



# Chew Stoke Parish Council

Tel: 07916 785348 [www.chewstoke.org.uk](http://www.chewstoke.org.uk) Email: [clerk@chewstoke.org.uk](mailto:clerk@chewstoke.org.uk)

## Minutes of the Parish Council Meeting held on Thursday 5<sup>th</sup> June 2025 at 7.30 pm in The Village Hall, Chew Stoke

**Present:** Cllrs Nicola Ainger (Chairing the meeting) Rowan Coleman, Steve Hicks, and Nicola Wilson.

**Clerk:** Sarah-Jane Streatfeild-James

**Ward Councillor:** Dave Harding

### Minutes: 2025/06

1. **Apologies noted and accepted:** Cllrs Steven Read, Nick Baker.
2. **Declarations of interest** – None
3. **Public participation** – Three members of the public present to discuss planning application [25/01825/FUL](#) Parcel 8234, Church Lane, Chew Stoke.
4. **To accept the minutes of the meeting held on 8<sup>th</sup> May 2025**, unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.
5. **Ward Councillors report:**

Care leavers in B&NES are now entitled to free bus passes  
There is to be a Ward Councillor bi-election in the Mendip Ward due to the resignation of the current Ward Councillor due to sickness  
Parking in Chew Lane remains problematic, it is anticipated that the situation will ease shortly due to the end of A levels and cars parked by 6<sup>th</sup> form students. PC to monitor and discuss with school in the new school year.  
Please report all work via [www.fixmystreet.com](http://www.fixmystreet.com)
6. **Planning applications:**
  - i) **Application Reference:** [25/01427/FUL](#)  
**Application Address:** Springfield , Bristol Road, Chew Stoke, Bristol, BS40 8UB  
**Proposal:** Erection of a single storey detached curtilage outbuilding following demolition of an existing garage building. *Whilst the proposed building is large for the type of use, it sits on a good sized plot and is a comfortable infill development in relation to the streetscape. CSPC do not believe it has a detrimental effect on the character of the village Conservation Area; the proposed materials including rendering, timber boarding and reclaimed double roman clay tiles are sympathetic. CSPC agreed to support this application but noted concern about the large footprint of the structure.*

Signed by:

Date:

1

ii) **Application Reference:** [25/01825/FUL](#)

**Application Address:** Parcel 8364, Church Lane, Chew Stoke,

**Proposal:** Engineering works associated with the formation of a wildlife pond, which will also support the agricultural use of the land by providing irrigation for agroforestry activities (Retrospective). *The pond had been constructed under 'Permitted Development' rights due to its location within agricultural land. However, when B&NES became aware of a temporary dwelling at the site it asked for a 'full' planning application to be submitted. The pond liner has now failed, and the owners are keen to repair and reinstate this important ecological asset. CSPC agreed unanimously to support this application.*

iii) **Application Reference:** [25/01941/FUL](#)

**Application Address:** Crossview , Pilgrims Way, Chew Stoke, Bristol, BS40 8XB

**Proposal:** Erection of a first floor extension and associated works. *Based upon the current house constructed with previous extensions from 1979, the cumulative volume increase with the proposed extension is 82%. The applicant has found evidence to indicate that the 1948 house was a lot larger and the cumulative additions including this application would not even bring it back to its 1948 size. CSPC do not consider that the proposed extension would have a detrimental effect on the openness of the Green Belt, the appearance of the streetscape or the character of the Conservation Area. Based on the evidence of the 1948 size of the house and the cumulative volume not being an issue, CSPC agreed to approve this application.*

iv) **Application Reference:** [25/01996/FUL](#)

**Application Address:** 9 Bushythorn Road, Chew Stoke, Bristol, BS40 8XP

**Proposal:** Erection of a garage following demolition of existing garage. *Development like this would normally fall under permitted development but an application is necessary in this case due to the proximity to the boundary and the height of the building being over the 2.5 metre limit. The garage height proposed is approx 3m to accommodate a Transit van. CSPC agreed unanimously to support this application.*

v) **Application Reference:** [25/01718/FUL](#)

**Application Address:** Parcel 8364, Church Lane, Chew Stoke, Bristol,

**Proposal:** Temporary stationing of caravan for rural workers dwelling. Erection of amenity tool/maintenance cabin for agricultural purposes (retrospective). *Due to the complexity of this application, CSPS agreed to ask the Planning Officer for an extension to respond, and to arrange a site meeting to better understand the application. Clerk to arrange date for councillors to visit the site.*

