



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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Minutes of the Full Council Meeting held on Tuesday 13th August 2019 at 7.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors:

Barbara Bailey; John Bailey; Mandy Clarke; Richard Clarke; Jo Davis; Audrey Gillard-Sprake; Gemma Gots; Gavin Heathcote; Samantha Heathcote; Simon Kidd; Andrew Larcombe; Ray Love; Conor Ogilvie-Davidson; Claire Parfitt; Jonathan Rich (Vice-Chair); Les Sprake; Kathy Thomas (Chair).

In attendance:

Tanya West – Parish Clerk
Debbie Parish – Administration Officer

Public Session

There were two members of the public present – Data Protection Officer, Kevin Rose (see item C094), and a member of Shoscombe Parish Council.

The Chair requested that all votes at this meeting be recorded, in accordance with her rights under the Local Government Act 1972; Sch. 12; Para. 13(2).

C092 – 13/08/2019 Apologies for Absence

There were no apologies for absence.

C093 – 13/08/2019 Declarations of Interest

Cllrs John and Barbara Bailey declared an interest in item C110 because one of the items of correspondence was from a family member; as their interest was not pecuniary, they would still be able to take part in discussions and to vote.

C094 – 13/08/2019 GDPR Audit

Councillors received an update from the Data Protection Officer (Kevin Rose) on the GDPR Audit undertaken earlier in the day, together with an overview of the work required. He recommended that the Parish Council follow the 12 steps identified by the Information Commissioner's Office and suggested a 6-month timescale to complete this work, utilising the data audit schedule and policy templates provided by NALC and the SLCC.

C095 – 13/08/2019 Minutes

- i. The minutes of the Full Council meeting held on 23rd July 2019 had been circulated in advance of the meeting; it was **resolved** that they be accepted as a true and correct record of the meeting, with a recorded vote taken, as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake			✓
Gemma Gots	✓		
Gavin Heathcote			✓
Sam Heathcote	✓		

Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake			✓
Kathy Thomas	✓		

- ii. It was **resolved** to approve the minutes of the Annual Village Meeting held on 2nd April 2019, with a recorded vote taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey			✓
John Bailey			✓
Amanda Clarke			✓
Richard Clarke			✓
Jo Davis	✓		
Audrey Gillard-Sprake			✓
Gemma Gotts			✓
Gavin Heathcote			✓
Sam Heathcote		✓	
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love			✓
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake			✓
Kathy Thomas	✓		

C096 – 13/08/2019 Update on Planner

Councillors received an update and reviewed the Actions Register saved on Microsoft Planner. It was suggested that, in future, the minute reference and suggested due date be put against each item on the Actions Register.

C097 – 13/08/2019 Items for Urgent Report

One of the Councillors had raised with the Clerk an application received by B&NES Council for a Temporary Event Notice (TEN), in connection with a party to be held at Beacon Hall in November. The Clerk advised that the TEN had just been approved by B&NES Council, but the Parish Council could still place their own restrictions on the length of the party, if this was agreed by the majority of Councillors. The matter would be included as an item on the agenda for the next Full Council meeting in September.

C098 – 13/08/2019 Chair's Report

There was no report from the Chair.

C099 – 13/08/2019 Outside Bodies

- i. Councillors received an update on meetings attended since the last Full Council meeting, as follows:

Parishes Liaison Group – Representatives: Chair and Clerk

Last meeting – Wednesday 24th July 2019 at Keynsham. This meeting was attended by both Cllr. Kathy Thomas and the Clerk. The minutes of the meeting had not been published, but it was reported the following topics were covered:

- Introduction of new cabinet members and their roles following the election.
- Climate emergency; what B&NES Council are intending to do considering their recent declaration.
- Update on rural transport issues.
- Impact of unregulated holiday lets on communicates, particularly focusing on Air B&Bs.
- Fix My Street web reporting facility is being upgraded. Requests for changes/improvements required should be submitted for inclusion into this project. N.B. the Clerk has responded to the survey relating to this.

Next meeting – Wednesday 30th October 2019 at 6.30pm at the Community Space, Keynsham.

