



## PEASEDOWN ST JOHN PARISH COUNCIL

Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN  
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### Minutes of the Full Council Meeting held on Tuesday 20<sup>th</sup> March 2018 at 7.00pm at Beacon Hall, French Close, Peasedown St John

**Present:**

**Councillors:** Tom Clifford; Jo Davis; Stephen Goodwin; Simon Kidd; Andrew Larcombe; Claire Parfitt; Jonathan Rich (Vice-Chair); Kathy Thomas (Chair).

**In attendance:**

Tanya West – Parish Clerk  
Debbie Parish – Administration Officer

**Public Session**

There were no members of the public present.

Minute Ref.	Agenda Item	Action
<b>C249 – 20/03/2018</b>	<p><b>Apologies for Absence</b> Apologies for absence had been received from Cllrs Mandy Clarke and Richard Clarke due to being otherwise engaged; Cllr Audrey Gillard-Sprake due to family commitments; Cllr Nathan Hartley due to work commitments; Cllr Edward Jones due to work commitments; Cllr Ray Love due to illness and Cllr Karen Walker due to attending the Somer Valley Forum. These apologies were duly noted.</p> <p>Cllr Rod Bridges and Cllr David Walker were absent with no apologies received.</p>	
<b>C250 – 20/03/2018</b>	<p><b>Declarations of Interest</b> No further interests, to those already disclosed to the Monitoring Officer, were declared.</p>	
<b>C251 – 20/03/2018</b>	<p><b>Minutes</b></p> <p>i. Councillors considered the minutes of the Full Council meeting held on 20<sup>th</sup> February 2018. It was resolved that they should be approved as a true and correct record of that meeting. Proposed by: Cllr Jonathan Rich Seconded by: Cllr Tom Clifford <b>Agreed</b> by the majority of those present.</p> <p>ii. The Clerk provided a verbal update on the list of actions from the last meeting.</p>	
<b>C252 – 20/03/2018</b>	<p><b>Implementation of SharePoint</b> There had been no changes in the last month, but Cllr Simon Kidd reported that he would be up-loading the remaining assets to the Asset Register in SharePoint in the coming weeks. Councillors were invited to make suggestions for any further improvements/changes to SharePoint that they wished to see.</p>	
<b>C253 – 20/03/2018</b>	<p><b>Items for Urgent Report</b> There were no items for urgent report.</p>	
<b>C254 – 20/03/2018</b>	<p><b>Council Committee Updates</b> Councillors received updates from the following Committees:</p> <p>i. Burial Sub-Committee (no meeting since the last Full Council). ii. Finance &amp; Amenities (meeting held on 6<sup>th</sup> March 2018 – minutes will be circulated shortly, Cllr Larcombe provided a verbal summary report). iii. Personnel Committee (no meeting since the last Full Council). iv. Planning &amp; Environment (no meeting since the last Full Council).</p>	Clerk

