

**Minutes of the Ordinary meeting held on Thursday 7<sup>th</sup> May 2020 commencing at 7.30pm,**

**Zoom Meeting**

**Present:**

Cllr D Raffety (DR), Cllr J Dowson (JD), Cllr A Cunningham (AC), Cllr N Baker (NB), Cllr J Edgerton (JE), Cllr S Read (SR), Cllr C Dyer (CD)

Clerk C Parkman (CP).

<b>Minute Ref</b>	<b>Agenda Item</b>	<b>Action</b>
001/20-21	<b>Absence</b> None	
002/20-21	<b>Declarations of Interest</b> Dick Raffety – Church Hall Committee / Immediate neighbour /Church Hall Alison Cunningham – Church Hall Committee /Church Hall Nick Baker - Planning/ 2 Home Orchard	
003/20-21	<b>Co Option of Mrs Carol Dyer Witness signing of Acceptance of office</b> Councillors witnessed by video the signature of Acceptance form and declaration of interest form Clerk will collect paperwork in due course.	
004/20-21	<b>Members of the public are invited to address the Council on items within the agenda</b> 3 parishioners attended with regards to planning applications. No participation.	
005/20-21	<b>To Approve the Minutes of Ordinary meeting held Thursday 6<sup>th</sup> February 2020</b>  <b>To Approve the Minutes of the extraordinary meeting held on Friday 24<sup>th</sup> April 2020</b> Clerk advised supplementary standing orders will be in effect, either until 7 May 2021 or the repeal of legislation, whichever is earliest	
006/20-21	Proposed DR Seconded NB <b>Finance</b> <b>To NOTE Standing Order payments:</b> Church Hall hire £25 (February, March, April) Hugo King – £595.41 (February, March, April) Clerk salary –£ 460.97 (February, March, April) HP Instant Ink - £3.49 (February, March, April) Campaign to protect rural England Annual Subscription £50  <b>To AGREE payments made by the Clerk (C Parkman) &amp; authorise reimbursement by cheque when restrictions allow:</b>  F J Wookey - £204.32 Heartsafe - monitoring service £19.50 Heartsafe replacement pads £130.68 Alca yearly subscription £200.04 Came and company insurance £344.48 (Year 2/3 long term subscription) Jackson bone maintenance £108	

Jackson Bone Domain annual £17.40  
Diane Malley payroll services £84  
PCAA subscription £75  
HP Ink extra pages for 2 months £29  
Chris Tovey tree work January £120

**To Acknowledge First precept instalment of £10,000 –**

Noted

**To Acknowledge Old Garage Cil payment £3846.06.**

Noted/Clerk to check payment has been allocated to Community plan Cil Fund

**To Agree Bank Reconciliation for Audit purpose**

Clerk to make amendment and redistribute for June meeting

007/20-21

**To DISCUSS and COMMENT on Planning applications for comment by the Parish Council:**

Nick Baker declared an Interest 2 Home Orchard.

[20/01503/FUL](#)

Pagans Hill House, Pagans Hill, Chew Stoke, Bristol, Bath and North East Somerset, BS40 8UF

Construction of domestic vehicular access and the closing off of the existing access along with associated landscaping works.

No Objection

[20/01453/FUL](#)

New Bridge, Bristol Road, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8UB

Erection of single storey side extension following demolition of existing smaller side extension, erection of rear porch/boot room and installation of larger dormer to replace existing.

No Objection

[20/01357/CLPU](#)

2 Home Orchard, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8UZ

Erection of single storey extension less than 4m in depth and 4m in height (Certificate of Lawfulness for a Proposed Development).

No Comment Required

[20/01241/FUL](#)

Yew Tree Farm, Breach Hill Common, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8YG

Erection of proposed stable building

No Objection

[20/01227/VAR](#)

Site Of Chew Valley Garage, Bristol Road, Chew Stoke, Bristol,

**Proposal:** Variation of condition 2 (Plans List) of Application Reference Number 19/02418/VAR (Variation of condition 2 (plans list) of application 16/00571/FUL (Erection of 4no dwellings and 1no shop with flat above

including associated amenity space and parking following demolition of existing garage, workshop and shop).)