Community Centre Network – Representatives: Cllr Audrey Gillard-Sprake

Last meeting – Not met since the last Full Council meeting. However, the minutes from the meeting held on Tuesday 16th July 2019 at the Percy Community Centre were circulated as pre-reading.
 Next meeting – Thursday 10th October 2019 at 12 noon at Fear Hall, Keynsham.

- ii. Councillors received, for information, a list of **Police updates** and local incidents. It was noted that the dates of the next **Police Beat Surgeries** would be:
- Thursday 15th August 2019, 10:00 – 11:00 – The Circle Hospital Café.
 - Wednesday 21st August 2019, 19:00 – 19:45 – The Apple Tree, Shoscombe.
 - Saturday 24th August 2019, 12:15 – 13:00 – The Meeting Place, 16a Bath Road

C100 – 13/08/2019 Invitations and Representations

There were no invitations and no events attended since the last Full Council meeting.

C101 – 13/08/2019 Memorials at Ashgrove Cemetery

It was **resolved** to approve the application for a new inscription for David Caddick on an existing memorial in Section A of Ashgrove Cemetery, with a recorded vote taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gemma Gotts	✓		
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

C102 – 13/08/2019 Advisory Panel Updates

A. Councillors received updates and considered recommendations from the following Advisory Panels which have met since the last Full Council meeting:

- i. Burial Committee Advisory Panel – Meeting held on 30th July 2019. Several policies were reviewed which will be brought to the next Full Council meeting for sign-off.
- ii. Clerk Liaison Panel – Meeting held on 1st August 2019.
- iii. Executive Committee Advisory Panel – Meeting held on 6th August 2019.
 In addition to matters which would be discussed later under separate agenda items, councillors noted the feedback from the recent councillor surgery held at Beacon Hall and the recommendations for future surgeries.

It was **resolved** to proceed with monthly councillor surgeries at Beacon Hall on the following dates: Friday 13th September 2019 3-7pm; Friday 18th October 2019 3-7pm and Friday 15th November 2019 3-7pm.

A recorded vote was taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gemma Gotts			✓
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		

Andrew Larcombe		✓	
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

It was further **resolved** that the forthcoming councillor surgeries should be advertised on Parish Council noticeboards and Facebook and, if possible, as free editorial in the Journal – these methods to be reviewed if attendance is very low. Adverts should be placed at least seven days before the September surgery, with reminders (on Facebook) three days before and the day before the event. A recorded vote was taken, as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gemma Gotts	✓		
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

The Clerk requested that any councillor wishing to attend a surgery should let her know as soon as possible. Cllrs Simon Kidd and Ray Love advised that they had some availability for the September surgery.

B. To formally amend the Terms of Reference and membership of the Signage Advisory Panel.

The Signage Advisory Panel had been re-affirmed at the May Full Council, but it was noted that Cllr Kathy Thomas is currently the only member. Following a review of the outstanding tasks (including adding footpaths to the village map and collating some historical information about the village), it was **resolved** that Cllrs Connor Ogilvie-Davidson and Jonathan Rich would join the Signage Advisory Panel, with a recorded vote taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gemma Gotts			✓
Gavin Heathcote	✓		
Sam Heathcote			✓
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		

Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

C103 – 13/08/2019 Financial Matters

i. Councillors reviewed the schedule of payments in relation to the accounts for the year ending 31st March 2020 (appendix C103i refers). It was **resolved** they be ratified, with a recorded vote taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gemma Gotts			✓
Gavin Heathcote			✓
Sam Heathcote			✓
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

ii. Cllr Larcombe explained the finance pre-reading documents and the work that had been undertaken by the Clerk to ensure the Reserves and Committed Expenditure were now accurately recorded. It was **resolved** to accept the Balance Sheet and report on General and Ear Marked Reserves and Committed Expenditure, as a true reflection of the Council's finances, with a recorded vote taken, as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gemma Gotts			✓
Gavin Heathcote			✓
Sam Heathcote			✓
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

iii. It was noted that the carrying forward/allocation of budgets from the 2018/19 to the 2019/20 financial year for specific activities was no longer required.

8.43pm - Cllr Gemma Gotts left the meeting.