	<p>It was noted that the Clerk had received an email from Cllr Tom Clifford, tendering his resignation from the Planning &amp; Environment Committee with effect from the end of the meeting.</p> <p>His resignation followed the decision by B&amp;NES Council to approve Curo's Reserved matters application for the development at Greenlands Road. He felt that his personal objections to the scheme were so strong that continuing to serve as Chair and on the Committee, would create a massive conflict of interest. He also wished to be 'free' to continue to challenge and hold to account both Curo and B&amp;NES Council.</p> <p>Cllr Clifford was thanked for his work during his time as Chair and for his comments on planning applications, which councillors had found extremely helpful. Cllr Claire Parfitt was thanked for taking on the role of Chair until the April Full Council meeting, when a new Chair would be appointed. Until this time, new planning applications will be circulated to every Council member for them to view and comment on.</p> <p>v. Policy &amp; Governance (Advisory Panel meeting held on 12<sup>th</sup> March 2018 – notes to follow). Cllr Kidd reported that discussion had been around changes to Standing Orders, a change to the committee structure and the implementation of GDPR.</p>	<p>Clerk</p> <p>Clerk</p>
<p><b>C255 – 20/03/2018</b></p>	<p><b>Outside Bodies</b></p> <p>i. Councillors received an update on any forthcoming meetings and feedback from meetings attended since the last Full Council meeting, as follows:</p> <p><b>Parishes Liaison Group</b> – Representatives: Chair and Clerk Last meeting – Wednesday 28<sup>th</sup> February 2018. Attended by Cllr. Kathy Thomas. Minutes of this meeting are not yet available but will be circulated in due course. Next meeting – Wednesday 30<sup>th</sup> May 2018.</p> <p><b>Avon Local Councils Association (B&amp;NES ALCA Area Group and County Meetings)</b> - Representatives: Chair and Clerk Last meeting (B&amp;NES Area Group) – Not met since last Full Council meeting. Next meeting (B&amp;NES Area Group) – Wednesday 9<sup>th</sup> May 2018.</p> <p><b>Somer Valley Forum</b> – Representatives: Cllrs Jonathan Rich and David Walker (any other councillor as reserve) Last meeting – Wednesday 21<sup>st</sup> February 2018 at the Centurion Hotel at 6pm. Notes from this meeting had been circulated as pre-reading. Next meeting – Tuesday 20<sup>th</sup> March 2018 at 6pm at the small hall of the Somer Centre, Gullock Tying, Midsomer Norton.</p> <p><b>Local Flood Representative</b> – Representatives: Cllr. Jonathan Rich Last meeting – Not met since last Full Council meeting. Next meeting – To be confirmed.</p> <p><b>Community Centre Network</b> – Representatives: Cllr. Richard Clarke Last meeting – Not met since last Full Council meeting. Next meeting – To be confirmed.</p> <p>ii. Councillors received, for information, a list of Police updates and recent incidents reported in the area since the last meeting. It was noted the next Beat Surgery would be at The Circle Hospital Café on Monday 9<sup>th</sup> April 2018 at 10am.</p>	
<p><b>C256 – 20/03/2018</b></p>	<p><b>Invitations and Representations</b></p> <p>Following the Parish Council's involvement in the "Stamp Around" scheme, an invitation had been received from Jeremy Dymond a B&amp;NES Council Officer to</p>	

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	attend a launch event on Wednesday 28 March 2018, 2 - 4pm, in Keynsham Memorial Park. Councillors considered the invitation, but thought that a better way to promote the initiative within the village might be to have a photograph on Beacon Field and issue a press release about the opportunity to take part in the scheme in Peasedown St John. Clerk to arrange with available councillors.	Clerk
<b>C257 – 20/03/2018</b>	<b>Report from the Chair</b> There was no report from the Chair.	
<b>C258 – 20/03/2018</b>	<b>Memorials &amp; Interments at Ashgrove Cemetery</b> There were no new memorial applications for Ashgrove Cemetery.	
<b>C259 – 20/03/2018</b>	<b>Financial Matters</b> i. Councillors reviewed the schedule of payments raised since the last Full Council meeting on 20 <sup>th</sup> February 2018 (appendix C259i refers). It was resolved that all the payments on this schedule be ratified. Proposed by: Cllr Kathy Thomas Seconded by: Cllr Andrew Larcombe <b>Agreed</b> unanimously.  ii. It was resolved to accept and pay the 2018/19 subscription membership fees for the Avon Local Councils' Association and the Society of Local Council Clerks. Proposed by: Cllr Andrew Larcombe Seconded by: Cllr Jonathan Rich <b>Agreed</b> unanimously.	Clerk
<b>C260 – 20/03/2018</b>	<b>Winter Support</b> Councillors received an update from the winter support team following the recent snow fall and considered quotations for replenishing the salt/grit stocks and the stocks had now been depleted. i. It was resolved to order supplies of rock salt up to a cost of £1,000 including delivery, so long as there is sufficient space to store it. Proposed by: Cllr Jonathan Rich Seconded by: Cllr Simon Kidd <b>Agreed</b> unanimously.  ii. It was suggested that councillors should “share” the request for new volunteers for the Snow Warden scheme on the Parish Council Facebook page, as widely as possible. The Clerk to ask the Head Snow Warden, Calvin Bird, if he would be willing to have his contact details on Facebook and be the first point of contact for new volunteers. Cllr Andrew Larcombe volunteered to join the scheme.	Clerk  Clerk & AL
<b>C261 – 20/03/2018</b>	<b>Planning Related Matters</b> A. Councillors reviewed the plans, alongside any feedback provided by the Planning & Environment Advisory Panel, and decided on the Parish Council's official response regarding the following planning applications as detailed below. i. Ref. <b>18/00843/FUL</b> – 12 Wellow Tynning, Peasedown St. John, Bath, BA2 8LJ – Erection of single storey side extension – Mr & Mrs B. Cox. Weblink to planning documents: <a href="http://www.bathnes.gov.uk/planningdocuments=18/00843/FUL">http://www.bathnes.gov.uk/planningdocuments=18/00843/FUL</a>  It was thought that the proposed extension would improve the appearance of the property and, although it would increase the footprint, it would be within the permitted limit of 50%. In view of this, and the fact that there had been no negative comments on the application, it was resolved that it should be supported. Proposed by: Cllr Tom Clifford Seconded by: Cllr Claire Parfitt <b>Agreed</b> unanimously.	Clerk

