



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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30th May 2018

To Councillors:

Mandy Clarke; Richard Clarke; Claire Parfitt (Chair); Jonathan Rich, Kathy Thomas

You are hereby summoned to attend a meeting of the Planning & Environment Committee of Peasedown St John Parish Council at the Beacon Hall on **Tuesday 5th June 2018 at 7.00pm** for the purpose of transacting the business detailed below.

Tanya West
Parish Clerk

AGENDA

Meeting of the Planning & Environment Committee

7.00pm

Public Session - 10 minutes at which **members of the public can attend to express their view on matters relevant to this agenda or the parish in general**. Please be aware that if matters are raised not related to this agenda they cannot be further discussed by the Council at this meeting but may be considered at a later meeting. Once the meeting has been opened, then only members of the Council may speak, unless officially adjourned for specific reason. Members of the public are welcome to stay and observe the rest of the meeting (apart from those items which state they will be discussed in closed session).

****PLEASE ENSURE THAT MOBILE TELEPHONES ARE SET TO 'SILENT' MODE IN THE COUNCIL CHAMBER****

Please be aware that Parish Council meetings may be recorded, subject to the Openness of Local Government Bodies Regulations 2014. We kindly ask that anybody intending to record the meeting please inform the Chair or Clerk beforehand in order that any necessary arrangements can be made.

P&E001 – 05/06/2018 Election of Vice-Chair

To receive nominations and to elect a Vice-Chair of the Planning & Environment Committee.

P&E002 – 05/06/2018 Apologies for Absence

To receive and approve, if necessary, any apologies for absence.

P&E003 – 05/06/2018 Declarations of Interest

To receive any declarations of Members' Interests in any items on the agenda, which have not already been disclosed to the Monitoring Officer.

Members are reminded of their obligation to declare any interests they may have in any issues arising at the meeting which might conflict with the business of the council and how these interests impact on their involvement with discussions and voting.

P&E004 – 05/06/2018 Actions

To review updated copy of the actions register (appendix A).

P&E005 – 05/06/2018 Items for Urgent Report

Items which, in the opinion of the Chair, should be reported on as a matter of urgency.

P&E006 – 05/06/2018 Decisions on Current Planning Applications

To consider planning consultation responses for applications and amended plans listed below:

- i. **18/02023/VAR** - Land Adjacent To Kingswell Eckweek Lane Peasedown St. John Bath - Variation of condition 18 of application 17/00147/FUL (Erection of 3 no. detached dwellings and garages on land adjacent to Kingswell) - Mr & Mrs Connor.
Web link to planning documents:
<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmplt&basepage=data.aspx&Filter=^refval^=%2718/02023/VAR%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>
- ii. **18/02031/FUL** - 42 Greenlands Road, Peasedown St. John, Bath, BA2 8EZ - Erection of a detached dwelling with integral garage (Resubmission) - Mrs Allison Gould.
Web link to planning documents:
<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmplt&basepage=data.aspx&Filter=^refval^=%2718/02031/FUL%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>
- iii. **18/02060/FUL** - 3 Home Farm Close, Peasedown St. John, Bath, BA2 8SE - Erection of a two-storey side and rear extension with single storey attached garage following removal of detached double garage - Mr Chris Arbery.
Web link to planning documents:
<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmplt&basepage=data.aspx&Filter=^refval^=%2718/02060/FUL%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>
- iv. **18/02069/FUL** - The Laurels, Springfield, Peasedown St. John, Bath, BA2 8HW - Erection of single storey front extension following removal of existing porch - Mr & Mrs K Hurley.
Web link to planning documents:
<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmplt&basepage=data.aspx&Filter=^refval^=%2718/02069/FUL%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>
- v. **18/02123/FUL** – 43 Russet Way, Peasedown St. John, Bath, BA2 8ST - Erection of single storey and two storey rear extensions - Ms Julie Witt.
Web link to planning documents:
<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmplt&basepage=data.aspx&Filter=^refval^=%2718/02123/FUL%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>
- vi. **18/02186/FUL** – 17 Old Forge Way, Peasedown St. John, Bath, BA2 8TS - Erection of a side extension with a garage on the ground floor and en-suite bedroom on the first floor - Mr Dominic Kielcikowski.
Web link to planning documents:
<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmplt&basepage=data.aspx&Filter=^refval^=%2718/02186/FUL%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>

- vii. **18/02302/VAR** – Mercedes Benz Of Bath Bath Business Park, Foxcote Avenue, Peasedown St. John, Bath, BA2 8SF - Variation of condition 12 (opening hours) of application 04/02602/FUL (The erection on Plot 1 of a new building for the sale and/or display and/or hire of new and/or used private and light goods vehicles and/or sale of parts and/or for the repairing and/or servicing and/or valeting of vehicles, with ancillary offices, valeting building, parking and storage, including a compound for waste skips and perimeter fencing and gates) - Sytner Group Ltd.

Web link to planning documents:

<https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmpl&basepage=data.aspx&Filter=^refval^=%2718/02302/VAR%27&history=f7fbb9fcb7b14875b53c66cb653051b8&SearchLayer=DCApplications>

P&E007 – 05/06/2018 Update - Planning Related Matters

To receive a report and make any associated decisions on the following (appendix B):

- i. Planning decisions issued by B&NES Council.
- ii. Planning enforcement matters.
- iii. Planning applications not invited to comment.
- iv. Planning appeals.
- v. Planning applications pending decision.
- vi. Planning applications for neighbouring parishes and to determine if they will be impacting on the village and if so whether official comment from the Parish Council is required.

P&E008 – 05/06/2018 Update & Decision – HELAA

To receive any further updates on the Housing and Economic Land Availability Assessment (HELAA) and to establish an outline plan for the surveying of the sites (pre-reading appendix C).

P&E009 – 05/06/2018 Update & Decision – Greenlands Road Housing Development

Update on the Greenlands Road planning decision and determine the involvement of the Parish Council with Curo regarding this development (pre-reading appendix D).

P&E010 – 05/06/2018 Update & Decision – Traffic Regulation Orders

To receive update and ratify decisions on Traffic Regulation Orders within the village, to also consider proposals for 20mph to roads in Carlingcott TRO Scheme Refs. 18-007 and 18-008 (pre-reading appendix E).

P&E011 – 05/06/2018 Advisory Panel

To appoint an Advisory Panel to investigate specific projects/matters and make recommendations in line with the agreed Terms of Reference and Delegations. To also determine how to utilise the Advisory Panel for providing comments/recommendations on planning applications to Full Council (pre-reading appendix F).

P&E012 – 05/06/2018 Update – Review of Finances 2018/19

To consider expenditure report for the 2018/19 financial year for those budgets specifically linked to the Planning & Environment Committee (appendix G).

P&E013 – 05/06/2018 Update & Decision – Projects

To review progress, and make any associated decisions or recommendations, on those projects for which responsibility has been delegated from Full Council (appendix H):

- i. Winter Support – update on grit bins and rock salt supplies.
- ii. Waste Bins – update on installation of general and dog waste bins previously agreed at Full Council.
- iii. Signs & Street Furniture – update on the signage project.

P&E014 – 05/06/2018 Date and Time of Next Meeting & Future Agenda Items

The date of the next Planning & Environment Committee meeting is to be determined.