



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 18th February 2020 at 7.00pm at the Beacon Hall, French Close, Peasedown St John

Present:

Councillors:

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

In attendance:

Tanya West – Parish Clerk
Debbie Parish – Administration Officer

Meeting commenced at 7.02pm

Public Session

There were five members of the public present, three of whom spoke on different issues, as follows:

- i. In relation to the memorial for Marjory Shakespeare, where a decision on whether to approve the memorial had been deferred from the previous meeting, pending more information about the materials to be used. Clarification was provided on the type of timber used, and the reasons for choosing this material. A decision would be made under item C273.
- ii. To note that there is a Code of Fundraising Practice to which organisations raising money on Parish Council land should comply.
- iii. In relation to item C284 – regarding the construction phase plan outlined in 19/05511/COND for land between Hillside View and Bath Road, Greenlands Road – to request that the Parish Council write for clarification from CURO on Phase 1 of the Scope of Works which suggests “Pilot groundworks and foundations to plots 17-18 of the development that are needed to inform the remainder of the build. The plots form the least sensitive part of the site having regard to environmental, landscape and amenity considerations.”
- iv. In relation to item C275(iv) – in favour of the motion not to sponsor Party in the Park and to object to their policy of charging residents a donation to access Beacon Field, which is a public open space.

C267 – 18/02/2020

Apologies for Absence & Casual Vacancy

Apologies for absence were received from Cllr John Bailey due to illness, Cllr Mandy Clarke due to illness and Cllr Ray Love, due to illness. These apologies were duly noted.

The Chair had received an e-mail resignation from Cllr Gemma Gotts. This vacancy had been advertised and, if no request for an election was received, could be filled by co-option after 28th February 2020.

C268 – 18/02/2020

Declarations of Interest

No further interests to those already disclosed to the Monitoring Officer were declared.

C269 – 18/02/2020

Extending the Length of the Meeting

It was **resolved** to extend the length of the meeting by up to 15 minutes, in anticipation of it taking longer than 2½ hours, thereby suspending Standing Order 3q.

C270 – 18/02/2020

Minutes

- i. The minutes of the Full Council meeting held on 21st January 2020 had been circulated in advance of the meeting. It was **resolved** they be accepted as a true and correct record of the meeting.

ii. The minutes of the Executive Committee meeting held on 4th June 2019 had been circulated in advance of the meeting. It was **resolved** they be accepted as a true and correct record of the meeting.

C271 – 18/02/2020 Update on Planner
Councillors received an update and reviewed the Actions Register saved on Microsoft Planner.

C272 – 18/02/2020 Items for Urgent Report
There were no items for urgent report.

C273 – 18/02/2020 Memorials at Ashgrove Cemetery
There were no new applications for memorials at Ashgrove Cemetery.

Councillors considered the application for a wooden cross memorial for Marjory Shakespeare on which a decision had been deferred from the last meeting. In view of the additional information received at the start of the meeting, it was **resolved** to approve the application, subject to the memorial meeting the Parish Council’s requirements regarding maximum width and height.

C274 – 18/02/2020 Chair’s Report
There was no report from the Chair.

C275 – 18/02/2020 Advisory Panel Updates

- A. To receive updates and consider recommendations from the following Advisory Panels which have met since the last Full Council meeting:
- i. **Council Structure Review Advisory Panel** – Cllr. Bailey had been scheduled to give a presentation on this, but had been unable to attend the meeting due to illness. He asked if the presentation could be postponed until the March Full Council meeting.
Cllr Jonathan Rich gave a brief summary of the work carried out by the Advisory Panel which had met on several occasions over the last month. Their suggested changes had been circulated in the pre-reading, and Cllr Rich asked councillors to look through them and to e-mail any feedback to the Clerk prior to the Full Council meeting in March. He offered a vote of thanks to Cllr John Bailey for his hard work on this issue.
 - ii. **Clerk Liaison Panel** – Meeting held on 6th February 2020. Points raised were:
 - The Internal Auditor had been asked to provide a copy of the checklist used for internal audits, but was reluctant to provide a detailed version, which might then be shared with a competitor. The Clerk would ask if a simplified version could be provided.
 - It was noted that the FOI request for a recording of a previous meeting had not yet been fulfilled due to technical issues with the recording. The Clerk had responded to say that this was being worked on and would be provided when possible.
 - iii. **Executive Committee Advisory Panel** – Meeting held on 4th February 2020 at 7.30pm.
Notes from the Advisory Panel meeting had been circulated as pre-reading, for information.
 - It had previously been agreed that grass cutting in the Cemetery should be a priority, and casual labour had been sourced to assist with the mowing of the cemetery for 1x day per week during May 2020. This was likely to cost in the region of £280 for the month.
Unfortunately, this was not included within the operational budget, therefore it was **resolved** to carry forward £300 from the 2019/20 financial year to the 2020/21 financial year and allocate it to the operational budget, in order for the Clerk to meet the agreed prioritisation of grass cutting at the cemetery.
 - iv. **Finance & Amenities Committee Advisory Panel** – Meeting held on 11th February 2020 at 7.00pm.
The following **motions** had been received for consideration/vote:
 1. *To resolve to not sponsor Party in the Park this year but instead to use the £500 to increase the budget to £3,000 that is allocated to Parish Council Community Grant Scheme.*
Proposed by: Cllr Simon Kidd
Seconded by: Cllr Conor Ogilvie-Davidson