	<p>ii. Ref. <b>18/00982/CLEU</b> – 46 Hillside View, Peasedown St. John, Bath, BA2 8ET – Use of building (originally the garage to number 46) as a one bed dwelling (Certificate of lawfulness for an Existing Use) – Mr J. Say. Weblink to planning documents: <a href="http://www.bathnes.gov.uk/planningdocuments=18/00982/CLEU">http://www.bathnes.gov.uk/planningdocuments=18/00982/CLEU</a></p> <p>It was noted that this was a second attempt to obtain permission to convert this stone-built garage into a dwelling. The Parish Council had objected to the last application (ref. 16/05144/FUL) on the grounds that it would set a precedent for numerous other properties in the area and would cause issues with parking and foul water drainage. Also, the fact that it could be sold as a separate dwelling. It was resolved to object to the application again, reiterating the previous comments. Proposed by: Cllr Tom Clifford Seconded by: Cllr Claire Parfitt <b>Agreed</b> unanimously.</p> <p>iii. Ref. <b>18/00995/FUL</b> – 16 Naishes Avenue, Peasedown St. John, Bath, BA2 8TW – Erection of first-floor front extension – Mr Patrick Scott. Weblink to planning documents: <a href="http://www.bathnes.gov.uk/planningdocuments=18/00995/FUL">http://www.bathnes.gov.uk/planningdocuments=18/00995/FUL</a></p> <p>It was resolved to support this application on the grounds that the proposed development does not increase the footprint of the property, that it is not considered to be detrimental to the street scene, and that there had been no negative comments on the application from B&amp;NES Council or members of the public. Proposed by: Cllr Tom Clifford Seconded by: Cllr Claire Parfitt <b>Agreed</b> unanimously.</p> <p>iv. Ref. <b>18/01021/HPD</b> – 35 Under Knoll, Peasedown St. John, Bath, BA2 8TY – Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.6 metres, 2) have a maximum height of 3.3 metres and 3) have eaves that are 2.4 metres in height – Mrs Elaine Williams. Weblink to planning documents: <a href="http://www.bathnes.gov.uk/planningdocuments=18/01021/HPD">http://www.bathnes.gov.uk/planningdocuments=18/01021/HPD</a></p> <p>It was resolved to support this application because, although the proposed development is larger than the footprint of the existing conservatory, it was thought that it would not have a negative impact on any surrounding properties particularly as the proposed window, on the side elevation, is at high level. Proposed by: Cllr Tom Clifford Seconded by: Cllr Claire Parfitt <b>Agreed</b> unanimously.</p> <p>v. Ref. <b>18/01017/FUL</b> – 1 Woodborough Hill Cottages, Woodborough Hill, Peasedown St John, Bath, BA2 8LN – Erection of first floor side extension and front porch – Mrs Sarah Katz. Weblink to planning documents: <a href="http://www.bathnes.gov.uk/planningdocuments=18/01017/FUL">http://www.bathnes.gov.uk/planningdocuments=18/01017/FUL</a></p> <p>It was noted that this is an extension to the gable end of the house but would not extend the overall footprint of the existing property. There is possible evidence of a bat roost, but the B&amp;NES ecologist did not think the proposed</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
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	<p>works would cause a major disturbance to it and so could be covered by planning conditions. It was therefore resolved to support the application.  Proposed by: Cllr Tom Clifford  Seconded by: Cllr Claire Parfitt  <b>Agreed</b> unanimously.</p> <p>vi. Ref. <b>18/01080/FUL</b> – 55 Church Road, Peasedown St. John, Bath, BA2 8AA – Extension and alterations to dwelling to include replacement of the existing integral flat roofed side and extend into the rear garden. Incorporate the garage and side space into the property as a part of the whole, tied into the eaves and raised ridge. Replacement of rear dormer by raising roof, provision of 2no. pitched roof dormers to front. Erection of double gable rear extension. Provision of cantilevered metal framed balcony to rear – Mr &amp; Mrs S. Mills.  Weblink to planning documents:  <a href="http://www.bathnes.gov.uk/planningdocuments=18/01080/FUL">http://www.bathnes.gov.uk/planningdocuments=18/01080/FUL</a></p> <p>Concern was expressed regarding the width of the proposed property build, which extends right up to the boundary edge, and the fact that windows on the side of the extension would overlook the neighbour’s garden. It was also thought that the house would not be in keeping with other properties in the area (predominantly bungalows) and the roof line would be much higher than its existing level, dramatically altering the outline of the property, making it out of keeping with the existing street scene.  It was therefore resolved to object to the application, on the basis of these concerns.  Proposed by: Cllr Jonathan Rich  Seconded by: Cllr Andrew Larcombe  <b>Agreed</b> by the majority of those present.</p> <p>B. Councillors received a report on the following (appendix C261i refers):</p> <p>i. Planning decisions issued by B&amp;NES Council.  It was noted that application 16/03829/RES for 89 dwellings off Greenlands Road had been permitted at the B&amp;NES Council Development Management Committee meeting on 14<sup>th</sup> March 2018.  Cllr Tom Clifford advised that the community group Residents Protecting Peasedown were considering a Judicial Review to challenge the decision.  Cllr Kathy Thomas had been approached by a member of the public to meet with them in connection with this planning application. She stressed the importance of councillors not arranging individual meetings with members of public over any issue. If members of the public have queries about a particular issue then a meeting should be arranged at the Parish Office.</p> <p>ii. Planning enforcement matters.  The Clerk was requested to obtain an update for the next meeting regarding the pending planning enforcement issue at the Coffee Hut on Bath Road.</p> <p>iii. Planning applications not invited to comment / appeals / pending applications / applications from neighbouring parishes.</p> <p>C. Councillors received a verbal update regarding the recent briefing session attended by the Chair concerning the HELAAS and the Joint Spatial Plan.  It was noted that space for around 700 additional houses still needs to be found in the wider B&amp;NES area. The Parish Council will be asked, by October 2018, to look at the parcels of land which had been put forward by landowners in Peasedown, for which there will be a training session in April 2018.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk &amp; Chair</p>
<p><b>The meeting was adjourned for a 10-minute comfort break.</b>  <b>Break start time: 8.29pm</b>  <b>Break end time: 8.40pm</b></p>		