C104 – 13/08/2019 Planning Related Matters

A. Councillors reviewed the plans, alongside any feedback provided by members, and determined the Parish Council's official response regarding the following planning applications:

i. Ref. **19/03190/FUL** – Cleaves Cottage, Gassons, Peasedown St. John, Bath, BA2 8LW – Partial change of use from garage/workshop (B2) to residential (C3) – Mr J. Walter.

A site visit had been undertaken. Councillors felt the description of the application and the precise address was somewhat misleading as the building for the proposed development is more akin to an industrial building than a garage. Consequently, the application should state industrial building opposite Cleeves Cottage, rather than implying it is a garage linked to the house.

It was **resolved** to object to the application as the proposed development is outside the Housing Development Boundary which is contrary to Policy SV1 and would set a precedent. Also, the proposed development is well outside of the village centre therefore services/facilities are not easily accessible by foot, cycle or public transport. Indeed, all services would only be accessible by car. This is contrary to Policy D1c. A recorded vote was taken, as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke		✓	
Jo Davis			✓
Audrey Gillard-Sprake	✓		
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd		✓	
Andrew Larcombe		✓	
Ray Love		✓	
Conor Ogilvie-Davidson	✓		
Claire Parfitt			✓
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

- ii. Ref. **19/03213/FUL** – Rivendale, Carlingcott, Bath, BA2 8AP – Erection of single storey rear extension following removal of existing conservatory – Mr Jeremy Huckle.

It was noted that the proposed development will not be visible from the road and that it was considered to be in-keeping with the host building. As a consequence, no issues were raised, and it was **resolved** the application be supported. A recorded vote was taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

- iii. Ref. **19/03423/FUL** – 9 Bath Road, Peasedown St John, Bath, BA2 8DX – Erection of 1no. dwelling with associated works following demolition of existing vacant shop – The Mendip and Somerset Building Company.

Councillors discussed this application and the following concerns were raised:

- There is no off-street parking associated with the property and the available spaces to the right and left are residents parking only and time-controlled, respectively.
- A parking survey had been carried out, but not for the period when the timed spaces were active.
- B&NES Highways had raised that the residents' parking scheme in that area may already be over-subscribed.
- There were concerns regarding the siting of scaffolding, building materials and any necessary skips whilst the works were taking place, because it appeared that the only available space for these might be in the neighbouring driveway, which would then not be accessible for the owners.

However, despite these concerns, councillors thought that the proposals would make good use of the space and, in the absence of any other ideas, might avoid there being a derelict butcher's shop on the high street. It was therefore **resolved** that the application should be supported, with a recorded vote taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey		✓	
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake		✓	
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love			✓
Conor Ogilvie-Davidson	✓		
Claire Parfitt		✓	
Jonathan Rich		✓	
Les Sprake	✓		
Kathy Thomas	✓		

- B. Councillors received, for information, a report on the following (appendix C104i 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, for information, an update on the Housing and Economic Land Availability Assessment (HELAA) for Peasedown St John following attendance at a recent meeting with B&NES Council regarding the Local Plan. It was noted that the B&NES Council Local Plan HELAA proposals would be unlikely to change under the new administration, but there may be some change in emphasis on the type of housing. Also, that B&NES Council continues to assess the HELAA sites that are classified as 'suitable' or 'suitability not proven'. Furthermore, due to the examination hearings being delayed, the consultation period would now be postponed from autumn 2019 to spring 2020.
- D. Councillors received an up-date regarding the designation of the Old Quarry site as LCR5 (Safeguarded existing sport and recreational facilities) in the adopted Placemaking Plan and considered a request from a local land owner for the Parish Council to support his request that this designation be removed as it is considered it was initially applied in error. The matter was discussed, and it was **resolved** to respond to the resident to suggest that he should deal directly with B&NES Council Planning Department on this issue, as it was thought that the Parish Council would be unable to help.

Councillor	For	Against	Abstain
Barbara Bailey			✓
John Bailey			✓
Amanda Clarke	✓		

Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gavin Heathcote	✓		
Sam Heathcote			✓
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love			✓
Conor Ogilvie-Davidson	✓		
Claire Parfitt			✓
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

9.07pm – It was resolved to adjourn the meeting for a comfort break.

Cllr Ray Love left the meeting.