It was **resolved** to ratify this motion, with a recorded vote taken, as follows:

Councillor	For	Against	Abstain
Barbara Bailey	✓		
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	✓		

2. To resolve to proceed with the creation of an Accessible Allotment Plot at Braysdown Allotments, with the design to be determined following feedback from an Occupational Therapist, also to advertise their availability in the Summer edition of the Parish Council newsletter.

Proposed by: Cllr Claire Parfitt

Seconded by Cllr Andy Larcombe

It was **resolved** to ratify this motion.

v. **Christmas Lights Advisory Panel** – No meeting; discussions held via email. Councillors considered the recommendations from the Christmas Lights Advisory Panel for the 2020 display.

It was **resolved** to proceed with hire of motifs from Blachere Illuminations, in the three designs shown in the pre-reading, at a cost of no more than £3,500 + VAT including installation and removal.

Councillors raised again about extending the display along Orchard Way or additional lights in the centre of the village. It was suggested that the Advisory Panel could look at this the following year.

vi. **Football Club Liaison Advisory Panel** – Meeting held on 6th February 2020 at 6.30pm. The purpose of the meeting had been to clarify the requirements of Peasedown Miners' Welfare Football Club regarding the 'historic' lease between them and the Parish Council recently brought to light by PMWFC.

It was confirmed that the application of the historic lease is null and void because:

(a) neither party have adhered to it (the current parish councillors not even being aware of its existence); and (b) a letter issued by PSJPC to PMWFC dated 8th May 2015 states: "*the Parish Council will take on responsibility of the maintenance of the football facilities and every football club wishing to use them will do so under a User Agreement (as opposed to a lease)*".

vii. **VE-Day 75th Year Anniversary Event Advisory Panel** – A meeting had taken place earlier that evening, at Beacon Hall, attended by the Clerk and Chair, together with Ward Councillors Sarah Bevan and Karen Walker and Nathan Hartley. It was suggested that two separate events should be held, one at St John's Church organised by the Ward Councillors, and one at Beacon Hall/Field organised by the Parish Council. The recommendations for the Parish Council event were as follows:

- To increase the allocated budget for this event from £500 to £1,500.
- To base the event on a family fun day with refreshments, games, entertainment.
- To include the Toast to the Nation at 3pm.
- To include marquee, Bath Area Play Project and possibly a bar/Thatcher's waggon.
- Advertising to cover all events within the village.

Councillors were generally in agreement with the type of event proposed and were in favour of the Parish Council holding a separate event. It was therefore **resolved** to increase allocated budget from £500 to £1,500 for the VE-Day 75th Anniversary "Family Fun Day" Event, taking the money from General Reserves.

Following discussion, it was further **resolved** that the Parish Council should advertise only its own VE-Day 75th Anniversary event.

B. To acknowledge the forthcoming meetings for the following Advisory Panels and to consider additional membership from those councillors not in attendance at the last Full Council meeting:

