



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 11th July 2024 at 7.30 pm in The Village Hall, Chew Stoke.

Present: Cllrs Steven Read, (Chair) Nicola Ainger, Nick Baker, Carol Dyer, Rowan Coleman, Ali Cunningham and Nicola Wilson.

Clerk: Sarah-Jane Streatfeild-James

Minutes: 2024/07

1. **Apologies noted and accepted:** Cllrs Alex Cooke and James Edgerton. Ward Councillor Dave Harding
2. **Declarations of interest** – None
3. **Public participation** – None
4. **To accept the minutes of the meetings held on 6th June 2024,** unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.
5. **Ward Councillors report:** Not present
6. **Planning applications:**
 - i) **Application Reference:** [24/02091/FUL](#)
Application Address: Chillyhill House Farm, Chillyhill Lane, Chew Stoke,
Proposal: Erection of replacement slurry store and infill extension to agricultural building. *Councillors considered this application and agreed they had no objection.*
 - ii) **Application Reference:** [24/02125/VAR](#)
Application Address: Parcel 2727, Kingshill Lane, Chew Stoke, Bristol,
Proposal: Variation of condition 16 (Plans List (Compliance) 22/04892/FUL (Erection of a rural workers dwelling in association with the equestrian business on site following the removal of a temporary mobile home). Condition Number(s): 16 Conditions(s) Removal: Please refer to the submitted Covering Letter for more information. Variation to the approved Plans List. *CSPC supported this application before but subject to several important conditions. The Parish Council has considered this new application very carefully. The application location is in an extremely sensitive area being close to Chew Valley Lake and within the Mendip AONB and green-belt. The Parish Council would like the following points noted:*

Signed by:

Date:

1

Ridge height of the proposed dwelling - Please refer to comments made when the Parish Council responded to the original application. See below underlined:

“The ridge height of the dwelling is lower than the ridge height of the barn. The Parish Council considers this design to be very important to reflect the primary use of the applicant site and also reduce the impact on the openness of the green belt and visual impact on the rural setting. The Parish Council will object to any latter design change that deviate from this”.

The applicant has not provided details of the height of the revised dwelling in this new application. From a conversation with the applicant's agent, it is understood that the revised dwelling is 600mm higher than the consented dwelling. The Parish Council will not support consent for a revised dwelling where the ridge height is greater than the barn. The smallholding is visible from the B3114, public footpaths and other further locations in the Chew Valley. This additional ridge height would have a greater detrimental impact on the openness of the green belt and rural lakeside setting.

Size of the revised proposed dwelling - The Parish Council considers that the increased mass, bulk and size of the revised proposed dwelling is inappropriate for the location. The smallholding is visible from the B3114, public footpaths and other further locations in the Chew Valley. This additional mass, bulk and size would have a greater detrimental impact on the openness of the green belt and rural lakeside setting.

Materials - The Parish Council objects to the proposed stone facing of the elevations. The Parish Council consider that timber cladding is more appropriate within the close proximity of the other farm buildings and would provide a softer visual impact in this location combined with the screening of the trees on the south elevation.

Light pollution - The Parish Council remains concerned about the issue of light pollution. It would prefer the rooflights to be removed from the design in order to reduce the potential for light pollution in this sensitive location. If rooflights are permitted, the Council should ensure that appropriate technology is fitted to the rooflights to prevent light spill. The Parish Council is concerned about the additional light pollution that would be caused by additional windows in the proposed dwelling; in particular the large south facing first floor full height glazed balcony doors and windows. Any outside lighting should accord with the light pollution mitigation policy in the Chew Valley Neighbourhood Plan as well as other planning policy. The Parish Council supports the comments previously made by Mendip Hills AONB Partnership. The response to be copied to Ward Councillors Anna Box and Dave Harding with the request that this variation application is referred to the Chair of the Planning Committee for review and determination.

Chew Stoke Parish Council STRONGLY OBJECT to this application

iii) **Application Reference:** [24/02332/FUL](#)

Application Address: The Old Post Office , The Street, Chew Stoke, BS40 8UU

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2

Proposal: Conversion of existing workshop/garage area into an annex. CSPC considered this application and the potential issue of parking. There is currently a parking space outside the proposed conversion which is deemed adequate. They believe the conversion is sympathetic and in keeping to the area. Agreed to SUPPORT the application.

