



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 17th July 2018 at 7.00pm at the Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Mandy Clarke; Richard Clarke; Tom Clifford; Audrey Gillard-Sprake; Stephen Goodwin; Simon Kidd, Ray Love; 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
C066 – 17/07/2018	<p>Apologies for Absence Apologies were received from Cllr Jo Davis due to being away on holiday and Cllr Andrew Larcombe due to family commitments. These were duly noted. Cllr Edward Jones was absent with no apologies received.</p> <p>It was reported that earlier in the day, an e-mail had been received from David Walker tendering his resignation as a councillor. The Clerk would advertise this vacancy on the Parish Council notice boards and website.</p> <p>It was noted that as no by-election had been requested in relation to the resignation of Nathan Hartley, this vacancy could now be filled by co-option.</p> <p>The recent casual vacancies will be advertised on the Parish noticeboards and in the forthcoming newsletter. Banners had also been ordered, which would be displayed at either end of the village. Applicants for co-option will be interviewed at the September Full Council meeting, by which time it should be known whether the vacancy resulting from the resignation of David Walker can be filled by co-option as well.</p>	<p>Clerk</p> <p>Clerk Clerk</p>
C067 – 17/07/2018	<p>Declarations of Interest No further interests, to those already disclosed to the Monitoring Officer, were declared.</p>	
C068 – 17/07/2018	<p>Minutes</p> <p>i. Councillors reviewed the minutes of the Full Council meeting held on 19th June 2018. It was resolved that these minutes should be approved as a true and correct record of that meeting, subject to a change to item C050, which would read “It was resolved by the majority to support the revised plans” (rather than Proposed by, Seconded by, etc.). Proposed by: Cllr Jonathan Rich Seconded by: Cllr Amanda Clarke Agreed by the majority of those present.</p> <p>ii. The Clerk provided a verbal up-date on the actions register.</p>	<p>Clerk</p>
C069 – 17/07/2018	<p>Implementation of SharePoint Councillors received an update on the implementation of SharePoint. Cllr Kidd advised he had been working on the following suggested improvements:</p> <ul style="list-style-type: none">➤ easier access to minutes;➤ simplification of the actions register;	

	<ul style="list-style-type: none"> ➤ a centralised contact e-mail address; ➤ auto-responses for e-mails. <p>Councillors experiencing any problems with SharePoint were asked to speak to Cllr Kidd for advice.</p>	
C070 – 17/07/2018	<p>Assets</p> <p>The Chair reminded councillors that the Council is required to verify its assets every year. In the past, the Parish Council had taken the view that this checking should be done by councillors, but it is possible for individual councillors to opt out of asset-checking or for the Parish Council to decide to leave the whole task to Council staff.</p> <p>The Chair requested that any Councillors who did not wish to take part should inform the Clerk within the next few days. Efforts would be made to allocate councillors those assets that were nearest to their house. As Cllr Goodwin was no longer living in the village, he offered to check any assets where there was not a councillor nearby. There were currently no further items requiring disposal.</p>	Clerk & All Cllrs
C071 – 17/07/2018	<p>Items for Urgent Report</p> <p>There were no Items for Urgent Report.</p>	
C072 – 17/07/2018	<p>Council Committee Updates</p> <p>In the absence of the minutes, verbal updates were received from the following Committees:</p> <ol style="list-style-type: none"> i. Burial Sub-Committee (no meeting since the last Full Council). ii. Executive Committee (no meeting since the last Full Council). iii. Finance & Amenities (meeting held on 10th July 2018 – minutes to be published in due course). iv. Personnel Committee (meeting held on 26th June – minutes to be published in due course). <p>Planning & Environment (no meeting since the last Full Council).</p>	
C073 – 17/07/2018	<p>Outside Bodies</p> <ol style="list-style-type: none"> i. Councillors received an update on forthcoming meetings or feedback from meetings attended since the last Full Council meeting, as follows: <ul style="list-style-type: none"> Parishes Liaison Group – Representatives: Chair and Clerk Last meeting – Not met since last Full Council meeting but the minutes of the meeting held on Wednesday 30th May 2018 were circulated as pre-reading and Cllr Thomas highlighted some areas of interest from the minutes, including: <ul style="list-style-type: none"> ➤ Franchising of bus services ➤ Community Asset transfers ➤ Community Libraries update Next meeting – 24th October 2018 (or a Saturday close to this date) for Parish Conference. Avon Local Councils Association (B&NES ALCA Area Group and County Meetings) - Representatives: Chair and Clerk Last meeting (B&NES Area Group) – Not met since last Full Council meeting. Next meeting (B&NES Area Group) – Wednesday 19th September 2018 at Saltford Community Hall. Somer Valley Forum – Representatives: Cllrs Jonathan Rich and one vacancy (plus any other councillor as reserve) Last meeting – Not met since last Full Council meeting. Next meeting – Tuesday 24th July 2018 at 6pm location to be advised. <p>A request had been received from Cllr. Mandy Clarke to be an appointed Parish Council representative for the Somer Valley Forum meeting. It was resolved that this request should be ratified.</p> <p>Proposed by: Cllr Kathy Thomas Seconded by: Cllr Ray Love Agreed unanimously.</p> <p>Local Flood Representative – Representatives: Cllr. Jonathan Rich</p> <p>Last meeting – Not met since last Full Council meeting. Next meeting – To be confirmed.</p>	JR & MC & Clerk