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<p><b>C262 – 20/03/2018</b></p>	<p><b>Greenlands Road Car Park</b> Councillors considered a proposal from B&amp;NES Council to grant a leasehold interest to the Parish Council for Greenlands Road Car Park.</p> <p>It was commented that parking is at a premium in the village and the issue should therefore be considered carefully. Councillors noted the responses received from B&amp;NES Council to the Clerk’s initial queries. Additional queries raised at the meeting concerned the ownership and condition of the street light columns in the car park, the condition of the car park itself, and whether it would be transferred in its existing condition or “up to standard”, and whether the Parish Council could have the freehold for the car park.</p> <p>It was resolved to express an initial interest in taking on the leasehold of Greenlands Road Car Park and to gather additional information to help determine what will be the best course of action going forward.</p> <p>Proposed by: Cllr Kathy Thomas Seconded by: Cllr Jonathan Rich <b>Agreed</b> unanimously.</p>	<p>Clerk</p>
<p><b>C263 – 20/03/2018</b></p>	<p><b>Community Grants 2018</b> Councillors received an update on the new Community Grants process for 2018 and considered the recommendation from the Finance &amp; Amenities Committee regarding sponsorship for Party in the Park 10<sup>th</sup> Anniversary Event, pre-reading included details on their sponsorship package options.</p> <p>It was resolved that the Parish Council should become an official sponsor under Party in the Park’s sponsorship scheme, selecting the “Golden Sponsor” package at a cost of £500, and for Cllr Jo Davis to work with the Clerk to liaise with Party in the Park organisers on this issue.</p> <p>Proposed by: Cllr Andrew Larcombe Seconded by: Cllr Jo Davis <b>Agreed</b> unanimously.</p>	<p>Clerk &amp; JD</p>
<p><b>C264 – 20/03/2018</b></p>	<p><b>Annual Village Meeting</b> Councillors received a progress update on the format and preparations for the Annual Village Meeting to be held on 10<sup>th</sup> April 2018. The Clerk reported that invitations were in the process of being sent to guests and speakers, which included community grant recipients.</p>	
<p><b>C265 – 20/03/2018</b></p>	<p><b>Commonwealth Flag Raising Day</b> Councillors received report on the Commonwealth Flag raising event which was held on Monday 12<sup>th</sup> March 2018. It was attended by local school children, Cllrs Clifford, Larcombe and Thomas, along with a few parish residents. The event was considered a success and Cllr Kathy Thomas thanked those who came along to support it.</p>	
<p><b>In accordance with Standing Order 10.a.vi it was resolved to amend the order of the agenda as follows:</b></p>		
<p><b>C268 – 20/03/2018</b></p>	<p><b>Football Club Liaison Advisory Panel</b> Councillors received an update regarding the football facilities, including a recent match played by Peasedown Albion, and the progress on the revised plans for the proposed football club house building and Scout storage on the Recreation Ground.</p> <p>It was noted that the revised plans are inadequate in a number of respects, including no replacement hedge shown, no elevation plans and the edge of the proposed car park area cut off. The Clerk was requested to send a list of the required amendments to the Advisory Panel.</p> <p>Concern was also expressed at the approach taken by one of the football clubs, which was causing a disproportionate amount of work for both staff and councillors. There was further concern at the possibility that the new clubhouse, if built, might exacerbate the existing tensions between the different groups using the facilities.</p>	