9.15pm – It was resolved to reconvene the meeting

C105 – 13/08/2019 Order of Known Business Document

Councillors reviewed progress on the Order of Known Business for the 2019-20 council year. Updates were noted, which were included in the pre-reading. Projects listed were either already included for consideration on this agenda; or would be included on a future meeting.

C106 – 13/08/2019 Extension of Recreation Ground Pathway

Councillors briefly considered the report on proposals to extend the Recreation Ground pathway to link up to the pedestrian entrance on Whitebrook Lane. It was noted that not all the quotations had been received, but those that had, were significantly greater than the original estimates, on which the ear marked budget had been based. Due to the insufficient budget allocated to this project, it was **resolved** to pause it, and to include it on the project list for next year so additional funding could be allocated to the ear marked reserve. A recorded vote was taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		
Andrew Larcombe	✓		
Ray Love	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich		✓	
Les Sprake	✓		
Kathy Thomas	✓		

C107 – 13/08/2019 Asset Register & Identification

i. Councillors received an update on the Asset Register which has proven to be difficult to collate due to the large number of small value assets.

It was noted that this was discussed with the Internal Auditor who advised that the council could maintain two different listings; an asset register for the higher value items and an inventory for the smaller value items. This is a practice with a larger number of other councils. He suggested the cut off limit is set at the same level as the Clerk's delegated spend in Financial Regulations (currently £500). The council could alternatively set a different value (or choose to include specific items they consider worthy).

The Asset Register can then easily be published and maintained as the larger cost items do not change frequently, and the smaller inventory items can be maintained by the relevant members of staff.

Due to time constraints, it was agreed to defer the consideration of this item until the September Full Council meeting.

- ii. Councillors considered the disposal of any end of life assets, in accordance with Financial Regulations.

It was **resolved** to:

- a. Formalise the trade-in of the old Kubota ride-on mower, model G2160, for a sum of £1,500, as part of the deal for the purchasing of a new Kubota ride-on mower, model GR2120, for a sum of £8,350, from Highwood, all in accordance with minute F&A114-30/04/2019.
and
- b. Formalise the sale of the old gates, removed as part of the project to upgrade access to areas of public open space to Equality Act compliant gates. Six, surplus to requirement, gates were sold for a sum of £350.

A recorded vote was taken as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
John Bailey			✓
Amanda Clarke	✓		
Richard Clarke	✓		
Jo Davis	✓		
Audrey Gillard-Sprake	✓		
Gavin Heathcote	✓		
Sam Heathcote	✓		
Simon Kidd	✓		
Andrew Larcombe	✓		
Conor Ogilvie-Davidson	✓		
Claire Parfitt	✓		
Jonathan Rich	✓		
Les Sprake	✓		
Kathy Thomas	✓		

- iii. Councillors noted proposals in pre-reading for identification signage for outside assets, but due to the limited time remaining it was agreed to defer the consideration of this project until the September Full Council meeting.

C108 – 13/08/2019 Bench Seating and Dog Area on Beacon Field

Councillors considered a report on proposals to improve and increase seating on Beacon Field and to create a specific dog exercise area. As some quotations were still outstanding and due to the limited time remaining, it was agreed to defer the consideration of this project until the September Full Council meeting.

C109 – 13/08/2019 Future Project List

The list of suggestions for future projects had been circulated as pre-reading, but due to the limited time remaining would have to be considered at the September Full Council. Councillors were requested to review the suggestions in readiness for discussion at the next meeting.

C110 – 13/08/2019 Correspondence, Complaints & Issues

Councillors reviewed on Microsoft Planner, items of significant correspondence, complaints and issues received since the last meeting that should be brought to the Council's attention for information and possible future action. Including:

- A letter from a resident requesting the cutting back of trees along the boundary with Beacon Hall and associated anti-social behaviour. The Clerk advised that the trees may be on land currently owned by Persimmon and could be looked at once the transfer of this land to the Parish Council was complete. The Clerk would make arrangements for the scrub to be cut back by the Caretaker.
- Replacement bench seat at Wellow Lane/Mercedes roundabout;
- Request to take on responsibility of cutting some hedges on Bath Road;
- Consultation on B&NES Council's *Draft Statement of Licensing Policy* detailing how they intend to exercise their licensing function under the Licensing Act 2003.