	<p>Community Centre Network – Representatives: Cllr. Richard Clarke Last meeting – Not met since last Full Council meeting. Next meeting – Thursday 19th July 2018 12-2pm at Camerton Hall. It was noted that Cllr Richard Clarke would not be able to attend this meeting and Cllr Kathy Thomas offered to attend in his place.</p> <p>ii. Councillors received, for information, a list of Police updates and incidents ported in the area since the last meeting. It was noted the next Police Beat Surgeries are on Thursday 16th August 2018 10.00-11.00am at The Circle Hospital Café or at 7.00-7.45pm on 8th August at the Apple Tree in Shoscombe.</p>	KT
C074 – 17/07/2018	<p>Invitations and Representations It was noted that the event due to be held on 11th July at Bristol Airport had been postponed and would now be held in the Autumn. No further invitations had been received.</p>	
C075 – 17/07/2018	<p>Chair’s Report There was no report from the Chair.</p>	
C076 – 17/07/2018	<p>Memorials at Ashgrove Cemetery There were no requests for new memorials at Ashgrove Cemetery.</p>	
C077 – 17/07/2018	<p>Financial Matters</p> <p>i. Councillors reviewed the schedule of payments raised since the last Full Council meeting on 19th June 2018 (appendix C077i refers). It was resolved that all the payments on this schedule should be ratified. Proposed by: Cllr Kathy Thomas Seconded by: Cllr Stephen Goodwin Agreed unanimously.</p> <p>ii. Councillors received an update on financial spend against budget for the first quarter of the 2018/19 financial year, in accordance with Standing Order 17c (appendix C077ii refers). It was resolved that these accounting statements should be accepted. Proposed by: Cllr Jonathan Rich Seconded by: Cllr Simon Kidd Agreed unanimously.</p> <p>iii. Councillors received an update on General and Ear Marked Reserves; the Clerk advised that she would be updating earmarked reserves to take account of projects that had already been agreed, and where the funds had been allocated, such as the streetlight upgrade. It was noted that the Executive Committee would be reviewing/prioritising the list of potential projects and would provide their recommendations to Full Council.</p>	Clerk
C078 – 17/07/2018	<p>Training Budget Cllr. Kathy Thomas advised that Avon Local Councils’ Association is funding her attendance to the NALC Annual Conference to be held on 30th & 31st October 2018 at Milton Keynes, so would not require funding from the Parish Council. No other councillors had expressed an interest in attending this event.</p>	
C079 – 17/07/2018	<p>Planning Related Matters</p> <p>A. Councillors reviewed the plans, alongside any feedback provided by members, and decided on the Parish Council’s official response regarding the following planning applications:</p> <p>i. Ref. 18/02979/FUL – 6 Pippin Close, Peasedown St John, Bath, BA2 8SP – Erection of a front porch extension – Mr & Mrs Swain.</p> <p>It was thought that this was a very straightforward application that would not have a negative impact on any neighbouring properties. It was therefore resolved that it should be supported. Proposed by: Cllr Claire Parfitt Seconded by: Cllr Jonathan Rich Agreed unanimously.</p>	Clerk