The Planning Group have been in discussion with officers at B&NES.

Variations to these properties have already occurred. The Parish Council have no objection to these latest changes – however they will ask BANES planning to keep a very watchful eye on the construction of the shop which will be at the front of the site. Variations to materials /elevations of shopfront and village clock must not be changed

NB To discuss with BANES

[20/01103/FUL](#)

Top Cross, Pagans Hill, Chew Stoke, Bristol, Bath And North East Somerset, BS40 8UF

Erection of two storey extensions to the west and south elevations.

Reconfiguration of drive and access to the property including erection of one garage and a further two parking spaces and turning area.

No Objection

008/20/21	<b>Retender of Parish Cleaning/Landscape Maintenance Contract</b> Current Contractor Hugo King has been awarded this year's contract at £7875. Monthly payments from May 2020 to be paid at £656.25. Clerk to amend standing order at NatWest Bank with immediate effect.	CP
009/20-21	<b>St Andrews Church Hall</b> Dick Raffety and Alison Cunningham have declared an Interest	DR

A draft agreement version 3 has been circulated to all Councillors

Discussions raised the following points: -

- Length of Term
  - Running Costs exceeding revenue
  - Large repair items arising
  - Parish Council being unable to apply for / source Grants as a Local Authority
  - Deterioration/ failure of the building / losses due to building being incapable for community use
  - Potential Competition from the Church, who may be offering usable community space within the Church by removing Pews
  - Current Climate with COVID 19/Social Distancing and lack of revenue. Consideration to be made on delaying any negotiation until Covid future is clear.
  - Remove the 20 free hall hires the PCC have included in terms.
- Discussions regarding full structural survey, plus utilities, heating and drainage

In the first instance Cllr Raffety to inform PCC of the following queries

1. Current Climate with Covid 19 and the uncertainties of Socialising / group meetings/gatherings - all which will affect revenue. Should the negotiations be put on hold for now?
2. Chew Stoke Parish Council will have the right to determine the lease at any time during the course of the term. / Unconditional Break Clause
3. Term of lease to be longer than 15 years
4. Remove Free Hall Use

010/20-21	<b>PV Farm</b>	DR
	<p>Cllr Raffety gave information to Councillors on the suggested PV Farm on land kindly donated by Brian Westaway.</p> <p>Information has been received from Bristol &amp; West Community energy who Install green and non-invasive solar panel installations. Chelwood Community has a successful scheme with Money being raised through community investment, with shareholders receiving a guaranteed income of 4%.</p> <p>Deferred to June meeting</p>	
011/20-21	<b>Bristol Airport</b> – Application for designation as a coordinated airport – submission of consultation response. Consultation open until 26 <sup>th</sup> June	CP
	<p>Consideration and response from Parish Council to be deferred to June meeting.</p> <p>Clerk to advertise consultation on Social media and website.</p>	
012/20-21	<b>Clerk to the Parish Council Vacancy</b>	JD
	<p>Interviews of potential candidates have been put on hold until further notice, with current Clerk remaining in post for foreseeable future.</p> <p>Cllr Dowson to advise candidates</p>	
013/20-21	<b>Local Plan update</b> – In consultation until 1 <sup>st</sup> June – submission of consultation response.	NB SR
	<p>Response has been delegated to The Planning Group on behalf of the Parish Council</p>	
014/20-21	<b>Assessment of land supply for housing and economic development</b> (HELAA) and a review of renewable energy development proposals. – Call for sites – Public consultation to 15 <sup>th</sup> June - submission of consultation response.	NB
	<p>Deferred to June meeting</p>	
015/20-21	<b>To CONFIRM meeting date</b> – Zoom meeting 4 <sup>th</sup> June	CP