



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 3rd July 2025 at 7.30 pm in The Village Hall, Chew Stoke

Present: Cllrs Steven Read (Chair), Nicola Ainger, Nick Baker, Rowan Coleman, Alex Cooke and Steve Hicks.

Clerk: Sarah-Jane Streatfeild-James

Ward Councillor: Dave Harding

Minutes: 2025/07

1. **Apologies noted and accepted:** Cllr Nicola Wilson.
2. **Declarations of interest** – None
3. **Public participation** – 8 members of the public present to support planning application [25/01718/FUL](#) Parcel 8364, Church Lane, Chew Stoke.
4. **To accept the minutes of the meeting held on 5th June 2025**, unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.
5. **Ward Councillors report:**

A byelection has been held in Mendip Ward, Simon McCombe (Liberal Democrat) won. Newton House in Bath (disabled care provider) is to stay open until at least Sept 26. Local Plan reset update – if B&NES do not meet housing requirement numbers, developers will have greater leeway to build where they wish to. Housing Development Boundaries are being reviewed, Chew Stoke is not involved. Speed changes to the A368 are now underway. There have been conversations about linking part of the CV Recreational Trail with the Strawberry Line, via Bickfield Lane in Compton Martin, however funding is required. Cllr Harding has recently met with the Head of Chew Valley School regarding an upcoming planning application for a new theatre building. Permission had previously been given, the upcoming planning application will be similar. Clerk to look out for a consultation request over the summer holidays. Please report all work via www.fixmystreet.com
6. **Planning applications:**
 - i) **Application Reference:** [25/01718/FUL](#)
Application Address: Parcel 8364, Church Lane, Chew Stoke, Bristol, Bath And North East Somerset,
Proposal: Temporary stationing of caravan for rural workers dwelling. Erection of amenity

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1

tool/maintenance cabin for agricultural purposes (retrospective). Chew Stoke Parish Council considered the application very carefully at its meeting on July 3rd. This is a complex application, and the Chair of the Parish Council reminded those present that we are consultees and not the decision makers. The Parish Council provides input on planning policy and community interests to assist B&NES Planning Department in decision-making. Prior to the meeting a group of councillors visited the site to gain a better understanding of the application.

This planning application is situated within the Greenbelt, the NPPF states that any development within the Greenbelt is by definition harmful, however it does allow for a level of rural dwellings for rural workers. The Neighbourhood Plan RE4 allows for the use of temporary dwellings for rural workers when a rural enterprise is being established. CSPC noted the overwhelming support for this application from the public during the consultation period. The applicants' management and stewardship of the land over the past six years have been regarded favourably, with the enhancements made to the land being well received.

CSPC consider that the applicants have submitted a credible business case that demonstrates the need for on-site dwelling. We consider that the viability of the business model is marginal and would like to monitor the development of the various enterprises on site during the period of the temporary consent.

CSPC discussed the location of the temporary caravan, and the visibility within the Greenbelt. The applicants advised that the caravan will be clad in wood, and screening will be situated to limit visibility.

Chew Stoke Parish Council appreciates that the owners have been good stewards of the land over the last few years of their ownership, improving wildlife habitat and biodiversity and continuing to allow (and improve) access to the waterfall which is a valued village natural asset.

Chew Stoke Parish Council agreed unanimously to SUPPORT this application.

ii) **Application Reference:** [25/02289/TCA](#)

Application Address: Catherston , Chapel Lane, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8XD

Proposal: T1 - Magnolia (7m): Height reduction by up to 3m and side reduction by up to 2m. T2 - Magnolia (7m): Height reduction by up to 3m and side reduction by up to 2m. T3 - Apple (3m): Formative prune of Apple by 1m. CSPC are pleased to see these trees being appropriately maintained, and SUPPORT this planning application.

7. Matters requiring a decision:

- i) Agreed to purchase an additional bin to go outside the shop, subject to checking with the grounds contractor that this is appropriate. To also request a quote for addition to work load. To seek agreement of landowner prior to purchase. Agreed to purchase 2 replacement bin liners for bins where the liner has rusted away.
- ii) Update on the Local Plan Reset, B&NES are seeking advice from Parish Councils as to the suitability of the 3 HELAA sites in the village, agreed to formulate some guidance and bring back to Sept meeting.

