



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 5th September 2024 at 7.30 pm in The Village Hall, Chew Stoke.

Present: Cllrs Steven Read, (Chair) Nicola Ainger, Nick Baker, Alex Cooke, Carol Dyer and Nicola Wilson.
Ward Councillor Dave Harding

Clerk: Sarah-Jane Streatfeild-James

Minutes: 2024/09

1. **Apologies noted and accepted:** Cllrs Rowan Coleman, Ali Cunningham and James Edgerton.
2. **Declarations of interest** – None
3. **Public participation** – 3 residents attended the meeting to discuss the Traffic Regulation Order (TRO) consultation that is open for comments regarding double yellow lines (DYL's) on Chew Lane. CSPC requested a small length of DYL's near to Chew Valley School to create a passing place and enable access to the fields for the farmer. They also proposed white lines across the driveways near the Dairy Way junction to prevent these being blocked. The residents said that cars belonging to staff at the GP surgery are parking close to their driveways making it difficult to see clearly when driving off. This is a relatively new problem, large vehicles are more of an issue as they reduce visibility. The residents would like double yellow lines from the junction of Dairy Way along Chew Lane.
4. **To accept the minutes of the meetings held on 11th July 2024,** unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.
5. **Ward Councillors report:**
B&NES to consider increased housing figure targets. New mandatory housing targets set by the government are to be discussed by B&NES on Sept 12th. A detailed report says the new government target would see a significant uplift in the housing numbers that B&NES needs to plan for, going from the current 717 houses per annum to 1466 per annum. The purpose of this increase is to address historic shortfalls in housing delivery. These new targets would require a reset of the Council's Local Plan, including a review of the Green Belt. B&NES is considered to have 'grey belt' areas that would be suitable for housing over the next 30 years. Improvements to bus services could change the designated of Chew Stoke which is currently 'moderately sustainable'.

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Villages are beginning to think about updating the Neighbourhood Plans, for the last version Chew Stoke participated in the Chew Valley Neighbourhood Plan. This would need to be adopted after the new Local Plan has been adopted.

Ward Councillors Harding and Box met with the new Police and Crime Commissioner, they discussed the Chew Valley and rural issues, they were promised more PCSO's and police presence, written documents expected to confirm this.

Discussed CSPC wish to install a community Speedwatch camera (previously unable to fulfil this due to inability to get it signed off by the police). To review options and process.

A new Special Needs School to open in Keynsham, which will remove the need for children to travel outside B&NES which is costly and inconvenient.

No update on new proposals from B&NES for a crossing for Bristol Road.

6. Planning applications:

i) **Application Reference:** [24/02532/FUL](#)

Application Address: Beaumont , Pilgrims Way, Chew Stoke, BS40 8XB

Proposal: Demolition of existing lean-to single storey side extension and replacement with two storey side extension. Cladding of existing rear extension with timber. *It was noted that this application for a side extension is similar to a previous application that was given permission. The total volume will be slightly over the 33% guidance amount normally permitted within the Green-belt, but CSPC did not consider this increase to have any impact on the openness of the Green-belt. Councillors agreed to support this application.*

ii) **Application Reference:** [24/02281/FUL](#)

Application Address: 33 Dairy Way, Chew Stoke, BS40 8UP

Proposal: Erection of single storey side extension to form new kitchen. *A new side extension would result in an 18% increase in the total volume of the building which is within limits for properties in the Green-belt. Councillors agreed they had no objection to this application.*

iii) **Application Reference:** [24/02927/FUL](#)

Application Address: Foxfield , Scot Lane, Chew Stoke, BS40 8UW

Proposal: Proposed front porch at ground floor, side extension at first floor and window replacements. *The application does not include volume increase calculations for the proposed development. The Parish Council is concerned that the volume increase will significantly exceed the recommended 33% green-belt increase. The proposed first floor extension will add to the visual mass and scale of the dwelling when viewed from Scot Lane. Agreed unanimously to object to the application.*

7. Matters requiring a decision:

- i) Traffic Regulation Orders proposing double yellow lines near the school on Chew Lane for a short length to enable passing places, and white lines outside driveways near the Dairy Way junction are open to public consultation. Whilst Councillors clearly understand the concerns of residents, CSPC agreed to work with the GP surgery and the Rugby Club initially to see if improved and safe parking can be

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achieved with white lines. If this is not successful to reconsider the need for double yellow lines near the junction, but not the length of Chew Lane. CSPC have discussed the use of the grass area at the surgery to create more parking spaces. CSPC will contact the GP surgery again, and will ask B&NES to carry out an assessment to ensure white lines are situated as long as are necessary to help visibility when exiting driveways.