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	<p>It was resolved that the Clerk should send details to the Advisory Panel of the additional work needed on the clubhouse plans before they can be submitted and should work with Cllr Andrew Larcombe to set up a meeting with the Chair of Peasedown Miners' Welfare Football Club, to discuss the plans and conduct issues. This meeting to be arranged as soon as possible, preferably before the next Full Council meeting on 24<sup>th</sup> April 2018.</p> <p>Proposed by: Cllr Andrew Larcombe Seconded by: Cllr Jonathan Rich <b>Agreed</b> unanimously.</p>	<p>Clerk Clerk &amp; AL</p>
<b>9.20pm – Cllr Jo Davis left the meeting.</b>		
<b>C266 – 20/03/2018</b>	<p><b>General Data Protection Regulation (GDPR)</b> Councillors considered feedback from the Policy &amp; Governance Advisory Panel who had recently met and discussed options regarding the forthcoming changes to data protection regulations. Subsequently, the below listed motion regarding the implementation of GDPR and the appointment of a Data Protection Officer had been submitted and was voted on at the meeting.</p> <p>It was resolved to appoint IAC Audit &amp; Consultancy Ltd. to undertake a GDPR audit as soon as possible and to act as the Data Protection Officer for the Parish Council all for a value of up to £600+VAT, with this cost to be allocated as an EMR to be spent within the 2018-19 financial year.</p> <p>Proposed by: Cllr. Jonathan Rich Seconded by: Cllr. Simon Kidd Agreed unanimously.</p>	Clerk
<b>C267 – 20/03/2018</b>	<p><b>Future of Peasedown St John Youth Hub</b> Councillors received, for information, an update regarding the current consultation run by B&amp;NES Council's Youth Connect Team regarding the future of the Youth Hub. It was noted that the latest information stated that any arrangement must take full account of the needs of the school, and so the meetings with other interested parties had been deferred until the school's proposals and needs have been finalised with the Youth Connect Team. Progress on this matter will continue to be reported to Full Council meetings and where necessary the Chair/Clerk will attend any meetings.</p>	
<b>C269 – 20/03/2018</b>	<p><b>Persimmon Land Transfer Advisory Panel</b> Councillors received an update from the recent meeting of the Persimmon Land Transfer Advisory Panel held on 13<sup>th</sup> March 2018; the Clerk reported that she had been advised that the tree survey report was not yet ready, but was being worked on as a priority.</p>	
<b>C270 – 20/03/2018</b>	<p><b>Possible Relocation of Village War Memorial</b> Councillors received an initial update regarding the suggestion to relocate the village war memorial from St John's Church to Ashgrove Cemetery. The Clerk had contacted Revd. Matthew Street, who was happy for the memorial to be moved, but explained that there was a fairly lengthy process that had to be followed to do this, which may take up to two years. The first stage would be to seek permission to start the process, which could be done at the next meeting of the Parochial Church Council in May 2018.</p> <p>It was resolved that the relocation of the war memorial should be included on the list of future projects.</p> <p>Proposed by: Cllr Kathy Thomas Seconded by: Cllr Jonathan Rich <b>Agreed</b> unanimously.</p>	Clerk
<b>C271 – 20/03/2018</b>	<p><b>Clerk Updates and Priorities</b> The Clerk agreed to up-date the list of priorities and would circulate it to councillors shortly.</p>	Clerk
<b>C272 – 20/03/2018</b>	<p><b>Advisory Panel of Chairs &amp; Order Known Business</b> Councillors received, for information, a report from the Advisory Panel of Chairs following their meeting on 13<sup>th</sup> March 2018. Their recommendations were as follows:</p>	