7. Matters requiring a decision:

- i) Pedestrian crossing options on Bristol Road – 2 plans had been sent by B&NES. This was discussed at length. Councillors unanimously agreed to ask B&NES for alternative plans for the following reasons:
 - objections to street lighting in the village
 - urbanisation of the village street scene
 - the location of the proposed pedestrian crossing does not reflect current desire lines of pedestrian walking routes considering the locations of the Quarry Hay footpath, the village shop, the Bilbie Road cut-through footpath and the entrance to Rectory Field. Agreed to ask B&NES about a segment of road surface to be raised/ different colour and texture, not specifically as a crossing, and located on the preferred crossing point.
- ii) National Grid have provided CSPC with updated plans regarding the need for a new metal pole near the ford, Pilgrims Way. CSPC remain keen to see the cabling taken underground to prevent a metal pole being situated on the corner of School Lane and Pilgrims Way. Latest option proposes taking the cabling under the verge on the edge of Rectory Field which is Parish Council land. CSPC have been asked by National Grid to fund it, but the PC is not able to do this. Cllr Baker to discuss further with National Grid.
- iii) Agreed not to contribute to ‘Sustainable Construction Checklist Supplementary Planning Document’ consultation which runs until 12th July.
- iv) Discussed the idea to hold a Bioblitz event with the Primary School on a Monday afternoon and evening in September. This would enable us to work with the Primary School, possibly Scout groups and Bristol & Avon River Trust (BART) and Bristol Water to audit the biodiversity in the area. Cllr Ainger to oversee.

8. Finance:

- i) To note standing orders:
 - a. SJ Streatfeild-James - clerks salary (June)
 - b. Hugo King – ground maintenance salary (June)
- ii) Cllr Cunningham checked and agreed the bank reconciliation for the first quarter of the financial year.
- iii) Agreed the following payments:

Date	Item	Payee	Net	VAT	Total
25.06.24	HP Ink (printing)	SJ Streatfeild-James	£4.17	£0.83	£5.00
	Additional email address	SJ Streatfeild-James (Zoho)	£9.90	£1.98	£11.88
25.06.24	Dog poo bin bags	Glasdons	£42.40	£10.94	£65.64

Signed by:

Date:

3

28.06.24	Website support	JacksonBone	£60.00	£12.00	£72.00
02.07.24	Troughs for Bloom	Parsons Farm Supplies (from Ward Councillors Fund)	£220.00	£44.00	£264.00
04.07.24	Bloom items	Nicola Ainger (for items required for Community Bloom as agreed)			Up to £250
04.07.24	Tree works	Neil Palmer, Churchill Services			£1740
11.07.24	Hall Hire	CS Village Hall			£100

9. Matters of report:

- i) No update on Westaway Field and Cooks Meadow, except that the ground remains too wet to allow machinery on the ground to build the stone bench.
- ii) No update on the Recreational Trail, except that Cllr Baker has tried to contact Bristol Water to ascertain who is responsible for maintaining the path given the charitable group has not been formed.
- iii) A local airport parking business has been using agricultural land on Walley Lane to park cars, and cars are also being parked within the village. The landowner has been contacted, PC advised the cars will be moved. Landowner is aware of the 28 day rule (per calendar year) that restricts change of use of field. To monitor parking in the parish, on side roads and off road and to ask residents to report issues where airport parking cars are causing issues.
- iv) To note receipt of email from the RNIB concerning pavement parking, and how dangerous it is for blind or visually impaired people. To continue to raise awareness in the parish and ask residents not to park on pavements.
- v) Agreed no need to send representation to the next Local Plan workshop for designated villages on Weds 24th July.
- vi) CSPC is aware that the land south of Dairy Way has been sold by Greenbelt to another company. Land Registry details have been shared with residents, but it is not within the remit of the Parish Council to be involved beyond ensuring the footpaths are kept clear. Dairy Way resident to review documents.
- vii) To note update received from the PCAA AGM and meeting on 27th June.

Meeting ended 9.38pm

Next meeting Thursday 5th September 2024 at 7.30pm in the Village Hall, Chew Stoke.

Signed by:

Date:

4