- ii. Ref. **18/02976/AR** – Mercedes Benz of Bath, Bath Business Park, Foxcote Avenue, Peasedown St John, Bath, BA2 8SF – Display of 3 no. internally illuminated "Mercedes Benz" fascia signs, 2 no. internally illuminated "Bath" fascia signs, 3 no. 8m high flag poles, 1 no. wall mounted internally illuminated Mercedes logo sign, 1 no. free standing double sided internally illuminated entry sign, 1 no. double sided internally illuminated Mercedes logo pylon sign, 3 no. free standing non illuminated information signs, 1 no. free standing double sided internally illuminated "Smart" pylon sign and 1 no. wall mounted internally illuminated "Smart" logo sign - Sytner Group Ltd.

It was resolved to support this application, but to reiterate the restriction put on the times that illuminated signs could be lit in this location (made in connection with a previous application), to avoid problems of light pollution for neighbouring properties.
Proposed by: Cllr Jonathan Rich
Seconded by: Cllr Claire Parfitt
Agreed unanimously.

Clerk

- iii. Ref. **18/02438/FUL** – Peasedown St John Primary School, Bath Road, Peasedown St. John, Bath, BA2 8DH – Erection of a two-classroom black (modular building) following demolition of existing temporary classroom block - Mrs Chris Hobbs.

In view of the fact that this proposed development replaces an existing structure that has been there for many years and is needed by the village school, Councillors were happy to support the application.
Proposed by: Cllr Claire Parfitt
Seconded by: Cllr Richard Clarke
Agreed unanimously.

Clerk

B. Councillors received a report on the following (appendix C079i refers):

- i. Planning decisions issued by B&NES Council.
- ii. Planning enforcement matters.
- iii. Planning applications not invited to comment / appeals / pending applications / applications from neighbouring parishes.

C. Councillors received correspondence from the applicant regarding planning application: **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.
A request had been made for the Parish Council to reconsider their comments agreed at the Planning & Environment Committee meeting on 5th June 2018.

Following discussion of this issue, the Clerk was asked to respond making the following points:

- The Planning & Environment Committee made a decision based on the documents available at the time.
- Councillors acknowledge the additional documents provided, but still stand by the original decision.
- It was further noted that the new garage shown in the plans is too narrow to park a car in.

Clerk

D. Councillors received an update regarding the draft Housing and Economic Land Availability Assessment (HELAA) site reviews as part of the preparation for the B&NES Council Local Plan.

At previous meetings it was explained that the sites identified in the HELAA need to be reviewed and surveyed, with comments due to be submitted to B&NES Council in October 2018.

It was resolved that an Advisory Panel should be formed, reporting to Full Council, to complete the HELAA review. The advisory panel to be made up of all interested councillors and an invitation extended to members of the public who may wish to join. The Advisory Panel to be Chaired by Cllr Kathy Thomas.

