chew Magna addressed the Council representing some of the retailers of the village and read a letter to the Council from the proprietor of Moondance Café regarding the severe lack of parking spaces in Chew Magna. The shortage of parking spaces presents shoppers with a problem and those who cannot park are travelling out of the High Street where parking is more convenient at Winford Road. As retailers most business owners do not see this as a problem at present. However, if it is not addressed the retail element of Chew Magna will leave and therefore house prices will fall as there will no longer be the local amenities available as there are

now. There is a need for restrictive short term parking, enforcement and the deterrent of workers parking all day in prime areas for shoppers.

The Chairman agrees that the poor parking situation must be overcome and suggested a meeting in June 2016 with the business owners to discuss this matter. The Chairman stressed that together with the parking issue the parish needs to retain quality shops, services, banks, public houses, Post office and village enhancements to keep Chew Magna vibrant.

3. Ramesh Yadev, Chew Pharmacy, South Parade, Chew Magna. Addressed the Council regarding the proposed move of the Post Office to the pharmacy premises. In principle the Post Office have approved the plan and plans for a disabled access ramp have been provided. The landlord of the building has approved of the DDA Compliant Access ramp as it is a requirement of the Post Office for the site. B&NES will now be consulted regarding this matter. The Chairman would like to provide full support of the Parish Council to help retain a fundamental public service in the village.
4. Luke Hasell, Community Farm, Chew Magna, addressed the Council to give advance notice that a licence application will shortly be submitted to B&NES for this year's Valley Fest an Organic Food & Music Festival for approx.. 5000 people, which will be held on 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> September 2016.  
The Chairman was pleased to give the support of this year's event

## **Item 7**

### **Report back on meetings and progress**

- a) Chew Valley Neighbourhood Plan meeting 18<sup>th</sup> April 2016, 7.30pm at Hinton Blewett  
The Chairman, the Vice Chairman and Cllr Hasell attended the meeting and the Chairman currently has the hard copy of the complete plan.  
The draft Chew Valley Joint Neighbourhood Plan is now available to view and for public consultation at: [www.cvnp.co.uk](http://www.cvnp.co.uk)  
Public consultation meetings are also being held at Woodford Lodge on:
  - 21<sup>st</sup> May 2016 – 10am until 12 noon
  - 6<sup>th</sup> June 2016 – 6.30pm until 8pmAll are welcome to view the plan and add comments prior to submission to B&NES on 24<sup>th</sup> June 2016.  
The next meeting will be held on meeting 20<sup>th</sup> June 2016, 7.30pm at Hinton Blewett. The Chairman thanked all involved over the last two years who have helped compile the Joint neighbourhood Plan.
- b) Letter from the Pony & Trap and email from the Bear & Swan both requesting further information regarding Assets of Community Value to be included in the Neighbourhood Plan  
The Chairman and the Vice Chairman have met with Mr Chris Eggleton, Pony & Trap and Mr Nigel Pushman, The Pelican Inn and collectively agreed not to pursue ACV's (Assets of Community Value) on any of the public houses in the parish, all Councillors support this decision. The car park and the grocery store remain listed as ACV's to ensure retention as a village service in the future.
- c) Chew valley Area Forum meeting, 28<sup>th</sup> April 2016, 6-8pm, Chew valley School  
The Vice Chairman attended the meeting which included interesting information regarding flood protection which could possibly be applied to the Winford Brook. The Chew Valley Flood Forum (CVFF) will research this for further information.
- d) Auction of land adjacent to the Mill, Tunbridge Road

The Chairman advised that if appropriate funding can be raised an independent agent should be appointed if applicable to ascertain if there could possibly be a way forward with negotiations if the auction has been postponed.

- e) Land Registry search fees  
Cllr Montague reconfirmed that any land Registry search fees paid by Councillors in respect of Parish Council work may be reimbursed as an expense payment with the appropriate receipts.
- f) B&NES Chairman's thank you reception, 20<sup>th</sup> April 2016  
Not attended.
- g) Date for next Affordable Housing Steering Group meeting  
Cllr Cornelius will advise all by email when the next date has been agreed.
- h) Parishes Liaison Meeting, Wednesday, 11th May, 2016, 6.30 pm, Keynsham  
Cllr Andrews will attend.
- i) B&NES Transport Strategy meeting, Chew valley School, 26<sup>th</sup> April 2016  
Cllr Andrews attended the fact finding meeting and passed the B&NES questionnaire to the Chairman to gain Council responses. Ward Cllr Richardson will return the Council's comments to B&NES Transport Department. The questionnaire is also available online at [www.bathnes.gov.uk](http://www.bathnes.gov.uk) for individual representation.
- j) The Queen's 90<sup>th</sup> Birthday Celebrations  
Cllr Andrews advised that the Chew Magna Society will be arranging community celebrations for the Queen's 90<sup>th</sup> Birthday which will take place on Saturday 11<sup>th</sup> June. Final arrangements will be publicised shortly. The Chairman granted £500.00 funding towards the celebrations for the parish.  
Every one of every age is most welcome to join the village celebrations on the 11<sup>th</sup>.

