

CHEW STOKE PARISH COUNCIL

Minutes of the Ordinary meeting held on Thursday 8th March 2018
commencing at 7.30pm,

Church Hall, Pilgrims Way, Chew Stoke.

Present:

Cllr G McKay (GM), Cllr N Baker (NB), Cllr P Wring (PW), Cllr N Cowell (NC), Cllr J Dowson (JD),

Minute Ref	Agenda Item	Action
143/17-18	<ul style="list-style-type: none">Absence Cllr James Cllr Hindle Cllr RaffetyDeclarations of Interest None	

144/17-18 **Public Submissions**
Unregistered New Dwelling SW Of Black Horse Cottage,
Pilgrims Way, Chew Stoke BS40 8UD. Parking and manoeuvring information
received from Architect as requested at February meeting. Cllr Baker shared this
information with all Councillors. Discussed within Planning section of meeting

Employment Building, Bell Lane. Applicant advised change of use application is
forthcoming.

The Paddocks, Pilgrims Way. The applicant attended to request written support
from the Parish Council when the appeal is reviewed.

145/17-18 **To APPROVE the minutes of the meeting held on Thursday 1st February 2018**
All Agreed

146/17-18 **To NOTE Correspondence sent and received during the month –**
Internal Audit engagement letter received from IAC Audit. Clerk to prepare
documents required.

147/17-18 **To DISCUSS Planning applications for comment by the Parish Council:**

New /Awaiting Comments:

Brock House, Pilgrims Way, Chew Stoke, BS40 8TX
T1. Cherry- fell
Application reference: 18/00774/TCA received on 20/02/2018
Planning Portal reference: No details
Application status: Pending Consideration
No Comment required from Parish Council

Television Mast, Breach Hill Common, Chew Stoke,
Installation of 2no. equipment cabinets
Application reference: 18/00681/TEL received on 14/02/2018
Planning Portal reference: PP-06739699
Application status: Pending Consideration
The Parish Council has No Objection to this application

Providence House, Pilgrims Way, Chew Stoke, BS40 8TY

T1. Ash. Crown reduction, cut 3m off to near the pollard points. T2. Apple. Crown reduction, take 1m off. T3. Cherry. Crown reduction, take 1m off.

Application reference: 18/00600/TCA received on 09/02/2018

Planning Portal reference: No details

Application status: Pending Consideration

No comment required from Parish Council

Outstanding/ Previously Commented :

Unregistered New Dwelling East Of Stonecroft, Pilgrims Way, Chew Stoke

Application reference: 18/00273/FUL received on 19/01/2018

Application status: Pending Consideration

The Parish Council objects to this application.

The original application did not reference compliance with Policy HDE8b of the Chew Valley Neighbourhood Plan relating to the provision of domestic parking provision.

The parish council is not convinced that the proposed parking arrangements shown in the additional plan provided offer a safe and realistic method for parking, (and manoeuvring on/off the highway), 2/2.5 vehicles as required in the Neighbourhood Plan.

The Highways Officer has not mentioned the parking policy contained within the Neighbourhood Plan and does not appear to have considered issues associated with on-street parking in the vicinity. The parish council would like the BANES Highways Officer to be given the opportunity to view the additional plan submitted by the applicant showing the proposed parking and vehicle manoeuvring arrangements on/off the highway and provide a professional comment on the practicalities and safety of the proposed arrangement.

The parish council notes that parking provision policy for residential development is also stated in the new BANES Placemaking Plan and that as it is a newer plan than the Chew Valley Neighbourhood Plan, it should take primacy over the Chew Valley Neighbourhood Plan. The parish council considers that the 2 policies can be applied consistently with the Neighbourhood Plan policy taking special account of the problems faced with on-street parking in rural villages. It is understood that the application of this Neighbourhood Plan policy has been addressed to Richard Daone of BANES by East Harptree Parish Council.

In addition to the parking issue, the parish council is also concerned with the visual impact of the proposed development. The parish council considers that the massing and bulk of the combined garage and house development would result in over-development of the plot and streetscape offering no significant spacing between the adjoining plots. The property falls within the village conservation area and is in a sensitive location due to other recent development that has occurred in the vicinity.

The Paddocks, Pilgrims Way, Chew Stoke

Erection of a new dwelling.

Application status : Appeal

The Parish Council agreed to submit a clarification comment on the appeal to reiterate the Councils support to the first application which was refused.

The Oaks, Pagans Hill, Chew Stoke

Erection of a single storey rear orangery, traditional lead canopy veranda to the front and one and a half-storey double garage and office.

Application status: Pending Consideration

The Parish Council supports this application

Stonehaven, Breach Hill Common, Chew Stoke

Erection of first floor rear extension. (resubmission).

Application status: Pending Consideration / Permitted

Arundel, Breach Hill Lane, Chew Stoke

Erection of rear garage extension to form workshop and internal alterations.

Application status: Pending Consideration

Willow Lodge, Breach Hill Lane, Chew Stoke

Erection of two-storey front extension, first floor side extension, single storey rear extension and raised balcony.

Application status: Pending Consideration / Permitted

Employment Building Unit 2, Bell Lane, Chew Stoke

Residential development of 5 - 9 dwellings & reorganisation of car parking for adjacent commercial premises (Outline Planning with All Matters Reserved)

Pending Consideration

2 The Cedars, Chew Stoke,

Erection of second storey rear extension, single storey side extension, first floor terrace and associated remodelling.

Pending Consideration / Permitted

148/17-18

Finance

A. To AGREE payment, in accordance with the budget, and to instruct cheques to be signed for :

Clerk Expenses

February Office Payment - £17.33

Epson ink cartridges - £34.24

Heart sine invoice, replacement pad pack - £118.80

ALCA membership - £173.78

B. To NOTE standing order payments:

Church Hall hire - February £20

Hugo King – February £595.41

Clerk salary – February £298

Village Hall WIFI £33

C. To Note Bank Reconciliation

Overpayment to Clerk £298, cheque repayment received

149/17-18

Bilbie Road Play Area

The Clerk gave a powerpoint presentation of quotes received from

CP

Wicksteed International and Kompan.

Both quotes have merits, based on ideas and suggestions from children and adults following online questionnaire. Wicksteed International were able to match fund and bring the plan on budget @ £25000

Discussions were held regarding applications for funding – councillors will assist with the applications for these. A second phase of project will be planned ,once extra funding/sponsorship/grants have been obtained , in order to add further play items and second multigoal.

Clerk to place Wicksteed order and discuss possible option on plastic wobbly plank which is to be sited within the wooden trail . Also query on the tarmac pad , size required and possible extension to pad within second phase.

Vote held – All in favour

150/17-18

PLUSNET WIFI

Initial 12 month contract now expired – cost increase to £33 per month.

. Rolling contract to continue with Plusnet until Truespeed move into Chew Stoke , with the provision of free wifi to be installed at the Hall.

All in favour.

151/17-18

Risk Assessment

CP

Clerk to chase quote from Banes

152/17-18

Data Protection Officer

CP

Updated information received from Deborah White at ALCA . Clerk to investigate further

153/17-18

Bristol Airport

NJ

April Agenda

154/17-18

The Stoke Inn

Loan request /Newspaper Services.

Information required for Parish Council has not yet been received from pub Landlord.

155/17-18

To Agree April meeting date

5th April

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