



# 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 4<sup>th</sup> September 2025 at 7.30 pm in The Village Hall, Chew Stoke

**Present:** Cllrs Steven Read (Chair), Nicola Ainger, Rowan Coleman, Steve Hicks & Nicola Wilson. Cllr Moss joined the table after item 7i.

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

**Ward Councillor:** Dave Harding

### Minutes: 2025/09

1. **Apologies noted and accepted:** Cllr Nick Baker. **Absent:** Alex Cooke
2. **Declarations of interest** – None
3. **Public participation** – 1 member of the public present to answer questions about planning application 25/03084/FUL Blackhorse Cottage, Pilgrims Lane, Chew Stoke.
4. **To accept the minutes of the meeting held on 4<sup>th</sup> July 2025**, unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.

### 5. **Ward Councillors report:**

A multi-agency meeting held on 3<sup>rd</sup> Sept to discuss road safety, speeding and antisocial behaviour specifically, but not exclusively at Heron's Green was very successful. Avon & Somerset Police highlighted the work they are already undertaking and plans for Spring 25. Police staffing numbers to be increased in the Chew Valley, which will help to address this issue.

The latest Local Plan Options document will be available from 17<sup>th</sup> Sept. Consultation will be open from 2/10/25 until 13/11/25.

Residents are being asked to speak at the upcoming Cabinet Meeting to encourage the next steps for the CV Recreational Trail. Cllrs Baker and Wilson will speak at the meeting.

Please report all work via [www.fixmystreet.com](http://www.fixmystreet.com)

### 6. **Planning applications:**

#### i) **Application Reference:** [25/03011/TCA](#)

**Application Address:** Stoke Inn , Bristol Road, Chew Stoke, BS40 8XE

**Proposal:** T01- Reduce minor lateral limbs that are extended from the uniform crown form and exposed to wind stress by recent pruning works. *CSPC support this application.*

#### ii) **Application Reference:** [25/03091/CLEU](#)

**Application Address:** Hill Top House, Stoke Hill, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8XG

**Proposal:** Erection of detached single-storey dwelling with associated access, car parking and garden (Certificate of Lawfulness for an Existing Use). *After researching this type of*

Signed by:

Date:

1

application, CSPC believe this application to be lawful under the 4-year rule, but CSPC would like the following points to be considered:

*This is lawful on the assumption that the development hasn't been intentionally hidden from the planning authorities.*

*That the Highways Dept should be consulted to conduct a thorough review concerning the safety of road access and the lack of pavement access to the property.*

*We assume that this development would be considered detrimental to the openness of the green-belt.*

*CSPC would like to request that the annex remains ancillary to the main house, Hill Top House in perpetuity, and cannot be sold or owned separately. This will enable multi-generational living.*

iii) **Application Reference:** [25/03084/FUL](#)

**Application Address:** Blackhorse Cottage , Pilgrims Way, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8UD

**Proposal:** Erection of two-story rear extension, conversion of existing garage to annex. *It was noted that the extension is modest, there is still adequate parking in the driveway, the design and material proposed are acceptable and it does not affect the openness of the Green-belt. CSPC Councillors agreed unanimously to support this application*

iv) **Application Reference:** [25/03242/TCA](#)

**Application Address :** Yew Tree Cottage , Scot Lane, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8UW

**Proposal:** T1 - Ash (Fraxinus excelsior) Repollard to historical pruning points T2 - Cherry (Prunus padus) reduce height by 2m reduce garden side by 1m T3 - Ash sapling (Fraxinus excelsior) remove to leave mature ash directly behind G1 - Cherry & Laurel reduce height of hedge by 1.5m to 2m. *No objection*

v) **Application Reference:** [25/03006/FUL](#)

**Application Address:** Chew Valley Rugby Club , Chew Lane, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8UE

**Proposal:** Erection of new storage room. *No objection.*

## 7. **Matters requiring a decision:**

i) 1 application received to fill a councillor vacancy, Ben Moss applied. He was forwarded by Cllr Ainger and seconded by Cllr Hicks, unanimously agreed and co-opted. Cllr Moss signed the Acceptance of Office and joined the council at the table.

ii) B&NES requested local insight from CSPC about the suitability of the 3 Housing & Economic Land Availability Assessment (HELAA) sites. CSPC agreed the following:

Land east of Fairhaven: This is a small site that could only accommodate a small number of houses. It does not have direct or level access from the adopted highway. The access is along narrow single-track drive. access to Stoke Hill at junction of Breach Hill Lane and beside chicane; The site is directly surrounded on 3 sides by existing residential properties which could pose neighbourly opposition. The site sits within the Mendips AONB area. Walking access to the village from Stoke Hill is poor with a narrow pavement being a known risk to pedestrians.

Land adjoining Stoke Hill (west): Highway access to this site is likely to be problematic involving poor visibility and changes in levels from Stoke Hill. The site has existing residential properties on some of its boundaries which could pose neighbourly issues. Ownership of the

Signed by:

Date:

2

boundary alongside Stoke Hill is unclear. Walking access to the village from Stoke Hill is poor with a narrow pavement being a known risk to pedestrians. Development of this site could result in improved pavement access to Stoke Hill being incorporated.