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	<p>i. That all councillors should review the Terms of References and Delegations for Committees of the council, in particular the suggested new structure and Executive Committee (Clerk to circulate to all for comment).</p> <p>ii. That the Parish Council should engage IAC Audit and Consultancy Ltd. to undertake a GDPR audit as soon as possible – <b>this had already been discussed under item C266</b>;</p> <p>iii. That the Parish Council should express an interest in Greenlands Road car park, pending further details from B&amp;NES – <b>this had already been discussed under item C262</b>;</p> <p>iv. That Cllr Davis should be authorised to contact the companies being considered for upgrading the play areas, and to arrange a date for a meeting with members of the Advisory Panel, in consultation with the Clerk.</p> <p>It was resolved that these recommendations (those not already agreed) should be accepted: Proposed by: Cllr Kathy Thomas Seconded by: Cllr Jonathan Rich <b>Agreed</b> unanimously.</p>	<p>Clerk</p> <p>Clerk &amp; JD</p>
<b>C273 – 20/03/2018</b>	<b>Future Agenda Items &amp; Cllr Questions</b> Councillors were requested to provide the Clerk with requests for possible future agenda items after the meeting.	Clerk
<b>C274 – 20/03/2018</b>	<b>Review of New Actions</b> Councillors reviewed the Actions Register to ensure that any actions generated from the meeting had been correctly captured.	
<b>C275 – 20/03/2018</b>	<b>Date and Time of Next Meeting</b> The next meeting of the Full Council of the Parish Council is scheduled to be held on Tuesday 24 <sup>th</sup> April 2018 at 7pm at the Beacon Hall.	Clerk

The meeting closed at 9.30pm

Signed..... Date.....