#### **Item 8                      Transportation, Highways and Footpaths**

- a) Car parking in Chew Magna and email from Annie Sewart requesting formal permission to park at the sacred Heart Church site.  
The Chairman expressed the serious need for a car park and restrictive parking times of 2 to 3 hours short term parking, subject to enforcement, Monday to Saturday 9am to 5pm. The Chairman will write to B&NES Highways Department to request restrictive parking in the existing car park, High Street and Tunbridge Road. Cllr Davis has advised Mrs Sewart regarding parking at the Sacred Heart site.
- b) Car park exit barrier to Pine Court has been replaced.
- c) King George V Playing Field update  
Cllr Matthews and Cllr Easton have secured 106 funding from B&NES of £17,015 for the new playground equipment to be purchased for the King George V Playing Field.  
The cost of the renovation as agreed by Council stands at:
  - Central play equipment £17,015
  - Nest swing £3555
  - Children's table and seats £250
  - Adult picnic table £2550
  - Total cost £23,160

The Parish Council will contribute £5314 to fund the project, which includes resurfacing of the toddler play area and removal of the existing equipment.

The play area will be closed for safety reasons during the removal and installation of equipment.

The Chairman thanked Cllr Matthews and Cllr Easton for their hard work involved to secure this community facility for our parish.

- d) Letter from ROSPA regarding playground inspection  
ROSPA offer playground inspections at £66.50 plus VAT. Cllr Easton and Cllr Matthews will coordinate future inspections as required.
- e) 20mph signage changes  
Cllr Andrews will report at next meeting.
- f) Email from Chris Howlett, Islett, Pagans Hill, Chew Magna regarding 40mph speed limit still applied by Chew Valley School  
B&NES only reduced pre-existing 30mph to new 20mph, therefore the 40mph by Chew Valley School is still in force. Ward Cllr Richardson is campaigning with B&NES to have this changed.

#### Item 9 Finances

- a) Expenditure approved May  
Proposed by Cllr Hasell, seconded by Cllr Cornelius.

Description	Amount £	Cheque Number
Mrs DL McClelland (Clerks Exps April 16)	£102.48	101910
Mike Lavender (Hedge cutting)	£65.00	101917
Cllr Nick Scholefield (Land Registry search fees)	£53.81	101912
Zurich Parish Council Insurance (Insurance 16/17)	£ 1,282.51	101915
Cllr Easton (Flood warden Mobile Exps)	£60.52	101916
E.On	£120.00	S/O
Henleaze Web Design	£40.00	S/O
POST DATED CHEQUES 1 <sup>st</sup> June 16 as HMRC require RTI (Real Time Information) reporting submitted before PAYE date (1 <sup>st</sup> of month)		
T Hillard (Roadsweeper salary May 2016)	£423.60	101913
D L McClelland (Clerk's salary May 2016)	£650.37	101914

- b) Receipts May

Description	Amount £	Cheque Number
B&NES Roadsweeper Scheme May 2016	£382.13	BACS
HMRC VAT Refund 15/16	£1056.73	BACS

- c) Audit for the financial year 15/16  
The Vice Chairman and Cllr Andrews have reviewed the accounts for Audit and passed to James Wasdworth for the Internal Audit.

#### Item 10 Planning

- a) Applications in circulation

16/22 16/01455/ODCOU	The Radstock Co-Operative Society 15- 16 Harford Square, Chew Magna Prior approval request for change of use from offices (Use Class B1) to residential (Use Class C3)
16/23 16/01885/TCA	Top Tree Services Limited 4 Stoneleigh, Chew Magna T1 - Conifer - remove. T2 - Willow - pollard by 40%. T3 - Mixed species -

	reduce hedge by 2 metres.
16/24 16/01513/LBA	Urch 6 South Parade, Chew Magna Internal and external alterations for the installation of curved track stairlift between ground and first floors, with installation of a grab rail adjacent to the front door.
16/25 16/01995/TCA	Ackers Inchgeck, 3 Norton Close, Chew Magna 2 x Maple - pollard. 1 x Silver Birch - crown reduction by up to 3m
16/26 16/02138/TCA	Watts Manor House, Battle Lane, Chew Magna Various worked as specified
16/27 16/02047/FUL	Cullingford 4 Stoneleigh, Chew Magna Erection of a single storey side extension