Land off Chew Lane (Hedgehogs): Access would most likely be taken from Chew Lane. Access and road safety would need to be carefully considered due to the proximity to Chew Valley School and Chew Lane being a safe walking route to school for students. It is hoped that significant planning gain could be brought forward with the development of this site including a new location for a village hall/sports facility alongside the current cricket ground with associated parking. New parking could also be used by the rugby club, doctors surgery and Chew Valley School to alleviate current parking issues on Chew Lane. The site could present an attractive opportunity for social and private housing surrounding the cricket field. The site could accommodate a 5% development allocation. This is the most viable site by the parish council.

- iii) Agreed to proceed with a Housing Needs Survey, agreed to look for funding opportunities and obtaining quotes from specialist housing research companies.
- iv) A multi-agency meeting was held on 3<sup>rd</sup> Sept to discuss road safety issues and recent dangerous driving incidents in the parish and Chew Valley. This was a productive and helpful meeting with Avon & Somerset Police (A&SP), B&NES and representatives from other parish councils in the Chew valley. A&SP have been working hard in the background and are committed to resolving the issues above and specifically the car and motorbike 'meets' and racing witnessed at Herons Green that resulted in a fatality in August. Agreed to share reporting information with residents when available, A&SP require reporting to understand scale of the problem. To consider joining a Chew Valley wide Community Speedwatch. Agreed not to purchase speed cameras at this stage as advised by A&SP. Planning will continue over the winter with regular meetings with Parish Councils. Discussed various powers A&SP can use to resolve the situation. The Police speed camera has focused on the Chew Valley recently due to an increase in chronic speeding in the area, (806 penalty notices issued in last 3 months).
- v) Agreed to ratify CSPC response to Local Plan reset SPD Consultation, which ended on 29<sup>th</sup> August.
- vi) Cllr Baker is to speak at a B&NES Cabinet meeting representing CSPC regarding the CV Recreational Trail extension. Agreed wording proposed. Cllr Wilson also offered to speak at B&NES Cabinet meeting and will focus on safer routes, long time scale for the project.

## 8. Finance:

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

ii) Agreed the following payments:

iii) Date	Item	Payee	Net	VAT	Total
24.08.25	HP Ink (printing)	SJ Streatfeild-James	£4.17	£0.83	£6.00
	Canva				£4.33
	Land Registry search				£14.00
	Additional email storage				£1.46
24.08.25	External Audit	BDO LLP	£210.00	342.00	£252.00

Signed by:

Date:

3

24.08.25	Website support (inc closing VH website)	JacksonBone	£300.00	£60.00	£360.00
24.08.25	Hall hire	CS Village Hall			£125.00
27.08.25	Finance software (annual subscription)	Scribe Accounting			£414.72
28.08.25	Website hosting (annual domain)	JacksonBone	£75.00	£15.00	£90.00

**9. Matters of report:**

- i) Westaway Field and Cooks Meadow – Community Bloom will be selling bedding plants at the Harvest Home 2025 and will be promoting the purchase of memorial trees in Cooks Meadow.
- ii) Recreational Trail – as above.
- iii) Monthly update from Groundsman – mowing will be done in Rectory Field to tidy it up although it hasn't grown much over the last month.
- iv) There is currently 1 councillor vacancy on the Parish Council, CSPC would welcome hearing from anyone interested in becoming a councillor.
- v) A request for new road signs at the end of Woodford Lane has been submitted to B&NES via Fixmystreet. The signs currently say 'unsuitable for vehicles' but the road is used by vehicles and pedestrians, CSPC would like the signs to say be aware of pedestrians.
- vi) CSPC representatives have met with landowners and B&NES PROW Officers and have agreed a plan to improve the surface of the footpath from Church Lane towards the waterfall. The footpath will be closed for the duration of the work which is due to start on 15<sup>th</sup> Sept and last approx. 3 weeks. Residents are concerned about parking in the area, this will be added to the October agenda.
- vii) Truespeed attempted to erect a telegraph pole at the Pilgrim's Way & School Lane junction. This was unsuccessful due to hitting bedrock. CSPC have objected to the proposed location on a pavement near the ford. Truespeed have agreed to reconsider the options for carrying a cable and will liaise with National Grid who are planning to place cabling underground at the same location.

**10. Correspondence received:**

- i) CSPC have been contacted by residents about the use of agricultural land being used for airport parking. Cars have been seen in 2 separate fields on Walley Court Road. The rules stipulate that a maximum of 28 days is permitted before a 'change of use' planning application has to be submitted. This has been exceeded, CSPC to discuss with Bristol Skypark manager in the first instance.
- ii) CSPC contacted by 2 residents regarding the dangerous driving on B3114 at Heron's Green.
- iii) CSPC were asked for some pre-application advice regarding an upcoming for 3, Sunny Patch, School Lane. The Planning Team will feed back some general guidance but CSPC cannot comment until a full planning application is received.

Meeting closed 21.34

Next meeting Thursday 2<sup>nd</sup> October 2025 at 7.30pm in the Village Hall, Chew Stoke

Signed by:

Date:

4

Signed by:

Date:

5