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2

- iii) Update on a Housing Needs Survey, B&NES are generally keen for Parish Councils to undertake Housing Needs Surveys. Survey results would also help the Parish Council to influence planning applications using the evidence the survey shows. If further housing is allocated to Chew Stoke, the information would be helpful in ensuring the required size of houses is provided.
- iv) Community Bloom 2025. To note RHS Bloom will be judging the village on Weds 9th July. A quote has been received to build a bench in Rectory Field (in memory of Brian Westaway who left the land to the Parish Council). The stone is currently located in the field, the quote includes a circular dry-stone wall, with an oak sleeper as a seat, and turf to the top of the wall. Agreed to the quote for £1600, to use Westaway monies.
- v) Discussed the purchase of an Autospeedwatch camera. Clerk to check insurance coverage of camera. Cllrs Cooke/ Hicks to contact supplier. To contact B&NES and Avon and Somerset Police regarding the siting of camera(s). Clerk to place order once the points above have been checked, CSPC agreed to spend up to £1,000 on the camera and accessories.
- vi) Update from the Road Safety Working Group, the Primary School have agreed in the past to design additional road signs to help to reduce traffic speed. Cllr Cooke to discuss with Deputy Head of the School, and possibly use the Harvest Home competition to organise this. Clerk to contact other Clerks in the Chew Valley to see what action they have tried, or have planned to tackle dangerous and speeding traffic in their parishes.
- vii) Agreed request from Clerk for a week's annual leave in August.
- viii) Discussed a request from a resident to repair, replace or remove a section of fencing in Bilbie Playpark. Agreed the homeowner can remove the section of broken chain-link fencing that runs along the boundary to his garden, in order to erect a new fence. The parish council will then be able to maintain the currently overgrown area between the broken fence and the owner's wooden fence.
- ix) In light of low attendance at the Annual Village Meeting, briefly discussed ways to improve village engagement. These could include a photo competition, or some form of community awards, eg volunteer of the month, which could be presented at the Annual Village Meeting. To increase publicity on the Telegraph, use good info to showcase what the parish council are doing. To consider other ways to celebrate the village.

8. Finance:

- i) To note standing orders:
 - a. SJ Streatfeild-James - clerks salary (June)
 - b. Hugo King – ground maintenance payment (June)
- ii) To note, since April 2025 CSPC are paying approx £35pm in employers National Insurance, but have credit on our PAYE account, this will run out in approx 2 months.
- iii) Agreed the following payments:

Date	Item	Payee	Net	VAT	Total
24.06.25	HP Ink (printing)	SJ Streatfeild-James	£4.17	£0.83	£6.00
	Canva				£4.33
	Annual Village Meeting refreshments				£15.00

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3

27.06.25	Anti-slip treads for Rectory Field bridge	Safe Tread Ltd			£111.05
27.06.25	New bin for Bilbie footpath	Glasdon (£50.64 credit on account)			£290.15

9. Matters of report:

- i) No update on Westaway Field and Cooks Meadow.
- ii) No update on the Recreational Trail.
- iii) Monthly update from Groundsman – mowing is now being undertaken regularly. Reports received of overgrown path beside Dairy Way, groundsman to cut back next week.
- iv) The Chair was requested to write a witness statement by the lawyer acting for The Stoke Inn concerning the trees that were cut down last year, this has now been completed.
- v) There are currently 2 councillor vacancies on the Parish Council, CSPC would love to hear from anyone interested in becoming a councillor.

10. Correspondence received:

- i) Information received about plans for the footpath from Church Lane to the Waterfall to be improved. A meeting took place on site between the B&NES Public Rights of Way Officer, Eddie Procter, Cllr Baker, and 2 residents. The plan is to improve a 430m stretch of path that becomes very muddy and impassible during winter so that it is usable year-round. One resident has concerns about the proposed work, that it is not too urban, and the local wildlife is not negatively affected. Also concerned about increase in usage of path if improved. CSPC agreed to discuss further with PROW Officer and landowner to find a solution to undertaking the work sensitively, and ensuring the improved path ensures walkers keep to the path with good signage. The path is currently overgrown, but not muddy. B&NES have a responsibility to maintain the path and for it to be usable year round, for the benefit of residents and those looking to access nature.

Meeting closed 21.45

Next meeting Thursday 4th September 2025 at 7.30pm in the Village Hall, Chew Stoke

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4