#### b) Results

16/10 16/00483/FUL	Sidwick Dunbolton Farm, Claypit Road, Chew Magna Erection of single storey side extension following part demolition of existing barn Chew Magna Parish Council supports this proposal. The addition of a moderate extension with a continuous roofline to the approved conversion and prior demolition of the dilapidated existing barn would enhance the general appearance of the site, while providing improved accommodation. Cllr Nick Scholefield Vice Chairman	Permit
16/19 16/01186/AR	Sacred Heart Church High Street, Chew Magna Display of 1no. non-illuminated carved iroka wooden statue with a stainless steel halo on a stone plinth and the display of 1no. non illuminated steel cross Chew Magna Parish Council does not object to this application that proposes the erection of an appropriate statue and a replacement cross at the South entrance to the church. Cllr Nick Scholefield Vice Chairman	Consent
16/11 16/00540/FUL	Soper The Barn, Chew Road, Chew Magna Erection of 1no. two storey dwelling following demolition of existing metal barn structure (Resubmission). Chew Magna Parish Council supports this application. Consistent with the PC's desire to see an acceptable resolution for this unattractive and redundant commercial site, we are encouraged that this resubmitted application to a erect a suitable dwelling on the footprint of the existing metal barn would seem to comply with the recent, relevant national and regional planning guidelines. In a previous planning application, development of this site was refused, partially on the grounds that it is 'remote from services and good public transport' whereas a garage	Permit

	<p>and recently enlarged convenient store and a local bus stop (672 service for Bristol) are within a few minutes walk.</p> <p>Cllr Nick Scholefield Vice Chairman</p>	
<p>16/17 16/01148/TCA</p>	<p>Slade Apple Acre, Tunbridge Road, Chew Magna 2 x Malus Species – fell This ample garden is well stocked with a variety of trees, and crab apple (1) is in poor shape and becoming entangled with a neighbouring Yew. Tree (2), however does not seem to be problematic. Several limbs have been removed in the past. It is fairly tidy and its crown, though overhanging, is well clear of the garage roof. Chew Magna Parish Council does not object to this application; felling tree (1) is clearly justified, and considers it petty to try and put forward a convincing case to protect tree (2). Cllr Nick Scholefield Vice Chairman</p>	No Objection
<p>16/03 15/03257/LBA</p>	<p>Hicks The Beeches, 9 High Street, Chew Magna Internal and external alterations to include new windows and doors Chew Magna Parish Council does not object to the application, as the proposals would not affect the street view of this significant Listed Building. We also note that the proposed internal changes to the kitchen/dining area, and new and enlarged rear windows seem to have been carefully considered, involving consultation with B&amp;NES planning on heritage and conservation concerns. Cllr Nick Scholefield Vice Chairman</p>	Consent
<p>16/12 16/00633/FUL</p>	<p>Davies North Elm House, Norton Lane, Chew Magna Erection of a car port, conversion of the integral garage into living accommodation and alterations to the front and side facades involving the insertion of two windows and a door. Chew Magna Parish Council does not object to this application. The expired application (2012) for the carport was permitted, and the required external alterations and conversion of the integral garage into domestic space seem acceptable, on the understanding that the existing off street parking facility would not be reduced. Cllr Nick Scholefield Vice Chairman</p>	Permit

- c) Enforcement 16/00190/UNDEV  
Await further notification from Patrick O'Brien, Planning Enforcement Officer,  
B&NES  
The Clerk will chase.

- d) The Clerk will put the LEAD Councillor name in the subject title when circulating online planning applications. All should send their comments directly to the Vice Chairman for collation and response to B&NES.
- e) Cllr Andrews advised that Mike Reed will remove the Silver Birch tree as permitted TCA - 15/05534/TCA.

**Item 11 Environmental Issues and initiatives**

- a) PLP ownership letter sent from Andy Biddlecombe, B&NES  
The Chairman agrees to sign on behalf of the Parish Council. B&NES must remit the letters, not Chew Magna Parish Council.

**Item 12 Correspondence**

None.

**Item 13 Any Other Information for Notification for Next Meeting**

- a) Areas of Responsibility for Councillors new term of office from 10<sup>th</sup> May 2016  
The previous year's copy of Areas of Responsibility for Councillors has been provided to all for reference (as attached)
- b) The Chairman and the Council congratulated Adrian Urch on celebrating his 80<sup>th</sup> birthday and expressed sincere thanks for all the work Adrian does in the parish.

**Meeting Closed 10pm**

Next meeting will be held on **Tuesday 7<sup>th</sup> June 2016** at 7.45pm in the Millennium Hall  
Donna McClelland, Parish Clerk 18<sup>th</sup> May 2016