<ul style="list-style-type: none"> i. Clerk Liaison Panel – Meeting scheduled for 5th March 2020. ii. Digital Transformation Strategy Advisory Panel – Meeting scheduled for Friday 21st February 2020 at 6.00pm at Beacon Hall. iii. Executive Committee Advisory Panel – Meeting scheduled for Thursday 12th March 2020 at 7.30pm. iv. Finance & Amenities Committee Advisory Panel – Meeting scheduled for Thursday 12th March 2020 at 6.30pm. v. Football Club Liaison Advisory Panel – Meeting held on 24th March 2020 at 7.00pm. vi. Signage Advisory Panel – Meeting scheduled for Thursday 5th March 2020.
<p>C276 – 18/02/2020 Outside Bodies</p> <ul style="list-style-type: none"> i. Councillors received an update on meetings attended since the last Full Council meeting, as follows: <ul style="list-style-type: none"> Avon Local Councils Association (B&NES ALCA Area Group and County Meetings) - Representatives: Chair and Clerk Last meeting (B&NES Area Group) – Wednesday 5th February 2020 at 7.30pm at Corston Village Hall attended by the Chair and the Clerk. The minutes from this meeting had been circulated as pre-reading. Next meeting (B&NES Area Group) – Thursday 11th June 2020 at 7.30pm at Saltford Parish Hall. Somer Valley Forum – Representatives: Cllr Mandy Clarke & Cllr Jonathan Rich Last meeting – Wednesday 22nd January 2020 at 6.30pm in the Council Chamber of The Hollies, Midsomer Norton. This meeting was not attended by any representatives of Peasedown St John Parish Council but an email detailing notes from the meeting had been circulated as pre-reading. Next meeting – AGM on Wednesday 19th February 2020 at 6.00pm in the Assembly Room of Midsomer Norton Town Hall, The Island, Midsomer Norton BA3 2HQ. Local Flood Representative – Representatives: Cllr Jonathan Rich Last meeting – Not met since the last Full Council meeting. Next meeting – BANES Prepared Resilience Day on Thursday, 19 March 2020 from 10am – 4pm at The Guildhall, Bath. Cllr Rich to advise if he is able to attend, otherwise will be opened up to other interested councillors. Community Centre Network – Representatives: Cllr Audrey Gillard-Sprake Last meeting – Thursday 9th January 2020 at 12 noon at Compton Dando. This meeting was not attended by any representatives of Peasedown St John Parish Council but the notes from the meeting had been circulated as pre-reading. Next meeting – Thursday 26th March 2020 at 12 noon at Camerton Village Hall. 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 are: <ul style="list-style-type: none"> a. Saturday 22nd February 2020 from 10:00am to 11:00am at the Meeting Place, Bath Road, Peasedown St John; b. Monday 9th March 2020 from 10:00am to 11:00am at The Circle Hospital Café, Foxcote Avenue, Peasedown St John.
<p>C277 – 18/02/2020 Commonwealth Flag Raising Day Councillors considered suggestions for a Commonwealth Flag raising event to be held on Monday 9th March 2020. However, in view of the fact that there will be no national event taking place this year, it was resolved not to go ahead with a Commonwealth Flag Raising event.</p>
<p>C278 – 18/02/2020 Annual Village Meeting It was resolved to proceed with arrangements for the Annual Village Meeting using the same format as last year.</p>
<p>C279 – 18/02/2020 CCTV at Beacon Hall This item would be deferred until the March Full Council meeting to allow Cllr Simon Kidd more time to put together a report on the quotations received.</p>
<p>C280 – 18/02/2020 Streetlighting Maintenance Councillors received an up-date on the joint-parishes proposal for tendering for the street lighting maintenance contract. It was noted that Southstoke Parish Clerk had offered to act as co-ordinator to look at the options available.</p>

It was **resolved** to set up an Advisory Panel to look at this issue with those councillors who had already worked on the street lighting project as members (Councillors Conor Ogilvie-Davidson, Andy Larcombe, Jonathan Rich and Kathy Thomas, working with the Clerk).

C281 – 18/02/2020 Risk Register

This item was deferred until the March Full Council meeting.

C282 – 18/02/2020 Invitations and Representations

There were no invitations to consider.

C283 – 18/02/2020 Financial Matters

- i. Councillors reviewed the schedule of payments raised since the last Full Council meeting on 21st January 2020 (appendix C283i refers). It was **resolved** that all the payments on this schedule be ratified.
- ii. It was **resolved** to ratify the report on General and Ear Marked Reserves and Committed Expenditure.

The meeting was adjourned for a short comfort break.

C284 – 18/02/2020 Planning Related Matters

A. To decide on the Parish Council’s official response regarding the following planning applications (to include consideration of any feedback on the applications from members):

- i. Ref. 20/00386/FUL – 17 Heritage Close, Peasedown St. John, Bath, BA2 8TJ – Erection of a single storey rear extension to provide sunroom – Mrs M. Boren.
There were no concerns about this application and it was **resolved** that it should be supported.