Clerk

	<p>Proposed by: Cllr Kathy Thomas Seconded by: Cllr Jonathan Rich Agreed unanimously.</p> <p>It was further resolved that an Advisory Panel meeting is scheduled for Tuesday 21st August 2018 at 7pm at Beacon Hall. Proposed by: Cllr Kathy Thomas Seconded by: Cllr Jonathan Rich Agreed unanimously.</p> <p>The following councillors expressed an interest in joining the Advisory Panel: Audrey Gillard-Sprake, Claire Parfitt, Tom Clifford, Stephen Goodwin, Jonathan Rich, Kathy Thomas. An invitation for members of the public would be included in the forthcoming newsletter, Facebook, noticeboards and potentially an advertisement in the Journal.</p>	<p>Clerk & AGS, CP, TC, SG, JR, KT</p> <p>Clerk</p>
<p>The meeting was adjourned for a comfort break. Break start time: 8:17pm Break end time: 8:28pm</p>		
<p>C080 – 17/07/2018</p>	<p>Football Facilities on the Recreation Ground</p> <p>i. Councillors received an update regarding the football facilities on the Recreation Ground, including the planning application for a new Club House building, scout storage and car park. It was noted that the ecology survey would be completed on 25th July 2018 and the report was expected within two weeks of this date. If the report is available for the August Full Council meeting, it should be possible to approve the submission of the revised plans.</p> <p>ii. It was noted that Cllr Andrew Larcombe had been in contact with Brendan Dix from the Somerset Football Association regarding the goalposts on the Recreation Ground, following a report from the Manager of Peasedown Miners' Football Club saying that the goalposts were outdated and illegal.</p> <p>In view of this, it was resolved for the Clerk to work with Cllr. Larcombe and investigate and apply for grant funding towards the cost of new goal posts for the Recreation Ground, then to obtain three quotations for the supply and installation of appropriate goal posts and, following feedback from the Football Club Liaison Advisory Panel, to place an order with the most appropriate supplier to a total value of no more than £2,500+VAT, to be taken from Contingency Reserves. Any grant funding received to be offset against this cost.</p> <p>Proposed by: Cllr Simon Kidd Seconded by: Cllr Stephen Goodwin Agreed by the majority of those present.</p>	<p>Clerk</p> <p>Clerk & AL</p>
<p>C081 – 17/07/2018</p>	<p>Persimmon Land Transfer Advisory Panel</p> <p>Councillors received an update from the Persimmon Land Transfer Advisory Panel regarding progress on the possible land transfer. A meeting had been held on 11th July with Stephen Taylor, Development Director for Persimmon Homes Wessex, the notes of which were included in the pre-reading. The following points were raised:</p> <ul style="list-style-type: none"> ➤ Persimmon needs to assess their costs to determine what they can offer as a maintenance package. ➤ The Parish Council will then need to assess whether this package and any subsequent cost to the Parish Council outweighs the benefit to residents. ➤ Whether future maintenance of this land is actioned by the Parish Council, Persimmon or both, the Parish Council's main aim is that the areas of land are maintained to a better standard to benefit residents. <p>The following next steps were agreed:</p> <ol style="list-style-type: none"> 1. Stephen Taylor is awaiting a report from his contractors regarding their estimated costs to carry out maintenance works on these pieces of land. Once received, and the figures analysed, he will contact the Parish Council to arrange another date to discuss/negotiate the options on a way forward suitable for all parties. 2. Stephen Taylor will investigate into the possibility of granting access across the piece of land north of Under Knoll so the bridleway can be re-joined with the other PROW. 3. Clerk to provide contact details of B&NES Council Public Rights of Way Officer regarding the above item 2. 	<p>Clerk</p>