Due to the limited time remaining, it was not possible to review most of the items listed.

C111 – 13/08/2019 Future Agenda Items & Cllr Questions

The following agenda items were raised for inclusion on future meetings where possible:

- General Power of Competence;
- Parish Council involvement of the VE day 75-year anniversary on 8th May 2020;

- B&NES Council is looking to install water fountains in and around the city as a project with Wessex Water – the Clerk was requested to investigate whether it would be possible for the Parish Council to install some at the same time, at a lower cost through B&NES Council, as part of a bulk purchase;
- GDPR implementation plan and to which Committee responsibility should be delegated.

C112 – 13/08/2019 Review of New Actions

Councillors reviewed that actions generated from the meeting had been correctly captured on Planner.

C113 – 13/08/2019 Date and Time of Next Meeting

The next meeting of the Full Council is scheduled to be held on Tuesday 10th September 2019 at 7pm at Beacon Hall.

The meeting closed at 9.30pm

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

DRAFT

Appendix C103i - Schedule of payments made since the last Full Council meeting in relation to the accounts for the year ending 31st March 2020

Date of Invoice	Supplier Name	Details	Associated Minute/Regulation	Net Amount	VAT Amount	Payment Type
02/07/2019	Design Print Distribution Group Ltd.	Delivery of Summer 2019 Newsletter	C022 - 14/05/2019	£252.00	£50.40	BACS
04/07/2019	Unique Signs Ltd.	Replacement sign for skate park (previous sign vandalised)	Fin. Regs. 4.1	£45.00	£9.00	BACS
12/07/2019	BT Payment Services Ltd.	PO Telephone	C022 - 14/05/2019	£126.03	£25.21	Direct Debit
22/07/2019	Avon Trailer Towbar Centre	Registration plate for trailer and fixings	Fin. Regs. 4.1	£20.00	£4.00	BACS
30/07/2019	Andy Wrintmore Memorials Ltd.	Polished granite marker stones for new grave plots x34	BSC006 - 24/07/2018	£340.00	£0.00	BACS
30/07/2019	Greensward Sports Cons. Ltd.	Initial marking out of pitch with herbicide additive	Fin. Regs. 4.1	£200.00	£40.00	BACS
30/07/2019	Greensward Sports Cons. Ltd.	Mowing of the Recreation Ground - July 2019	F&A094 - 05/03/2019	£475.00	£95.00	BACS
31/07/2019	Allstar Business Solutions Ltd.	Fuel Card - July 2019	C022 - 14/05/2019	£64.01	£12.80	Direct Debit
31/07/2019	Avon Door & Lock Co. Ltd.	Replacement padlock and keys for container on Rec	Fin. Regs. 4.1	£67.23	£13.45	BACS
31/07/2019	NALC	NALC Annual Conference 2019 - Cllr Conor Ogilvie-Davidson	PC026 - 30/07/2019	£211.49	£42.30	BACS
31/07/2019	NALC	NALC Annual Conference 2019 - Cllr Kathy Thomas*	PC026 - 30/07/2019	£211.49	£42.30	BACS
31/07/2019	SLCC	Webinar - Operation London Bridge - Clerk attended Jun 2019	PC010 - 11/06/2019	£30.00	£6.00	BACS
01/08/2019	B&NES Council	Business Rates - Beacon Hall - August 2019	C022 - 14/05/2019	£282.00	£0.00	Direct Debit
01/08/2019	B&NES Council	Business Rates - Ashgrove Cemetery - August 2019	C022 - 14/05/2019	£161.00	£0.00	Direct Debit
01/08/2019	Sage UK Ltd.	Online subscription for Sage 50 Accounts - August 2019	C022 - 14/05/2019	£41.00	£8.20	Direct Debit
01/08/2019	The Journal	BH Lineage Advert - August 2019	C022 - 14/05/2019	£21.95	£4.39	BACS
02/08/2019	SWALEC	Street Lighting Electric	C022 - 14/05/2019	£574.63	£114.92	Direct Debit
03/08/2019	E-On	RG Changing Rooms Electric	C022 - 14/05/2019	£82.21	£4.11	BACS
16/08/2019	Lloyds Bank plc	Credit Card - July 2019 - Statement Reconciled as per Fin. Regs. 5.5	Fin. Regs. 6.20	£857.15	£0.00	Direct Debit
				£4,062.19	£472.08	

*Please note - in order to obtain the NALC members discount the booking to the conference needed to be made by the Parish Council. Cllr Thomas will reimburse the Council for this cost.