B. To decide on the Parish Council’s official response regarding the **Mendip Local Plan Part II: Sites and Policies: Consultation on Proposed Main Modifications**. The consultation closes at 5pm Monday 2nd March 2020 and full details can be found at <https://www.mendip.gov.uk/pmm>
It was suggested that councillors should view the documentation online and make their own comments.

C. To receive a report on the following:

- 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.
- iv. Following the point raised in the Public Session regarding 19/05511/COND for land between Hillside View and Bath Road, Greenlands Road: it was **resolved** that the Clerk should write to CURO (copied to the Planning Officer) to ask for clarification on what Phase 1 of the Scope of Works involves, and to ask for a point of contact at CURO for any future up-dates/queries. 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	✓		

C285 – 18/02/2020 West of England Combined Authority Consultations

It was suggested that Councillors should review and make their own responses to the following consultations:

- i. The **West of England Combined Authority Bus Strategy** aiming to improve the bus network and set out how further growth in bus usage can be encouraged, including proposals to create better,

<p>faster, more reliable and more accessible services across Bath & north East Somerset, Bristol, North Somerset and South Gloucestershire.</p> <p>https://travelwest.info/projects/transport-consultations/west-of-england-bus-strategy</p>
<p>ii. The West of England Combined Authority Local Cycling and Walking Infrastructure Plan is a detailed plan that identifies that over £400m of investment with the aim to provide high quality infrastructure to ensure the West of England is a region where cycling and walking are the preferred choice for shorter trips.</p> <p>https://travelwest.info/projects/transport-consultations/west-of-england-local-cycling-and-walking-infrastructure-plan</p>
<p>C286 – 18/02/2020 Recreation Ground Pathway Extension Councillors reviewed the draft specification for the Recreation Ground pathway extension, including various options, and it was resolved to advertise the contract on the Contracts Finder website, using the specification circulated in the pre-reading.</p>
<p>C287 – 18/02/2020 Recreation Ground Equality Act Gate Councillors reviewed the proposed plan for the installation of the Equality Act Gate on the Bath Road/Church Road access point and considered approving the application for submission to B&NES Council Highways for the lowering of the kerb in this location.</p> <p>Following discussion, it was resolved to undertake changes to the pedestrian entrance to the Recreation Ground from Church Road, to include the lowering of the kerb and the installation of an Equality Act complaint gate set back from the road edge, all as detailed in the plans submitted as pre-reading and in accordance with B&NES Council requirements. Total cost to be within the remaining £897.24 budget for the Equality Act gates project.</p>
<p>C288 – 18/02/2020 Policies & Strategic Documents Councillors considered the recommendations from the Finance & Amenities Committee following the review of policies at their meetings, and to determine any new and amended policies for adoption. It was resolved to ratify the decision of the Finance & Amenities Committee to accept that the changes to the NALC model Financial Regulations [as detailed in the pre-reading] be applied to the Parish Council's existing Financial Regulations.</p>
<p>C289 – 18/02/2020 Persimmon Land Transfer The Clerk reported that she now has a new contact at both Persimmon and their solicitors. land transfer to the Parish Council and to make any associated decisions.</p>
<p>C290 – 18/02/2020 General Power of Competence It was suggested that Councillors do their own research on this issue (the Clerk would send links to information by e-mail) prior to discussion at the March Full Council.</p>
<p>C291 – 18/02/2020 Correspondence, Complaints & Issues Councillors reviewed, on 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:</p> <ul style="list-style-type: none"> ➤ The Clerk provided an update on the removal of the mobile library within Peasedown St John. It was noted that the librarian (from the mobile library) reported that she had received a number of complaints regarding the withdrawal of the service, in addition to those received by the Parish Council. ➤ It was resolved that the Clerk should write on behalf of the Parish Council to make the Library Service aware of residents' concerns, and to query the lack of consultation prior to the service being withdrawn, especially in light of previous assurances that the mobile library would not be affected by the opening of the Community Library.
<p>C292 – 18/02/2020 Future Agenda Items & Cllr Questions Councillors to e-mail the Clerk with any requests for possible future agenda items.</p>
<p>C293 – 18/02/2020 Review of New Actions Councillors reviewed that any actions generated from the meeting had been correctly captured on the Actions Register.</p>
<p>C294 – 18/02/2020 Resolution Relating to Confidential Nature It was resolved in accordance with Standing Order 3c in view of the special or confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded, and they were instructed to withdraw.</p>

C295 – 18/02/2020	Update - Staffing Matters
Councillors received an update on staffing matters.	
C296 – 18/02/2020	Resolution to Revert to Public Session
It was resolved that the meeting is put back into public session.	
C297 – 18/02/2020	Date and Time of Next Meeting
The next meeting of the Full Council is scheduled to be held on Tuesday 17 th March 2020 at 7pm at Beacon Hall.	