	Cllrs Simon Kidd and Kathy Thomas were thanked for their work on this issue.	
C082 – 17/07/2018	<p>Future of Peasedown St John Youth Hub</p> <p>Councillors received an update regarding the current consultation run by B&NES Council's Youth Connect Team regarding the future of the Youth Hub. It was noted that the group co-ordinated by St. John's Church are keen to pursue the possibility of running the Youth Hub. They are currently applying for grant funding and would like to meet with the Parish Council to discuss possible options for the provision of youth work in the village to continue. It was agreed that Cllr Kathy Thomas should meet with them informally in the first instance.</p> <p>In discussion, it was suggested that if there is a need for funding from the Parish Council it would help to know soon, so that it can be included as a possible option when setting the precept for the following year.</p>	KT Clerk
C083 – 17/07/2018	<p>Greenlands Road Car Park</p> <p>Councillors received an update regarding the proposal from B&NES Council to grant a leasehold interest to the Parish Council for Greenlands Road Car Park. The Clerk advised that she had invited Cllr Paul Myers and Cllr Dave Dixon to the August Full Council to speak about this issue.</p>	Clerk
C084 – 17/07/2018	<p>General Data Protection Regulation</p> <p>Due to shortage of time, the Clerk had been unable to prepare a GDPR policy in time for the meeting. This would be done in the coming weeks for discussion at the August Full Council meeting. A link to the draft document would be circulated by email.</p>	
C085 – 17/07/2018	<p>Street Light Upgrade to LEDs</p> <p>An update was received from the street lighting contractors, SSE, regarding the upgrade of Parish Council street to LEDs as follows:</p> <ul style="list-style-type: none"> ➤ The new lanterns and pole brackets have been delivered to SSE's depot. ➤ SSE are meeting with their electrical contractors on Thursday 19th July to discuss the works. ➤ Works are currently scheduled to commence during the second half of August. ➤ SSE are currently undertaking a restructure and one of their depots is closing so additional labour is being relocated to the Clutton branch. ➤ With this additional labour it is aimed to complete approximately 50 lights per week. ➤ A further detailed update will be provided to the Clerk after the meeting on Thursday. <p>It was noted that SSE required interim payments and so this would be included for approval on the August Full Council agenda.</p>	Clerk
C086 – 17/07/2018	<p>Beacon Hall Car Boot Sale</p> <p>Councillors considered a request from the Social & Wellbeing Group to hold a car boot sale at Beacon Hall car park in an attempt to raise funds.</p> <p>It was resolved to grant permission for the Social & Wellbeing Group to hold a car boot sale at Beacon Hall car park so long as the hall is also hired and sufficient public liability insurance cover is obtained and evidence of this and a risk assessment is provided to the Parish Council. To be charged at a value of £10 per hour with a 50% discount for the first event.</p> <p>Proposed by: Cllr Kathy Thomas Seconded by: Cllr Jonathan Rich Agreed unanimously.</p>	Clerk & TC
C087 – 17/07/2018	<p>Future Projects</p> <p>Councillors were reminded to provide ideas and suggestions for items to be considered for projects for the next financial year and beyond. An area on SharePoint will be created for councillors to list their ideas. All suggestions will be reviewed in September.</p>	Clerk & All Cllrs
C088 – 17/07/2018	<p>Correspondence, Complaints & Issues</p> <p>Councillors received a report from the Clerk regarding any significant correspondence, complaints and issues received since the last meeting that should be brought to the Council's attention for information.</p> <p>Regarding the planning query detailed in the pre-reading (application ref. 17/02431/FUL) which had been on-going since March 2018, the Clerk was asked to respond as follows: "Your email correspondence was discussed at the Full Council meeting and it was a unanimous decision that the Parish Council has gone as far as it can to help you with this</p>	Clerk

	<p>matter. All further enquiries should be directed to B&NES Council's Planning Department or Monitoring Officer."</p> <p>Proposed by: Cllr Jonathan Rich Seconded by: Cllr Simon Kidd Agreed unanimously.</p>	
C089 – 17/07/2018	<p>Projects and Priorities Councillors received a verbal update from the Clerk regarding actions since the last meeting and items to be focused on over the next few weeks.</p>	
C090 – 17/07/2018	<p>Standing Orders It was noted that the Clerk would circulate a final a draft of the amended Standing Orders by email in the next few days, ready for Councillors to ratify at the August Full Council meeting.</p>	
C091 – 17/07/2018	<p>Future Agenda Items & Cllr Questions</p> <ul style="list-style-type: none"> ➤ An up-date on the A367 was requested, including the request to work with Dunkerton Parish Council to collaborate on road safety issues. The Clerk had invited Kelvin Packer, Group Manager for B&NES Highways & Traffic Environmental Services, to the September Full Council meeting. The Clerk for Dunkerton Parish Council would be advised of this meeting, which would also be advertised in advance in case any village residents wish to attend. ➤ Councillors were informed of a forthcoming event on 29th July 2018 to celebrate 70 years of 'The Green' at Albert and Frederick Avenues. The Parish Council had provided a Community Grant for Wansdyke Play Association which would form part of the event. 	Clerk
C092 – 17/07/2018	<p>Review of New Actions Councillors reviewed the actions generated from the meeting to confirm that they had been correctly captured on the Actions Register.</p>	
C093 – 17/07/2018	<p>Date and Time of Next Meeting The next Full Council meeting is scheduled to be held on Tuesday 14th August 2018 at 7pm at the Beacon Hall.</p>	

The meeting closed at 9.30 pm

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

Appendix C077i – Schedule of payments raised since the last Full Council meeting on 19th June 2018 – Financial Year April 2018 to March 2019