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## Appendix C259i - Schedule of payments raised since the last Full Council meeting on 20<sup>th</sup> February 2018

Supplier Name	Date of Invoice	Cheque Number	Details	Net	VAT	Associated Min./Reg.
MSN & Radstock Dial-a-Ride	20/02/2018	301213	Reissue of Chq. 301213 - Community Grant	£ 625.00	£ -	C015 - 16/05/2017
SWAN Advice Network	20/02/2018	301214	Reissue of Chq. 301214 - Community Grant	£ 250.00	£ -	C015 - 16/05/2017
S.G. Baker	05/02/2018	301215	Repair of hanging basket	£ 20.00	£ -	Fin. Regs. 4.1
A.J. Champions	20/02/2018	301216	White cement for memorial garden pathways	£ 75.00	£ 15.00	Fin. Regs. 4.1
The Journal	01/03/2018	301217	Beacon Hall Lineage Adverts - March 2018	£ 20.70	£ 4.14	C018 - 16/05/2017
SSE Contracting Ltd.	28/02/2018	301218	Street lighting survey	£ 620.34	£ 124.07	C162 - 14/11/2017
Screwfix	20/02/2018	301219	Hammerite paint and extractor fan	£ 29.15	£ 5.83	Fin. Regs. 4.1
Vision ICT	01/03/2018	301220	Renewal of .gov.uk domain suffix	£ 55.00	£ 11.00	Fin. Regs. 4.1
ALCA	01/03/2018	301221	Membership subscription for 2018-19	£ 790.67	£ -	C259 - 20/03/2018
SSE/Swalec	02/03/218	301222	Electricity - Street Lighting	£ 459.76	£ 91.95	C018 - 16/05/2017
E-On	06/03/2018	301223	Electricity - Rec Ground Changing Rooms	£ 76.87	£ 3.84	C018 - 16/05/2017
Fosseway Press Radstock Ltd.	14/03/2018	301224	Printing of papers for February Full Council	£ 161.50	£ -	Fin. Regs. 4.1
PHS Group	18/03/2018	301225	Service contract for hand driers and sanitary bins	£ 402.72	£ 80.54	Fin. Regs. 4.1
BT plc	17/02/2018	301226	Beacon Hall telephone and broadband	£ 270.05	£ 54.01	C018 - 16/05/2017
Allstar Business Solutions Ltd.	14/03/2015	Direct Debit	Fuel Card - February 2018	£ 2.09	£ 0.42	C018 - 16/05/2017
B&NES Council	01/03/2018	Direct Debit	Business Rates - Beacon Hall - March 2018	£ 282.00	£ -	C018 - 16/05/2017
B&NES Council	01/03/2018	Direct Debit	Business Rates - Ashgrove Cemetery - March 2018	£ 137.00	£ -	C018 - 16/05/2017
Sage UK	16/03/2018	Direct Debit	Monthly subscription to Sage 50 Accounts software	£ 41.00	£ 8.20	C240 - 21/02/2017
Lloyds Bank Plc	16/03/2018	Direct Debit	Credit Card - February 2018 - Statement Reconciled as per Fin. Regs. 5.5	£ 96.16	£ -	Fin. Regs. 6.20
				<b>£ 4,415.01</b>	<b>£ 399.00</b>	

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## Appendix C261i – Planning Related Matters

### Purpose

To receive a report and make any associated decisions on the following planning related matters:

### Planning Decisions Issued by B&NES Council (for information only)

Since the last Full Council meeting on 20th February 2018, decisions have been received from B&NES Council on the following applications:

