



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 6th April 2023 at 7.30 pm in The Village Hall, Chew Stoke.

Present: Cllrs Dick Raffety (Chair), Steven Read (Vice-chair), Nicola Ainger, Nick Baker, Carol Dyer and Steve Hicks.

Ward Councillor Vic Pritchard

Clerk: Sarah-Jane Streatfeild-James

Minutes: 2023/04

- 1. Apologies:** Cllrs Ali Cunningham. Ward Councillor Karen Warrington
- 2. Public participation** – One member of the public attended to comment on a planning application.
- 3. Declarations of interest** – none.
- 4. To accept the minutes of the meeting held on March 2nd 2023,** unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.
- 5. Ward Councillors report:** Ward Councillor Vic Pritchard attended to discuss planning application [23/01178/FUL](#) Lobbington Cottage , Chew Lane, Chew Stoke. Councillor Pritchard has commented on the application offering his support, and requesting that B&NES call the decision in to committee if they are minded to refuse permission. He explained that he is supporting the application on the grounds of the health and well-being of the applicants, who have bought a section of agricultural land and have applied for change of use to a garden. This is the 3rd planning application for change of use, in asking for it to be decided at committee, it would be a final decision. The application is contrary to planning policy and likely to be refused at present by planning officers. The owner commented that he and his wife are now retired and have lived in the village for many years, and don't wish to move away. They would like to use the land as a garden.

B&NES are now in purdah with elections being held on May 4th, no news or updates.

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6. Planning Applications

i) Application Reference: [23/01171/FUL](#)

Application Address: Lakeside Barn, Stoke Hill, Chew Stoke, Bristol, BS40 8XJ

Proposal: Extension of roof and erection of dormer windows at Lakeside Barn. *This application is in addition to a previous application which sought to provide accommodation for a dependent relative, this application seeks to provide more space by extending the roof space. Agreed it would be helpful to receive information from applicant, so to request they attend the next PC meeting. Clerk to ask the planning officer for an extension, and to discuss at the next parish council meeting on May 11th.*

ii) Application Reference: [23/01178/FUL](#)

Application Address: Lobbington Cottage , Chew Lane, Chew Stoke, Bristol, BS40 8UE

Proposal: Change of use of land from agricultural land to garden land and erection of timber fencing (Retrospective) (Resubmission of 22/05135/FUL). *Discussion noted above, although the Parish Council are sympathetic to the application, there is concern it sets a precedent, and sends a message to farmers that there is a market to sell agricultural land. This also creeps into greenbelt areas, affecting its openness. A large 6ft wooden fence has been erected between the property and the neighbouring land that is not in keeping with a rural landscape. The PC has objected on 2 previous occasions to similar applications at this address, there is little materially different with the current application to change their stance. Agreed unanimously to OBJECT to this application as it is contrary to planning policy.*

7. Matters requiring a decision:

- i) Cllrs Baker, Hicks and the Clerk met this week with landowners and business partners of The Stoke and of the land in Woodford Lane. Discussed parking issues in the village and outside The Stoke, agreed there are safety issues with people parking on the only pavement outside the pub on Bristol Road. This creates a danger to all pedestrians, but especially to school children when cars are being parked on the pavement. Two signs have been erected in the pub asking people not to park on the pavements. The landlord allows parents to use the pub car park for school drop-off and pick-ups which the PC are grateful for. The car park is also used for an airport parking business which limits available space for school parents and visitors to the pub.
- Also discussed the use of the land along Woodford Lane, the PC are keen to support local business in the area and welcomed the diversification projects in the area. Two caravans have recently been removed from the area which is in the AONB. The PC advised the landowners to look at appropriate consents for activities and events held in the area. Woodford Lane is now an adopted Highway, it is unclear who will be responsible for maintenance. The lane is used by residents walking to join the Recreational Trail, discussed safety concerns with increased cars using the lane. The landowner offered to cut out some passing places in the section with high banks. It was good to meet up, to clarify some issues, to note that the PC supports and monitors local businesses.

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- ii) The lease agreement for the Village Hall remains with the solicitors. The hall committee plan to meet with some councillors to discuss ongoing plans for funding the hall, and the option to raise the precept in future if necessary for maintenance. The Clerk passed on this information at the meeting, noting this is common practice to use precept monies to maintain village halls. Also noted that the PC has CIL money available at present which could be used if necessary.
- iii) Road safety issues and speeding in the village - the Community Speedwatch scheme is now set up, roadside training for the volunteers by the PCSO's is required next. The earliest date this can be undertaken is mid May, Cllr Hicks to agree a date. Awaiting an update from B&NES on whether the Speed Activated Device (SID) on Stoke Hill can be recommissioned. B&NES are reviewing all devices in the authority, but the PC understands there is no money available to repair them. It is not possible for the PC to fund repairs as the devices belong to B&NES. Cllr Hicks also looked for potential funding for road safety from RoSPA, but nothing suitable is available for pedestrian safety.
- iv) The following policies are reviewed and adopted:
 - a. Financial Regulations
 - b. Grant Awarding Policy
 - c. Publication Scheme

8. Finance:

- i) To note standing orders:
 SJ Streatfeild-James - clerks salary (March)
 Hugo King – ground maintenance salary (March)
- ii) The financial year end Statement of Accounts spreadsheet was not available to download from Scribe accounting, so a summary of Receipts & Payments was shared with councillors. The bank reconciliation was checked against the bank statements and signed by Cllr Read.
- iii) To note the first precept payment of £11,000 for financial year 23-24 was received on 3rd April

iv) The following online payment was agreed:

Date	Item	Payee	Net	VAT	Total
31.03.23	HP Ink (printing)	SJ Streatfeild-James	£4.17	£0.83	£5.00

9. Matters of report:

- i) Update from the PCAA meeting on March 30th – attended by Cllr Ainger, the PCAA are supporting Bristol Action Network (BAN) in taking the case to the Appeals Court following the Judicial Review result. There is a need for funding to help with this and requests to PC's may follow. To await information before considering further action.
- ii) Update on the shop rental – unconfirmed information received by the Community Shop Venture group that the shop rental has now been agreed to another 3rd party.

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- iii) Update on Rectory Field – it is currently too wet to start cutting the grass yet, but this will be done w/c 10th April if the ground has dried out enough. Plan to have no mow areas again this year.
- iv) Update on the Recreational Trail – noted above. Also noted that following heavy rain, the drain at the end of Woodford Lane is overflowing and there is a large flood. Access to the gate to the Recreational Trail is impossible due to the flood. Also requested a bin for dog poo to be situated at the ends of the trail. Cllr Baker is in touch with Alison Sherwin from Bristol Water and Kirsty Dunford from B&NES regarding these issues.
- v) Update on the changes to bus services in the area – the changes were introduced on April 3rd, the Chew Valley is served by a Demand Responsive Transport system, where minibuses can be booked to take residents to key arterial routes or places. Generally this has been a positive experience for users, the service provides many more options than were previously available. PC to promote the service. Further information is available via a Facebook group 'Bus Transition in the Chew Valley'.
- vi) At the end of the meeting Cllr Raffety informed other councillors that he has decided not to stand for election again and will be resigning as Chair of the Council on May 11th. Cllrs present thanked Cllr Raffety for all his hard work during his time on the Council.

Meeting closed at 8.45pm

Next meeting Thursday 11th May at 7.30pm in the Village Hall

Annual Parish Meeting Thursday 20th April at 6.30pm in the Village Hall

Signed by:

Date:

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