



Chew Stoke Parish Council

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**Minutes of the Parish Council Meeting held on
Thursday 11th December 2025 at 7.30 pm in St Andrew's Church, Chew Stoke**

Present: Cllrs Steven Read (Chair), Nicola Ainger, Nick Baker, Rowan Coleman & Ben Moss.

Clerk: Sarah-Jane Streatfeild-James

Ward Councillor: Dave Harding

Minutes: 2025/12

- 1. Apologies noted and accepted:** Cllrs Steve Hicks and Nicola Wilson.
- 2. Declarations of interest** – none.
- 3. Public participation** – 2 members of the public attended in relation to item 6i
- 4. To accept the minutes of the meeting held on 6th November 2025,** unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.

5. Ward Councillors report:

Central government are looking to introduce City Tourist Levies which would be relevant to Bath.

SEND funding to be taken over by central government, enabling more children to remain in mainstream education.

Maintenance to Charlton House, a residential place for SEND children is proceeding, when open it will prevent children having to go outside B&NES area for care.

Community Award nominations are now open.

Walk, Wheel, Cycle Trust (previously named Sustrans) thanked Chew Stoke for their detailed response to recent proposals to improvement to the National Cycle Network Route 3 following a public consultation. Many of the ideas are aspirational and won't progress, but CSPC are also discussing options with Highways at B&NES especially with the B3114 to the west of the lake over Herons Green. Key personnel are also meeting to discuss next steps with developing the southern section of the Chew Valley Lake Recreational Trail.

6. Planning applications:

- i) **Application Reference:** [25/04241/FUL](#)

Application Address: Lake View , Stoke Hill, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8XJ **Proposal:** Proposed domestic outbuilding (Retrospective). *This type of development would normally be permitted under Permitted Development, but due to a*

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condition in a previous application, permitted development rights have been removed, and a full application is required. This condition was added to prevent overdevelopment of the plot. The application is to erect an outbuilding to replace 2 smaller buildings to house the swimming pool outbuilding. It was noted that the outbuilding is situated in a decent sized plot and it is not visible from the road. The building does not exceed any permitted development height limitations etc. It was noted that trees and vegetation have been removed and work to drainage pipes have been undertaken. B&NES will consider these points. Councillors spent significant time discussing this application and considered that the size of the new building to be disproportionate to the size of the 2 smaller buildings it is replacing and is detrimental to the appearance of the curtilage of the dwelling plot and the amenity of the adjoining property due to its size and location. Councillors agreed to OBJECT to this application.

7. Matters requiring a decision:

- i) Housing Needs Survey, agreed to ask Devon Housing Hub. Cllr Baker to approach them for a quote.
- ii) Agreed to proposed response to the Walk, Wheel, Cycle Trust consultation concerning the Compton Martin to Whitchurch section of National Cycle Network Route 3.
- iii) Agreed the response submitted to WECA and B&NES in support of the X91 and 99 bus routes.
- iv) Update from Speeding Working Group – discussions ongoing about the feasibility of raised humps/tables without the need for street lighting in order to reduce speed on the approaches to Chew Stoke. Any plans for the road across Herons Green also relevant to the Walk, Wheel, Cycle Trust (WWCT) NCN Route 3 plans, and the Chew Valley Lake Recreational Trail plans. Agreed to ask the Working Group how they wish to pursue the Community Speedwatch project, ie to have a Chew Stoke group or be part of a Chew Valley wide group.
- v) Assertion 10 requirements - agreed which data protection training sessions councillors can attend in January. Agreed to defer decision about migrating emails, website and cloud storage to Parish Online to Jan meeting.
- vi) No plans to erect a Christmas tree this year but agreed to reimburse for Christmas lights for the Community Bloom troughs in the village. To budget for a tree in 2026.
- vii) Three varying quotes for tree works have been received. Councillor Baker has conducted a review of trees in Rectory Field, Quarry Hay and Bilbie Road Playground in collaboration with the arboriculturist who wrote the Tree Survey prepared in 2021. There were no immediate Health and Safety risks identified, so agreed to have the 2021 survey updated together with various on-going maintenance and ash tree removal works. To also instruct one tree surgeon to undertake a climbing survey of 4x alder trees in Rectory Field.
- viii) Reviewed the second draft of the 26-27 budget. Whilst total expenditure for 26-27 is approx. £28,500.00, there is an anticipated surplus from 25-26 and by off-setting some expenses to CIL or Westaway funding, it was agreed to submit a precept request for £24500.00 for 26-27. This is a 5% increase on the current year.
- ix) Agreed to write a response specific to Chew Stoke issues in response to the Bristol Airport lighting consultation. This is a private consultation so comments will not be public. Bristol Airport are looking to make a Compulsory Purchase Order for Felton Common. Points to be made include:

