# Chew Stoke Parish Council

**Minutes of the Parish Council Meeting held on**
**Thursday 1st October 2026 at 7.30 pm in the Village Hall, Chew Stoke**

**Present:** Cllrs Steven Read (Chair), Nicola Ainger, Nick Baker, Rowan Coleman, Steve Hicks, Ben Moss & Nicola Wilson

**Clerk:** Sarah-Jane Streatfeild-James **Ward Councillor**: not present

**Minutes: 2026/10**

1. **Apologies noted and accepted:** all present

2. **Declarations of interest** – none.

3. **Public participation** – 11 members of the public present for item 6i, all expressing concerns for the proposal. Concerns included the 25% increase in housing in the village, (up from 20-30 proposed in autumn 2025), loss of open space, flooding, type of development and urban feel, added pressure on highways infrastructure including increased traffic from the airport expansion (past and present), 280 houses in Bishop Sutton, 300 in Clutton and 20 in Chew Magna.

4. **Confirmation of the minutes of the previous meeting:** unanimously agreed. A copy was given to the Chair to sign and returned to the Clerk.

5. **Planning applications:**
   i) **Application Reference**: 26/03308/TCA
   **Application Address**: Church Gate House, Church Lane, Chew Stoke, Bristol, BS40 8TU
   **Proposal**: Silver Birch - remove. *Support*
   ii) **Application Reference**: 26/03463/TCA
   **Application Address**: 4 The Cedars, Chew Stoke, BS40 8TR
   **Proposal**: T 11 - Silver Birch, minor crown lift to height of 3.0ms T 12 - Silver Birch, minor crown lift to height of 3.0ms Group 14 - Shrubs, trimming and thinning T 20 - Walnut, remove. Unsafe. *Support*

6. **Formal motions requiring a decision:**

i) The revised Draft Local Plan has been published, and a 6 week public consultation period is open for comments from 18th Sept until 30th October. The revised Plan includes the potential to build up to 100 houses on Hedgehogs field in Chew Stoke. This is a designation in the Local Plan and is not a planning application. This addresses the principle of using the site.

CSPC is a statutory consultee for all planning matters. The Chair started the discussion by reminding those present of the history and CSPC stance to date. (In Autumn 25, CSPC supported the proposal for 20-30 houses on Hedgehogs). Councillors discussed their response at length, which is set out in the attached document. It was noted that this is a response to a Consultation and comments must identify the policy, site or section being commented on; explain why it is unsound or legally non-compliant; provide supporting evidence, and to state any changes one would like to see made.

CSPC agreed that the number of new houses should be led by the findings of an independent housing needs survey commissioned by CSPC, which will be undertaken as soon as possible.

CSPC will share concern about the high number now proposed compared to 20-30 last year. CSPC would like to see evidence that this number is needed, and that the required infrastructure, particularly concerning road safety and highways will be provided. CSPC hear the concerns of residents and have raised 18 points of 'unsound' in their response. Councillors also acknowledged the benefits to the village that would come with more housing, eg retained and improved cricket pitch/sports area, multi-purpose community building, parking (in addition to parking spaces for each house), allotments, improved active travel provision.

The schools both have capacity to take pupils from the village, as local pupils from Chew Stoke would displace other pupils from further afield over time. CPSC have spoken to Chew Medical Practice and they also have capacity to take more patients from Chew Stoke. CSPC's full response can be read here

CSPC also reiterated the importance of having a Local Plan, without it, developers are likely to be able to exert undue control over development and villages may lose out on delivery of community infrastructure. Councillors agreed unanimously to raise 18 "unsound" comments to the Plan, (as this is a consultation process, it is not the forum to support or object).

ii) Youth provision in the village – a further meeting has taken place, discussed plans to have a concrete table tennis table at the bottom of Rectory Field, (& hire bats from the shop, possibly have sail over the top of the table). Also received request for bike racks at CV School. Looking at fundraising options, and whether there are any options for a pump track in the village, but space and funding significant hurdles.

iii) Road safety issues in the parish and the valley, - meeting with B&NES Highways Officer and Ward Councillor on site on 16.9.26. Discussed road safety options for Herons Green and Herriott's Bridge, and consideration for 'Average Speed Cameras', road furniture (central islands, chicanes, rumble strips etc). The Public Space Protection Order (PSPO) is complex and will take 6-12 months from the start of a consultation period. £32k allocated to addressing safety from Chew Stoke to Herons Green on the B3114.

iv) Agreed to defer decision to set up a WhatsApp community group to next months meeting.

v) Request to hold the Scouts Remembrance Parade in Chew Stoke this November. Agreed any Remembrance Parade must be formally risk assessed with appropriate road closures in place. CSPC would welcome hosting this event, but agreed to ask Scout Leader to liaise with Highways Dept at B&NES to agree measures.

vi) Adoption of the B&NES Parish Charter (updated 2025). Agreed to defer to November meeting.

vii) Agreed to pursue creating a Community Resilience Plan for Chew Stoke Parish. Clerk and Cllr Moss to discuss.

**7. Finance:**

i) To note standing orders:

a. SJ Streatfeild-James - clerks salary (September)
b. Hugo King – ground maintenance payment (September)

ii) To agree the following payments:

| Date | Item | Payee | Net | VAT | Total |
|---|---|---|---|---|---|
| 03.10.26 | HP Ink (printing)<br>Canva | SJ Streatfeild-James | £4.17 | £0.83 | £3.25<br>£4.33 |
| 03.10.26 | PAYE &NI | HMRC | | | £33.95 |
| 03.10.26 | External Audit | BDO LLP | | | £378.00 |
| 03.10.26 | Mowing | Hugo King | | | £80.00 |
| 03.10.26 | Tree work | Churchill Tree Care | | | £275.00 |
| 03.10.26 | Football goals in Rectory Field | Nick Baker | | £11.82 | £70.90 |

**8. Matters of report/updates:**

i) Westaway Field and Cooks Meadow – no update
ii) Chew Valley Recreational Trail – monthly meetings ongoing with Planning Officer and Bristol Water. B&NES are keen to promote village connections.
iii) Monthly update from Groundsman – further mowing has been undertaken due to continued warm weather.
iv) Community Bloom – results expected this month.
v) Bristol Airport – a reconsultation has just reopened following a request for more information from N Somerset Council to Bristol Airport. Cllr Moss to establish if new information requires a further response from CSPC.
vi) There are currently 2 vacancies on the Parish Council, we would love to hear from anyone interested in joining us, please contact the Clerk.
vii) A property is available for sale in Salway Close through English Rural Housing Association, it has been advertised on the noticeboards, website and Facebook.
viii) Update from the Chew Valley Area Forum on 23rd Sept – heavily focused on the draft Local Plan, details included in item 6i above.
ix) To note the Conclusion of Audit for the 25-26 financial period.

**9. Correspondence received:**

i) Residents regarding potential housing on Hedgehogs

Meeting ended 9.45pm

Next meeting: Thursday 5th November 2026 at 7.30pm in The Village Hall, Chew Stoke