Supplier Name	Date of Invoice	Cheque Number	Details	Net	VAT	Associated Min./Reg.
Norton Green Farm Garden Centre	05/06/2018	301293	Slug bait	£ 3.75	£ 0.75	Fin. Regs. 4.1
Computer Risk Management Ltd.	13/06/2018	301294	Xerox VersaLink printer	£ 445.00	£ 89.00	Fin. Regs. 4.1
B&NES Council	15/06/2018	301295	Information Governance & GDPR Training Sessions	£ 500.00	£ -	PC026 - 22/08/2017
Screwfix	21/05/2018	301296	Barrier tape	£ 11.21	£ 2.24	Fin. Regs. 4.1
B&NES Council	19/06/2018	301297	Repairs to play surface for cantilever swing and MUGA on Beacon Field	£ 100.00	£ 20.00	Fin. Regs. 4.1
Avon Local Councils' Association	24/06/2018	301298	CiLCA Support Session for Clerk	£ 20.00	£ -	PSC007 - 28/06/2016
Avon Local Councils' Association	24/06/2018	301298	Social Media Training Course for Chair of Council	£ 40.00	£ -	C044 - 19/06/2018
SSE Contracting Ltd.	25/06/2018	301299	Maint. contract for Street Lights April to June 2018	£ 672.73	£ 134.55	C019 - 15/05/2018
Apollo Technology Solutions Ltd.	16/06/2018	301300	ICT Technical Support June - July 2018	£ 53.08	£ 10.62	PC059 - 06/02/2018
Future Security Systems Ltd.	01/07/2018	301301	Maint. Contract for Alarm at Ashgrove Cemetery July 2018-19	£ 91.78	£ 18.36	Fin. Regs. 4.1
IAC Audit & Consultancy Ltd.	02/07/2018	301302	Internal Audit Services on 27th April 2018	£ 308.75	£ 61.75	C070 – 19/07/2016
The Play Inspection Company Ltd.	29/06/2018	301303	Annual independent inspection of play equipment	£ 400.00	£ 80.00	Fin. Regs. 4.1
Greensward Sports Consultancy Ltd.	28/06/2018	301304	Mowing of Recreation Ground and weed spraying of pitch	£ 1,095.00	£ 219.00	F&A082 – 06/03/2018
A. Davis	02/07/2018	301305	Labour for tree works on Ecewiche Green	£ 45.00	£ -	Fin. Regs. 4.1
Computer Risk Management Ltd.	12/07/2018	301306	Toners for printer	£ 470.00	£ 94.00	C019 - 15/05/2018
B&NES Council	01/07/2018	Direct Debit	Business Rates - Beacon Hall - July 2018	£ 276.00	£ -	C019 - 15/05/2018
B&NES Council	01/07/2018	Direct Debit	Business Rates - Ashgrove Cemetery - July 2018	£ 143.00	£ -	C019 - 15/05/2018
Sage UK	01/07/2018	Direct Debit	Monthly subscription to Sage 50 Accounts software	£ 41.00	£ 8.20	C019 - 15/05/2018
Allstar Business Solutions Ltd.	30/06/2018	Direct Debit	Fuel Card - June 2018	£ 88.50	£ 17.70	C019 - 15/05/2018
Lloyds Bank Plc	16/07/2018	Direct Debit	Credit Card - June 2018 - Statement Reconciled as per Fin. Regs. 5.5	£ 237.00	£ -	Fin. Regs. 6.20
Water2Business	13/06/2018	Direct Debit	Beacon Hall Water Services - Nov 2017 to Jun 2018	£ 296.36	£ -	C019 - 15/05/2018
Water2Business	14/06/2018	Direct Debit	Rec Ground Changing Rooms Water Services - Nov 2017 to Jun 2018	£ 36.74	£ 7.35	C019 - 15/05/2018
SSE/Swalec	19/06/2018	Direct Debit	Gas - Beacon Hall	£ 249.02	£ 12.45	C019 - 15/05/2018
SSE/Swalec	19/06/2018	Direct Debit	Electricity - Beacon Hall	£ 394.60	£ 19.73	C019 - 15/05/2018
SSE/Swalec	03/07/2018	Direct Debit	Electricity - Street Lights	£ 508.85	£ 101.77	C019 - 15/05/2018
				£ 6,527.37	£ 897.47	

Appendix C077ii – Financial Statements for the First Quarter of the Financial Year April 2018 to March 2019

Date: 13/07/2018
Time: 16:40:47

Peasedown St John Parish Council
Balance Sheet

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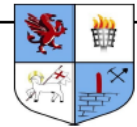
From: Month 1, April 2018
To: Month 3, June 2018