- i. **16/03829/RES (revised plans/information)** - Land Between Hillside View And Bath Road Greenlands Road Peasedown St. John Bath - Approval of reserved matters with regard to outline application 12/05477/OUT allowed on appeal 3rd June 2014 for the erection of 89 dwellings (72 houses, 17 flats); provision of public open space and landscaping; 1 vehicular access from Greenlands Road; undergrounding of overhead lines - Curo Enterprise Ltd. **Permit**, as agreed at B&NES Council Development Management Committee meeting on 14<sup>th</sup> March 2018; the full decision notice is yet to be issued but will be circulated to all councillors in due course.
- ii. **17/05316/FUL** - Bloomfield House, 3 Braysdown Lane, Peasedown St. John, Bath, BA2 8HQ - Demolition of existing rear single storey extension and replacing with new two storey rear extension - Mr James Tadman. **Permit** subject to the standard conditions plus that the two proposed windows on the first floor on the southern side elevation be obscurely glazed and non-opening.
- iii. **17/05978/FUL** - Firgrove House, Firgrove Lane, Peasedown St. John, Bath, BA2 8AH - Demolition of existing garage and erection of timber framed double car port and lockable garden store. Installation of a sedum living green roof over the whole structure - Mrs Christine Moorshead. **Permit** subject to the standard conditions plus that the garage shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.

### Planning Enforcement

Since the last Full Council meeting on 20th February 2018, the following enforcement matters are still in progress:

- i. The Coffee Hut on Bath Road – Possible breach of planning conditions reported due to non-commercial use.

### Planning Applications Not Invited to Comment (for information only)

Since the last Full Council meeting on 20th February 2018, applications validated by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. None.

Since the last Full Council meeting on 20th February 2018, applications determined by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. None.

Since the last Full Council meeting on 20th February 2018, applications pending determination by B&NES Council upon which the Parish Council was not invited to comment are as follows:

- i. **18/00477/CLPU** – 98 Faulkland View, Peasedown St. John, Bath, BA2 8TQ - Erection of a rear conservatory (Certificate of lawfulness for a proposed development) – Mr & Mrs Evenden.

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### Planning Appeals (for information only)

Since the last Full Council meeting on 20th February 2018, the following appeals were logged/determined:

- i. Planning Inspectorate Appeal Ref. **APP/F0114/W/17/3188943** (application ref. **17/03773/FUL**) – Dakacha, Lower Church Road, Peasedown St. John, Bath - Erection of new dwelling in garden of Dakacha – Mr Robert Humphries.
- ii. Planning Inspectorate Appeal Ref. **APP/F0114/W/17/3188606** (application ref. **17/02431/FUL**) - Land To Rear Of 4 Bath Road, Peasedown St. John, Bath - Erection of new chalet bungalow – Mr A. Jones.
- iii. Planning Inspectorate Appeal Ref. **APP/F0114/W/17/3184876** (application ref. **17/01644/FUL**) – 16 Bath Road, Peasedown St. John, Bath, BA2 8DH – Erection of 2no. dwellings to rear of existing dwelling – Mr Martin Spiller. **Dismissed** due to: *'The harm that would be caused to the character and appearance of the area and the living conditions of the future occupiers leads me to conclude that the proposal would conflict with the development plan as a whole'*.

Since the last Full Council meeting on 20th February 2018, the following appeals are in progress:

- i. None.

### Planning Applications Pending Decision (for information only)

The following applications are still awaiting a decision by B&NES Council:

- i. **17/03470/FUL** – 15 Greenlands Road, Peasedown St. John, Bath, BA2 8EZ – Demolition of existing dwelling and erection of 10 dwellings with associated landscaping (resubmission) – Mr Ash Ghali.
- ii. **17/03660/FUL** – White Wicket Farm, Gassons, Peasedown St. John, Bath, BA2 8LL - Erection of horsewalker and amendments to parking layout – Mr & Mrs Alan Weeks.
- iii. **17/03661/FUL** – White Wicket Farm, Gassons, Peasedown St. John, Bath, BA2 8LL - Erection of 6 furling (1200m) all weather gallop to be used in conjunction with a permitted equestrian establishment – Mr & Mrs Alan Weeks.
- iv. **17/03662/FUL** – White Wicket Farm, Gassons, Peasedown St. John, Bath, BA2 8LL – Siting of mobile home for a temporary period of three years to support equestrian business – Mr & Mrs Alan Weeks.

### Planning Applications for Neighbouring Parishes

Since the last Full Council meeting on 20th February 2018 the following application from a neighbouring parish has been identified as potentially having an impact on Peasedown St John:

- None yet specified.