7. **Matters requiring a decision:**

- i) Agreed to defer co-opt of a new councillor until July or September.
- ii) The Annual Internal Audit Report for 24-25 has been received and noted.
- iii) The Annual Governance Statement for 24-25 was approved and signed.
- iv) The Accounting Statement for 24-25 was approved and signed.
- v) CSPC confirmed there was no conflict of interest between CSPC Councillors and the External Auditors BDO LLP. Form signed and will be included with the Annual Governance and Accountability Return documents when sent to External Auditors.
- vi) The Period for the Exercise of Public Rights was set for 9th June to 18<sup>th</sup> July 2025.
- vii) Update on the Local Plan Reset - BANES emphasized that this 're-set' is predominantly about finding locations to build more houses. Various option locations will be considered as part of this process. The stage we are now entering is the 'pre-options consultation

Signed by:

Date:

2

period' leading to an options document being submitted to BANES Cabinet on 11th Sept. A public options consultation from mid-Sept to end Oct will then follow. What housing development may be proposed in Chew Stoke? Because Chew Stoke is classified as a 'sustainable community' (having 2x schools, shop, employment opportunities, doctors' surgery and some public transport), it may attract a 5% housing allocation which would equal 20 houses. Where would this housing be located? BANES may review the whole housing development boundary for the village - unlikely given the HELAA sites (Housing and Economic Land Availability Assessment) already being put forward. They will be considering the 3 HELAA sites put forward by landowners. These include Hedgehogs field, land off west side of Stoke Hill and a backfill parcel of land off Stoke Hill to the east side behind Fairhaven. The PC has been asked to provide local knowledge on the suitability of these sites. The allocation of these sites is in the public domain although the allocation map on the BANES website has not yet been updated.

- viii) Update on a Housing Needs Survey – financial support to undertake a Housing Needs Survey specifically for Chew Stoke remains unclear, to continue to investigate any options. There was talk about BANES updating district wide Housing Needs Assessment as part of the consultation review.
- ix) Community Bloom 2025 – Initial plans to lead a wildlife walk have been cancelled for 2025. The Bloom team have been offered a sailing boat to fill with flowers, Cllr Hicks offered some flowers to fill it.
- x) Update from the Road Safety Working Group - discussed frustration of Facebook posts informing residents of the speed camera locations. Positive feedback received from Stowey-Sutton Parish Council on their experience of Community Speedwatch Cameras, agreed to purchase one for Chew Stoke. Parking on the zigzag lines outside the Primary School persists at drop off and pick up times. Clerk to inform the school and ask for their help in reminding parents this is illegal. Increased parking in Bilbie Road by school parents has been observed and is welcomed to improve parking congestion nearer the school.
- xi) Agreed to the quote for £241.00 to place some anti-slip strips on the bridge in Rectory Field. Bloom Working Group offered to fit them.

**8. Finance:**

- i) To note standing orders:
  - a. SJ Streatfeild-James - clerks salary (May)
  - b. Hugo King – ground maintenance payment (May)

- ii) To agree the following payments:

Date	Item	Payee	Net	VAT	Total
09.06.25	HP Ink (printing)	SJ Streatfeild-James	£4.17	£0.83	£6.00
	Canva				£4.33
09.06.25	Internal Audit	Joanne Bryant			£90.00
09.06.25	Community Bloom expenses	Nicola Ainger			£379.20

**9. Matters of report:**

- i) Update on Westaway Field and Cooks Meadow – a quote for the stone wall and bench construction (in memory of Brian Westway who left the fields to the Parish Council) has

Signed by:

Date:

3

been received by a local dry stone wall expert. To bring to next meeting for discussion and approval.

- ii) No update on the Recreational Trail.
- iii) Monthly update from Groundsman – the bin ordered for the footpath on Bilbie Road has not been received, Clerk to contact Glasdon.
- iv) Ali Cunningham has resigned from the Parish Council creating a second vacancy. CSPC wish to thank Ali for all her help and hard work during her time as a Councillor, including time as the Chair, and wish her well in the future.

**10. Correspondence received:**

- i) A meeting has been arranged to meet the B&NES Footpath Officer to look at the path to the Waterfall on Weds 11<sup>th</sup> June.

Meeting closed at 20.42pm

Next meeting Thursday 3rd July 2025 at 7.30pm in the Village Hall, Chew Stoke

Signed by:

Date:

4