Chart of Accounts:

PSJ Layout of Accounts

	<u>Period</u>	<u>Year to Date</u>	
Current Assets			
Trade Debtors	(430.00)	2,135.00	
Unity Trust Current Account	76,819.07	171,962.12	
Unity Trust Deposit Account	0.00	67,808.87	
Nat West Current Account	0.00	79,360.65	
Petty Cash	(54.00)	196.00	
Refundable Allotment Key Deposits	0.00	255.00	
Credit Card (Debtors)	371.93	(234.00)	
VAT Liability	1,280.04	13,501.33	
		77,987.04	334,984.97
Current Liabilities			
Trade Creditors	5,930.17	5,911.83	
Other Creditors	5.00	7,518.23	
		5,935.17	13,430.06
Current Assets less Current Liabilities:		72,051.87	321,554.91
Total Assets less Current Liabilities:		72,051.87	321,554.91
Long Term Liabilities			
		0.00	0.00
Total Assets less Total Liabilities:		72,051.87	321,554.91
Capital & Reserves			
Reserves	0.00	249,503.04	
P & L Account	72,051.87	72,051.87	
		72,051.87	321,554.91





From: Month 1, April 2018
To: Month 3, June 2018

Chart of Accounts:

PSJ Layout of Accounts

	<u>Period</u>				<u>Year to Date</u>			
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Variance (%)</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Variance (%)</u>
Income								
Finance	88,812.50	88,991.24	(178.74)	(0.20)	88,812.50	88,991.24	(178.74)	(0.20)
Amenities	0.00	15.00	(15.00)	(100.00)	0.00	15.00	(15.00)	(100.00)
Environment	550.56	540.00	10.56	1.96	550.56	540.00	10.56	1.96
Cemetery	0.00	675.00	(675.00)	(100.00)	0.00	675.00	(675.00)	(100.00)
Beacon Hall	3,995.00	3,249.99	745.01	22.92	3,995.00	3,249.99	745.01	22.92
	<u>93,358.06</u>	<u>93,471.23</u>	<u>(113.17)</u>	<u>(0.12)</u>	<u>93,358.06</u>	<u>93,471.23</u>	<u>(113.17)</u>	<u>(0.12)</u>
Expenditure - Staff Costs & Gen. Admi								
Staff Costs	0.00	25,245.42	25,245.42	100.00	0.00	25,245.42	25,245.42	100.00
General administration	2,029.16	4,370.02	2,340.86	53.57	2,029.16	4,370.02	2,340.86	53.57
Media	190.00	675.00	485.00	71.85	190.00	675.00	485.00	71.85
	<u>2,219.16</u>	<u>30,290.44</u>	<u>28,071.28</u>	<u>92.67</u>	<u>2,219.16</u>	<u>30,290.44</u>	<u>28,071.28</u>	<u>92.67</u>
Control Accounts								
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit/(Loss):	91,138.90	63,180.79	27,958.11	44.25	91,138.90	63,180.79	27,958.11	44.25
Expenditure - Amenities & Grants								
Grants	7,001.94	7,775.00	773.06	9.94	7,001.94	7,775.00	773.06	9.94
Amenities	1,787.76	3,312.53	1,524.77	46.03	1,787.76	3,312.53	1,524.77	46.03
Street Lighting	2,182.59	2,300.01	117.42	5.11	2,182.59	2,300.01	117.42	5.11
Environment	31.72	1,625.01	1,593.29	98.05	31.72	1,625.01	1,593.29	98.05
Cemetery	2,211.08	1,362.48	(848.60)	(62.28)	2,211.08	1,362.48	(848.60)	(62.28)
Recreation Field	673.44	1,775.01	1,101.57	62.06	673.44	1,775.01	1,101.57	62.06
Beacon Hall	5,098.50	3,534.97	(1,563.53)	(44.23)	5,098.50	3,534.97	(1,563.53)	(44.23)
Beacon Field	100.00	875.01	775.01	88.57	100.00	875.01	775.01	88.57
	<u>19,087.03</u>	<u>22,560.02</u>	<u>3,472.99</u>	<u>15.39</u>	<u>19,087.03</u>	<u>22,560.02</u>	<u>3,472.99</u>	<u>15.39</u>
Net Profit/(Loss):	72,051.87	40,620.77	31,431.10	77.38	72,051.87	40,620.77	31,431.10	77.38



Appendix C079i – 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 19th June 2018, decisions have been received from B&NES Council on the following applications:

- 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. **Permitted**.
- 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. **Permitted** subject to the standard conditions also:
 - a. That infiltration testing and soakaway design is approved in accordance with building regulations;
 - b. that the area allocated for 2 no. parking spaces (including driveway and garage) on the submitted plan shall be kept clear of obstruction, and shall not thereafter be used for any other purpose;
 - c. that the integral garage shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.

