



Chew Stoke Parish Council

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Minutes of the Parish Council Meeting held on Thursday 5th January 2023 at 7.30 pm in The Village Hall, Chew Stoke.

Present: Cllrs Dick Raffety (Chair), Nicola Ainger, Nick Baker, Ali Cunningham and Steve Hicks.

Clerk: Sarah-Jane Streatfeild-James

Minutes: 2023/01

1. **Apologies:** Cllrs Carol Dyer, James Edgerton, Steven Read. Ward Councillor Karen Warrington.
2. **Public participation** – 4 members of the public attended to discuss the planning applications below.
3. **Declarations of interest** – none
4. **To accept the minutes of the meeting held on December 1st 2022**, 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) Reference number: **22/04892/FUL** Site location: **Parcel 2727 Kingshill Lane, Chew Stoke**. Description of proposal: **Erection of rural workers dwelling in association with the equestrian business on site following removal of a temporary mobile home**. *Further information was provided to the PC by the agent for the owners who attended the meeting. The equestrian business has been trading at this site for 3 years. Councillors were able to view the Business Plan from 2019 and accounts up to 2021. Questioned whether a Rural Economic Consultant would be employed by B&NES to help consider this application. Whilst the PC is keen to support a local business, further information is required before the PC are able to support this application. Due to the sensitive location of the application, height details of the building were requested, so the property can be compared to the nearby barn. Due to*

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its proximity to the lake, and the greenbelt, and the PC has concerns about light spillage due to a number of roof velux windows.

*Agreed to **object** to the application, and contact the Planning Officer to request further information – height information and comparison to barn height and light spillage mitigation - and if necessary request an extension.*

- ii) Reference number **22/05135/FUL** Site location: **Lobbington Cottage, Chew Lane, Chew Stoke BS40 8UE**. Description of Proposal: **Change of use of land from agricultural land to garden land and erection of timber fencing (Retrospective) (Resubmission)**. *The current owners moved to the house in 1999, they are now retiring and have purchased the land from the agricultural owner in order to have a small garden. Whilst the area is small, of poor agricultural quality, prone to flooding and will only have a small impact on the openness of the greenbelt, the PC were concerned about how the land may be used in future years, and of this setting a precedent for other property owners in the village. Changing the use of agricultural land is contrary to planning policy, and the PC are keen to safeguard the land around the parish. Agreed unanimously to **object** due to concerns about setting a precedent, but to note that in this case the change of use would have minimal effect on the openness of the greenbelt, and it is a small area of poor quality land that is prone to flooding.*

7. The following matters were resolved:

- i) Discussed the request from Bath & West Community Energy (BWCE) to review the use of the Westaway fields for solar panels, and to hold a public consultation. In December 2021 it was agreed to continue to farm the land, but to review in 2 years time. Agreed to do this in December 23. Following a discussion, agreed that in the meantime BWCE would be welcome to talk to the PC if they have new information to share with us, the PC appreciate world events and the cost of energy etc may have changed priorities of residents.
- ii) The Westaway Working Group have met recently and been updated about the work done by the farmer on the land. Cllr Ainger is still awaiting information prior to completing a new tenancy agreement with the farmer. Plans in place to put up the permissive path signs, and to enquire about a local stonemason to discuss ideas for a bench to be made from local stones. Discussed a plan to arrange a guided ecology walk in the spring.
- iii) To note that the work to fit the new rockers in the playpark was awarded to Lakeland Groundworks. The decision was made by delegated authority in November on grounds of safety due to the condition of the old equipment.
- iv) The Charities Commission and the lawyers for the PCC have agreed to the lease for the Parish Council to take over the management of the village hall, it is now being checked by the solicitors for the PC. To aim for the end of Feb as the date to take over the lease. A watermark noticed on ceiling of hall, Cllr Raffety to discuss with hall committee and contact contractor to check the gutters.

8. Finance:

- i) To note standing orders:
SJ Streatfeild-James - clerks salary (December)
Hugo King – ground maintenance salary (December)

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ii) The bank statements and bank reconciliation were checked and signed by Cllr Cunningham for the 3rd quarter of the year.

iii) The following online payments were agreed:

| Date | Item | Payee | Net | VAT | Total |
|----------|---------------------|----------------------|-------|-------|---------|
| 28.12.22 | HP Ink (printing) | SJ Streatfeild-James | £4.17 | £0.83 | £5.00 |
| 25.11.22 | SLCC membership | SLCC | | | £88.50 |
| 5.12.22 | Fitting new rockers | Lakeland Groundworks | | | £715.46 |

9. Matters of report:

- i) The New Local Plan has been launched. First workshop is on the 23rd January 23. Cllr Ainger to attend.
- ii) Rectory Field update – Cllr Baker to contact Matthew Bennet regarding a survey update on the ash trees. The WI would like to plant a crab-apple tree in the planned orchard to commemorate their centenary this year, to discuss with the WI Chair once a plan for Rectory Field is in place.
- iii) Recreational Trail update – a bollard has been situated halfway up Woodford Lane to prevent cars driving beyond the turning to the tipis. Flooding was also noted at the end of the lane where it meets the trail, it is likely the drain under the path is blocked with mud which had been piled up at the end of the lane, and a washout of the drain required. Cllr Baker to contact Bristol Water.
- iv) B&NES have formally agreed to take on responsibility for the maintenance of a section of St Andrew’s churchyard, with effect from 22nd February 2023.
- v) Bollards have been erected in Woodford Lane to prevent traffic going beyond the midway point.

Meeting ended at 9.40pm

Next meeting Thursday 2nd February 2023 at 7.30pm in the Village Hall

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