



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 2nd October 2025 at 7.30 pm in The Village Hall, Chew Stoke

Present: Cllrs Nick Baker (Chairing), Nicola Ainger, Rowan Coleman, Ben Moss & Nicola Wilson.

Clerk: Sarah-Jane Streatfeild-James

Ward Councillor: apologies sent

Minutes: 2025/10

1. **Apologies noted and accepted:** Cllr Alex Cooke, Steve Hicks and Steven Read. Ward Councillor Dave Harding.
2. **Declarations of interest** – None
3. **Public participation** – None
4. **To accept the minutes of the meeting held on 4th September 2025**, 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:** [25/03335/FUL](#)
Application Address: New Bridge, Bristol Road, Chew Stoke, Bristol, BS40 8UB
Proposal: Removal of existing boundary fence and hedge and replaced with new hedge and boundary wall. *CSPC are pleased to see the homeowners are applying to undertake this work in this sympathetic way, ensuring hedging remains by replanting whilst updating the fencing. CSPC fully support this application.*
 - ii) **Application Reference:** [25/03386/LBA](#)
Application Address: School House , School Lane, Chew Stoke, Bristol, BS40 8UY
Proposal: External alterations for the installation of new windows within existing openings. *Support*
 - iii) **Application Reference:** [25/03435/FUL](#)
Application Address: The Briary , Bristol Road, Chew Stoke, Bristol, BS40 8UB
Proposal: Erection of single storey side extension. *Support*
 - iv) **Application Reference:** [25/03502/FUL](#)
Application Address: Whiteladies, Stoke Hill, Chew Stoke, Bristol, BS40 8XG
Proposal: Erection of a single storey rear extension (following demolition of existing rear single storey extensions) and alterations to front porch. *CSPC note the increase in size is up to the permitted 33% allowance. However, it does not appear to affect the openness of the green-belt, CSPC agreed unanimously to support this application.*

Signed by:

Date:

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v) **Application Reference:** [25/03650/VAR](#)

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

Proposal: Variation of condition 2 (Plans List (Compliance)) of application 24/03981/FUL (Erection of rear extensions). *CSPC note the intention is to raise the proposed extension by 13cm, agreed unanimously to support this application.*

vi) **Application Reference:** [25/03659/CONSLT](#)

Application Address: 3 Walley Court Cottages, Walley Court Road, Chew Stoke, BS40 8XS

Proposal: Consultation request from Natural England regarding WATER INDUSTRY ACT 1991, SECTION 156 LAND DISPOSAL *No objection*

7. Matters requiring a decision:

- i) CSPC intend to carry out a Housing Needs Survey in anticipation of possible new houses being allocated in the village. Having information from a HNS would enable CPSC to influence the type/size of housing allocated in the Local Plan Options Consultation currently open for comments from statutory consultees and residents. CSPC would be able to share information obtained from a survey with stakeholders/potential developers. There is no funding available from WERN or B&NES, CSPC would need to self-fund, agreed to obtain 1-2 further quotes from specialist housing research companies. CIL monies is one funding option if agreed by Councillors. One site in Chew Stoke has been nominated by B&NES. Discussed difference between 'developer-led' vs 'community land developments'.
- ii) Update from Speeding Working Group and agree actions - No further update from the Road Safety Working Group since multi-agency meeting on 3rd Sept. Update from the CV Area Forum on 30th Sept which focused on road safety and the racing/speeding in the Chew Valley, - good attendance, request to report to police all incidents of racing, speeding, anti-social driving. Various options for stopping meets at Heron's Green discussed. Police encouraged purchase of 'smiley/sad face' speed indicator devices, which can be moved around areas. To look at costs and discuss at November meeting.
- iii) The Local Plan Options consultation will take place from Friday 3rd October to Friday 14th November. The consultation is hosted via a dedicated website: <https://bathnesplaces.co.uk> . Chew Stoke has been given a target allocation of 20-30 houses with the Hedgehogs field (Pagans Hill/Chew Lane) being the only considered option. Residents are strongly encouraged to participate, details on how residents can participate in the consultation will be shared via the Telegraph, posters, mailing list, website etc. CSPC to send a response, to agree at next meeting on Nov 6th. Draft response to be circulated to councillors in advance.
- iv) A new assertion (Assertion 10) will form part of the Annual Governance Statement in the External Audit from 25-26. This concerns adherence to GDPR, IT usage, website accessibility etc. Currently all councillors and staff are required to attend mandatory training, clerk booked onto 2 sessions, to start to book councillors on relevant courses if need to attend is confirmed.

8. Finance:

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

Signed by:

Date:

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ii) The bank statements and bank reconciliation was checked and signed for the 2nd quarter of the year. Financial update given for first 6 months of the financial year.

iii) Noted receipts:

Date	Item	From	Net	VAT	Total
24.09.25	Donation for remembrance tree	Parishioner			£150.00
24.09.25	Grant for Community Bloom	Joanna Tiley Estate Agents			£150.00

iv) Agreed the following payments:

Date	Item	Payee	Net	VAT	Total
24.09.25	HP Ink (printing) Canva x 2 (for Aug & Oct)	SJ Streatfeild-James	£4.17	£0.83	£12.00 £8.66
24.09.25	PAYE & NI	HMRC			£53.52

9. Matters of report:

- i) Update on Westaway Field and Cooks Meadow – reports received about deer becoming stuck in fencing , agreed gate will be left open when no cattle in the field to allow deer to escape (deer don't go in the field when livestock there). Some trees have been staked, to mulch hedge shortly.
- ii) Update on the Recreational Trail – Cllrs Baker and Willson attended the recent B&NES Cabinet Meeting to highlight need to keep CV Trail development on the agenda. Bristol Water are to contribute to project financially. Possible funding available from WECA. Meeting planned with Cllr Lucy Hodge at B&NES on 16th October. W Harptree and Stowey Sutton PC's also attending.
- iii) Monthly update from Groundsman – mowing continues now it has rained recently. Recently received quarterly report for Bilbie Playpark, a few items need repair, Clerk to look for quotes/ contact groundsman.
- iv) There is currently 1 councillor vacancy on the Parish Council, CSPC would love to hear from anyone interested in becoming a councillor.
- v) The improvements to the footpath from Church Lane towards the waterfall are almost complete.
- vi) Update from Chew Valley Area Forum – please see item 7ii above.
- vii) Update following B&NES Cabinet Meeting concerning the CV Recreational Trail project – please see item 9ii above.
- viii) Agricultural land has been used over the summer for airport parking and exceeded the permitted 28 days. CSPC will continue to monitor the mis-use of agricultural land and report to Enforcement Dept at B&NES if it happens again.
- ix) Residents are requested to cut back any hedges that are overhanging pavements or roads, especially if they are on the safe routes to school. Please also report via Fixmystreet.com and B&NES will enforce. Clerk to put message on the Telegraph and Parish Magazine to raise awareness.

Signed by:

Date:

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10. Correspondence received:

- i) Overgrown hedges on Pilgrims Way/Stoke Hill junction
- ii) To receive updates regarding incidents of deer becoming stuck in fencing in Westaway fields – please see 9i above.

Meeting ended at 21.12pm

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

Signed by:

Date:

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