- ii) A sign erected on the wall on Bristol Road in memory of Hilary Padfield has gone missing, agreed to purchase a replacement and to using a more secure way to fix it to the wall. Clerk to look for options.
- iii) Agreed to respond to the B&NES Strategic Travel Plan before the deadline on Sept 15th and to request pavements on Stoke Hill to Woodford Lodge and on Pagans Hill from the junction with Bristol Road and Chew Lane.
- iv) Correspondence has been received from residents concerning noise and light disturbance at night from The Stoke Inn due to the airport parking business run from there. Advised to report these light and noise disturbances to B&NES. CSPC will discuss concerns with The Stoke Inn, and to remind them that the bus stop opposite is now back in use and to request they no longer use it for parking minibuses there.
- v) Discussed correspondence regarding speeding on Stoke Hill, agreed to reconsider purchasing an ‘autospeedwatch’ camera, there are now options available that the police can use data from. Cllr Cooke to contact companies.
- vi) Correspondence has been received from Bristol Water employee and resident regarding dangerous driving on scooters along the road between Chew Stoke and West Harptree. Agreed to continue to monitor and advise to call the police on 999 if dangerous behaviour is witnessed.
- vii) No further update on the National Grid pole that is to be situated near the ford in Pilgrim’s Way, although the plan is still to situate the cable underground in the verge.
- viii) Feedback from the RHS Bloom judges included comments about the state of some of the street furniture, eg bollards at the ford. Agreed to ask residents to report items to the clerk via the email newsletter, parish magazine etc.
- ix) Agreed to add Cllr Dyer to the Planning Working group, Cllr Wilson to the Parks and Recreation Working Group, and clerk to ask Cllr Coleman to join the Highways Working Group.
- x) Agreed not to hold a Bioblitz event in September but to reconsider an event next spring.

8. Finance:

- i) To note standing orders:
 - a. SJ Streatfeild-James - clerks salary (July & August)
 - b. Hugo King – ground maintenance salary (July & August)
- ii) To note receipts:

Date	Item	Payer	Net	VAT	Total
24.07.24	Grant for Community Bloom	Glynns Solicitors			£300.00

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30.08.24	Field rent	James Baker			£650.00
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iii) Agreed the following payments:

Date	Item	Payee	Net	VAT	Total
24.07.24	HP Ink (printing)	SJ Streatfeild-James (2 months)	£8.34	£1.63	£10.00
24.07.24	New Councillor Course (RC)	ALCA	£45.00	-	£45.00
	Planning course (CD)	ALCA	£45.00	-	£45.00
24.07.24	Accounting software	Scribe Accounting	£345.60	£69.12	£414.72
24.07.24	External audit	BDO LLP	£210.00	£42.00	£252.00
05.08.24	Bin bags	Glasdon (awaiting return & refund of previous order)	£44.77	£11.45	£68.72
13.08.24	Chairmanship course (SR)	ALCA	£45.00	-	£45.00
28.08.24	Website hosting	JacksonBone	£75.00	£15.00	£90.00

9. **Matters of report:**

- i) Noted receipt of the external audit report from BDO LLP on 24th July. Notice of Conclusion of Audit have been posted as per regulations.
- ii) CSPC are awaiting an update & further proposals from B&NES Highways Team regarding options for a crossing that won't require lighting on Bristol Road. Clerk to contact B&NES Highways for an update.
- iii) To note that new bus services started at the beginning of September, an improved X91 covering more villages (3 times/day commuter route) and a Chew Valley circular route CV Cat 99). The Parish Council will help to share information and encourage usage from residents, and visitors to the village including promoting it to Sixth Formers at Chew Valley School. The times are set to fit in with the school day and would relieve some of the parking pressures in Chew Lane.
- iv) The grass has now been cut in Westaway Field. The group will work to ensure that momentum is maintained regarding the sale of memorial trees.
- v) B&NES have employed a person to be responsible for the creation of the southern section of the Recreational Trail, there are funds available from WECA to undertake this, they are working with residents.

Meeting ended 21.19

Next meeting Thursday 3rd October 2024 at 7.30pm in the Village Hall, Chew Stoke.

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