Appendix C104i – 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 23rd July 2019, decisions have been received from B&NES Council on the following applications:

- i. Ref. [19/02368/FUL](#) - Land Adjacent To Kingswell, Eckweek Lane, Peasedown St. John, Bath - Erection of 3 bed detached dwelling house and garage - Mr & Mrs Connor. **Permitted** subject to the standard conditions and those relation to contaminated land; visibility splays; bound/compacted vehicle access; flood risk and drainage; wildlife protection and enhancement; hard and soft landscaping.
- ii. Ref. [19/02552/FUL](#) - 112 Wellow Lane, Peasedown St. John, Bath, BA2 8JS - Creation of loft conversion to include erection of dormer window to front elevation and insertion of window to gable end – Mr Mark Keen. **Refused:** *'The proposed dormer window due to its size, scale, form, massing, position and design will result in an incongruous and unacceptable impact on the character and appearance of the host dwelling and the wider street. The proposal is therefore contrary to adopted policy.'*

Planning Enforcement

Since the last Full Council meeting on 23rd July 2019, the following enforcement matters are still in progress. Updates are being pursued by the Clerk (now quoting lack of response not in accordance with the Parish Charter). Any responses received will be reported at the meeting:

- i. **14/00806/UNAUTH** - Land behind site of Peasedown Community Farm, Dunkerton Hill, Bath – Unauthorised use/activity.
- ii. Parcels of land for sale (agreed development site ref. 17/00147/FUL) Land adjacent to Kingswell, Eckweek Lane, Peasedown St John – Parcels appear to be being sold individually.
- iii. Locations of estate agent boards within the village; complaints regarding estate agents attaching their boards to the street signs and not actually in the garden of the property being sold.

Planning Applications Not Invited to Comment (for information only)

Since the last Full Council meeting on 23rd July 2019, 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 23rd July 2019, 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 23rd July 2019, applications pending determination by B&NES Council upon which the Parish Council was not invited to comment are as follows:

- i. Ref. **19/02439/NMA** – 15 Greenlands Road, Peasedown St John, Bath, BA2 8EZ – Non-material amendment to application 18/03836/OUT (erection of 3no. dwellings (outline application with access to be determined and all other matters reserved) – Mr L Gould and Mrs S Benner.

Planning Appeals (for information only)

Since the last Full Council meeting on 23rd July 2019, the following appeals were logged/determined:

- i. None.

Since the last Full Council meeting on 23rd July 2019, 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. Ref. **19/02634/RES** – 15 Greenlands Road, Peasedown St. John, Bath, BA2 8EZ – Approval of all reserved matters with regard to outline application 18/03836/OUT for the erection of 3no. dwellings – Mr Gould.
- ii. Ref. **19/03043/FUL** – 19 Naishes Avenue, Peasedown St. John, Bath, BA2 8TF - Erection of 2 metre fence adjacent to highway, boundary with Orchard Way (retrospective) - Mr Andrew Carpenter.
- iii. Ref. **19/02864/REG03** – Peasedown St. John Primary School, Peasedown St. John, Bath, BA2 8DH – Demolition of an existing modular building and construction of a stand-alone teaching building to provide 4no. classrooms and small hall, with ancillary accommodation. New landscaping with MUGA pitch and fencing – Bath & North East Somerset Council.

Planning Applications for Neighbouring Parishes

Since the last Full Council meeting on 23rd July 2019 the following application from a neighbouring parish has been identified as potentially having an impact on Peasedown St John:

- None yet specified – please see attached the following weekly lists of all applications:
 - No. 30 – week commencing 22nd July 2019
 - No. 31 – week commencing 29th July 2019
 - No. 32 – week commencing 5th August 2019
 - No. 33 – week commencing 12th August 2019