The Parish Council objected to this application, and the following response from B&NES Council Development Management team is as follows:

The application has been referred to the chair of the development management committee following the comments made by the parish council. Within the response received from the chair the following has been stated: 'I have studied the application & looked at the history of the site including the planning inspector's report which dismissed the previous application on this site. I note the statutory consultee comments & third-party comments, some of which support the application while others object. The points raised have been addressed as the application has been assessed in line with relevant planning policy & the Inspectors comments relating to the appeal. I therefore recommend the application be delegated to Officers for decision as it adheres to planning policy.'

The proposal is not considered to pose a negative impact in regards to highways safety, contaminated land nor drainage and flooding. In regards to the proposals impact on residential amenity, character and appearance consideration has been given to previously submitted applications, in addition to an appeal decision. Due to the concerns raised by the inspector being addressed and no other issues raised the proposal is considered acceptable in regards to residential amenity and character. As such the application is recommended for approval subject to conditions.

- iii. **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. **Permit** subject to the standard conditions.
- iv. **18/02123/FUL** – 43 Russet Way, Peasedown St. John, Bath, BA2 8ST - Erection of single storey and two storey rear extensions - Ms Julie Witt. **Permit** subject to the standard conditions.
- v. **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 Kielpikowski. **Permit** subject to the standard conditions. The Parish Council objected to this application – the Chair of B&NES Council Development Management Committee report in response to this objection was circulated to councillors.

Planning Enforcement

Since the last Full Council meeting on 19th June 2018, the following enforcement matters are still in progress:

- i. **18/00013/UNAUTH** - The Coffee Hut, Bath Road, Peasedown St John – Possible breach of planning conditions reported due to non-commercial use. Chased by email on 12/07/2018 for an update to provide at the meeting.

The Clerk was requested to follow up on the below listed enforcement case as the site has still not been cleared. A request was submitted to B&NES Council Enforcement Team and the below response was received from the Case Officer (who has just returned to the office after being out on Jury Service).

- ii. **14/00806/UNAUTH** - Land behind site of Peasedown Community Farm, Dunkerton Hill, Bath – Unauthorised use/activity.

I visited the site before I went on jury service and I returned from this yesterday.

I am aware that the EN has not been complied with and will be following this up as soon as a convenient opportunity allows.

Planning Applications Not Invited to Comment (for information only)

Since the last Full Council meeting on 19th June 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 19th June 2018, applications determined by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. **18/02196/CLPU** – Red Post Old Bakery, Bath Road, Peasedown St. John, Bath, BA2 8LF – Erection of a mobile home to provide ancillary residential accommodation (Certificate of lawfulness for a proposed development) – Mr Ashman. **Certificate of lawful (proposed) use or development granted.**

Since the last Full Council meeting on 19th June 2018, applications pending determination by B&NES Council upon which the Parish Council was not invited to comment are as follows:

- i. None.

Planning Appeals (for information only)

Since the last Full Council meeting on 19th June 2018, the following appeals were logged/determined:

- i. 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. **Appeal allowed** a copy of the full appeal decision report was circulated to councillors.

Since the last Full Council meeting on 19th June 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. **18/00982/CLEU** – 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.
- iii. **18/01017/FUL** – 1 Woodborough Hill Cottages, Woodborough Hill, Peasedown St John, Bath, BA2 8LN – Erection of first floor side extension and front porch – Mrs Sarah Katz.
- iv. **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.
- v. **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.

Planning Applications for Neighbouring Parishes

Since the last Full Council meeting on 19th June 2018 the following application from a neighbouring parish has been identified as potentially having an impact on Peasedown St John:

- None yet specified.