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the increase on road traffic both in Chew Stoke and in the valley, parking issues, and light and noise pollution.

Chew Stoke residents use Felton Common and lighting erected on the Common would affect their enjoyment. There would be an adverse effect on the ecology in the area.

CSPC support the PCAA's detailed response. Cllr Moss to submit response. To highlight planning application via the Facebook Telegraph page. Deadline to submit response is 19th December.

- x) Following evidence of rats in Bilbie playpark, treatment has been authorised. To contact Wessex Water due to the proximity to drains. To seek clarification on when the holes can be filled in as they represent a trip hazard.
- xi) A post in the fort in the playpark is rotting and needs replacement, agreed to seek quotes for the work.

1. Finance:

i) To note standing orders:

- a. SJ Streatfeild-James - clerks salary (November)
- b. Hugo King – ground maintenance payment (November)

ii) To acknowledge receipt of:

Date	Item	Payer	Net	VAT	Total
15.12.25	Field rent	James Baker	£650		£650

iii) To agree the following payments:

Date	Item	Payee	Net	VAT	Total
15.12.25	HP Ink (printing) reduced Canva (Nov)	SJ Streatfeild-James	£4.17	£0.83	£3.25 £4.33
15.12.25	PAYE & NI	HMRC			£38.43
15.12.25	Data Protection Webinar	ALCA (EHPC to repay half)			£15.00
15.12.25	Bin bags	Glasdon	£102.57	£20.97	£123.08
15.12.25	Repairs to Bilbie Playpark	Martin Giles			£140
15.12.25	Rat treatment	Andrew Tanner			£60

2. Matters of report:

- i) Westaway Field and Cooks Meadow – the stone bench is under construction
- ii) Chew Valley Lake Recreational Trail meeting on Dec 3rd – Meeting to receive update on progress with the on-going continuing feasibility study which is reviewing the potential development of the remainder of the perimeter path around the lake. The meeting was attended by the Project Team at B&NES, 'Walk, Wheel, Cycle Trust' and local Parish Councils and Ward Councillors. Timescales are dependent on funding availability, and will run in 5 yearly cycles, so work could potentially start in 2030-35. In the meantime, to focus on deliverable sections eg paths from villages to the existing trail, which ties in with WWCT plans and BANES active travel policies. Plan to establish steering group including Chew Valley community representatives.
- iii) Update from Groundsman – plans to arrange hedge and brash cutting in Rectory Field when the ground firms up.

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- iv) Update from Community Bloom – Chew Stoke Church School received an ‘Excellent’ in their category in this years’ competition.
- v) Update from Chew Valley Forum meeting on 27th November – information about First Responder training; an increase in police numbers in the Chew Valley and Community Wellbeing update.
- vi) The stream through the village was polluted with a white liquid, possibly milk on 23rd November, no update from the Environment Agency. Agreed Clerk to ask EA for an update.
- vii) A small area of Japanese Knotweed in Rectory Field was treated in the spring. No further treatment was required this autumn, to monitor next spring for regrowth.

3. Correspondence received:

- i) Fireworks incident on Herons Green on 15th November

Meeting ended at 21.23

Next meeting Thursday 15th January 2026 at 7.30pm in St Andrew’s Church, Chew Stoke

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