



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 9th January 2025 at 7.30 pm in The Village Hall, Chew Stoke

Present: Cllrs Nick Baker (Chaired the meeting), Nicola Ainger, Rowan Coleman, Steve Hicks and Nicola Wilson.

Clerk: Sarah-Jane Streatfeild-James

Ward Councillor: Dave Harding

Minutes: 2025/01

1. **Apologies noted and accepted:** Cllrs Steven Read, Alex Cooke, Ali Cunningham and Carol Dyer.
2. **Declarations of interest** – None
3. **Public participation** – none present
4. **To accept the minutes of the meetings held on 5th December 2024**, unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.
5. **Ward Councillors report:**

To note that the English Devolution White Paper was raised in Parliament in December 2024. This is looking to devolve current Unitary Authorities (UA) into bigger ones. B&NES is the smallest UA in England, so this may have implications for our area.

B&NES is to set its budget for 25-26, the council tax rise will be the maximum of 4.99% including the 2% social care precept rise.

But of note B&NES has the 4th lowest Council Tax in the South West, and Council Tax accounts for around only 1/3 of Council revenue spending.

Cllr Harding has sent information regarding housing needs surveys to CSPC.
6. **Planning applications:**
 - i) Application Reference: [24/04347/CLEU](#)

Application Address: Lake View , Stoke Hill, Chew Stoke, BS40 8XJ

Proposal: Use of land for residential purposes in association with the dwellinghouse (Certificate of Lawfulness for an Existing Use). *At the meeting in December 24, CSPC agreed to object to this planning application if the land is classified as agricultural. The classification remains inconclusive and depends on the use of the land over the last 10 years. It is a small piece of land that sits within the same title deeds as the house. It is too small to be likely to have any agricultural commercial value. It is within the green belt and the AONB, so has no permitted development rights and unlikely to have any development potential. Given the*

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inconclusive information about the classification of the land, it is not possible to form an informed response, so CSPC agreed unanimously to enter a neutral response. Cllr Baker to draft response.

7. Matters requiring a decision:

- i) There is currently an opportunity to receive funding to undertake a Housing Needs Survey in the parish. This funding window is open until the end of March. Discussed the benefits of undertaking a survey, and views on the need for further housing in Chew Stoke. B&NES are required to build a greatly increased number of houses in the next 15 years, and whilst Chew Stoke is within the green belt which might limit the amount that could be built, it may be evidenced that there is a need for more/smaller/larger housing from residents. A survey would give the village a voice in determining needs, and influence what future development might be. Agreed to research the survey further and bring back to February meeting.
- ii) Agreed to use the PCAA response to North Somerset Council regarding new planning application for Bristol Airport <https://bristolairport-futureplans.co.uk> which is asking for further passenger numbers to increase to 15m per annum. Noted that 80% of the responses to the previous expansion were objections, and the role of CSPC is to represent the views of residents, agreed to use the PCAA response to object to further expansion.
- iii) The low fencing in Quarry Hay beside Rectory Field has been damaged, agreed that CSPC would fund repair which was caused by a coach reversing into the fence. Agreed to seek quotes for repairs to this fencing and for some minor repairs to Bilbie Playpark.
- iv) No update from the Road Safety Working Group. Understand the group is meeting in January. To request that the group consider average speed cameras. To ensure Cllr Hicks is added to the WhatsApp group. Cllrs Baker and Hicks to attend the next working group meeting.
- v) No update on the National Grid pole that is to be situated near the ford in Pilgrim's Way.

8. Finance:

- i) To note standing orders:
 - a. SJ Streatfeild-James - clerks salary (December)
 - b. Hugo King – ground maintenance salary (December)
- ii) The bank statements and bank reconciliation for the 3rd quarter of the financial year were checked and signed by Cllr Ainger.
- iii) Agreed the following payments:

Date	Item	Payee	Net	VAT	Total
02.01.25	HP Ink (printing)	SJ Streatfeild-James	£4.17	£0.83	£5.00
02.01.25	New Councillors course (Cllr Wilson)	ALCA			£45.00
02.01.25	Clerk training course	ALCA			£15.00
02.01.25	Pest control	Andrew Tanner			£60.00
02.01.25	Website support	JacksonBone	£60.00	£12.00	£72.00

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9. **Matters of report:**

- i) To note the precept request for 25-26 has been submitted and received by B&NES.
- ii) Update on Westaway Field and Cooks Meadow – the farmer has started to move some stones to create a bench, but the ground remains too soft to pursue at present. Discussed option to use some Westaway funds for Community Bloom in 2025, agreed this would be suitable use of the fund.
- iii) Update on the Recreational Trail – the ownership and management of the trail remains unclear, currently the management seems to lie with Bristol Water. B&NES now have a new person in post as part of Chew Valley Reconnected Project which is looking to secure the trail around the south side of the lake, but private land ownership remains an obstacle. The drain at the top of Woodford Lane needs clearing of leaves again, clerk to post on Fixmystreet.
- iv) No monthly update from Groundsman. To request the pavement on Bristol Road is swept, and the bus shelters are cleaned.
- v) Cllr Baker and Clerk met with landowners of field on the Stoke Hill to discuss the boundary location and responsibilities. The boundary remains unclear, the landowners will seek information and clarification from their legal adviser. To await further information.
- vi) To note that B&NES have published a revised Local Development Scheme (LDS) to update the Local Plan preparation schedule. This revision reflects changes to the National Planning Policy Framework (NPPF) and the standard method housing figure, as well as the Ministry for Housing, Communities and Local Government's request for an updated timetable. The LDS is a timetable for the production of the Local Plan, Development Plan Documents, and Supplementary Planning Documents that the Council is preparing, or intends to prepare. The LDS can be found on the Council's website here: <https://www.bathnes.gov.uk/policy-and-documents-library/local-development-scheme>

10. **Correspondence received:**

- i) Curo have declined a grant application from CSPC towards plants for Community Bloom.
- ii) Resident advised CSPC about bright street lighting in The Street, and that they have contacted Curo about requesting it is turned off in the daytime and reduced at night.
- iii) A resident contacted CSPC to express concerns that cars parked by visitors to The Stoke Inn may be displaced to side roads once bollards are installed on Bristol Road. Cars should not be parked on the pavements or on a junction, so the bollards have been agreed for safety reasons.

Meeting closed at 20.54

Next meeting Thursday 6th February 2025 at 7.30pm in the Village Hall, Chew Stoke.

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