The meeting closed at 9.45pm

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

Appendix C283i - Schedule of payments made since the Full Council meeting on 21st January 2020 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
02/01/2020	Tindle Newspapers West Country Ltd.	BH Lineage Advert - January 2020	C022 - 14/05/2019	£21.95	£4.39	BACS
03/01/2020	SWALEC / SSE	Street Lighting Electric	C022 - 14/05/2019	£708.12	£141.62	Direct Debit
13/01/2020	BT Payment Services Ltd.	PO Telephone & Broadband 01/01/20 to 31/03/20	C022 - 14/05/2019	£296.83	£59.37	Direct Debit
15/01/2020	A.J. Charlton & Sons Ltd.	3x Picnic Tables for Beacon Field	C161 - 15/10/2019	£737.50	£147.50	BACS
15/01/2020	B&NES Council	Pension Deficit for Oct/Nov/Dec 2019	C022 - 14/05/2019	£249.99	£0.00	BACS
15/01/2020	Fireshield Fire Protection Ltd	Annual Fire Extinguisher Service	Fin. Regs. 4.1	£115.40	£23.08	BACS
18/01/2020	BT Payment Services Ltd.	Mobile Phone Costs - Jan to Feb 2020	F&A049 - 07/01/2020	£5.00	£1.00	Direct Debit
23/01/2020	JEM Heating Services Ltd	Call out to broken extract fan in kitchen & revisit fit part	Fin. Regs. 4.1	£140.00	£28.00	BACS
23/01/2020	Screwfix Direct Ltd. & B&Q	Security nuts and bolts for picnic benches	C161 - 15/10/2019	£13.24	£2.64	BACS
24/01/2020	A.J. Charlton & Sons Ltd.	2x Picnic Tables for Beacon Field	C161 - 15/10/2019	£491.67	£98.33	BACS
29/01/2020	A. Davis	Casual labour to assist with installation of picnic benches	C161 - 15/10/2019	£115.00	£0.00	BACS
31/01/2020	Allstar Business Solutions Ltd.	Fuel Card - January 2020	C022 - 14/05/2019	£40.23	£8.05	Direct Debit
31/01/2020	Apollo Technology Solutions Ltd.	ICT Support - Jan to Mar 2020	PC059 - 06/02/2018	£159.24	£31.85	BACS
31/01/2020	JEM Heating Services Ltd	Plumber costs to replace broken radiator valves	Fin. Regs. 4.1	£281.23	£56.25	BACS
01/02/2020	B&NES Council	Business Rates - Beacon Hall - February 2020	C022 - 14/05/2019	£282.00	£0.00	Direct Debit
01/02/2020	B&NES Council	Business Rates - Ashgrove Cemetery - February 2020	C022 - 14/05/2019	£161.00	£0.00	Direct Debit
01/02/2020	Sage (UK) Limited	Online subscription for Sage 50 Accounts - February 2020	C022 - 14/05/2019	£41.00	£8.20	Direct Debit
02/02/2020	T. Millar	Casual labour to assist with installation of picnic benches	C161 - 15/10/2019	£65.00	£0.00	BACS
03/02/2020	Avon Local Councils' Association	Effective Chairman Training Session - 28/01/2020	PC037 - 17/09/2019	£200.00	£0.00	BACS
03/02/2020	E-ON	RG Changing Rooms Electric	C022 - 14/05/2019	£87.28	£4.36	BACS
04/02/2020	Vision ICT	Website changes for Operation Forth Bridge & Menai Bridge	C222 - 17/12/2019	£70.00	£14.00	BACS
06/02/2020	The Play Inspection Company Ltd.	RPII Operational Inspectors Training & Exam for Caretaker	PC053 - 26/11/2019	£550.00	£110.00	BACS
07/02/2020	Screwfix Direct Ltd. & B&Q	Coach bolts and dome nuts for picnic benches	Fin. Regs. 4.1	£29.82	£5.96	BACS
09/02/2020	BT Payment Services Ltd.	BH Telephone & Broadband 24/01/20 to 29/02/20	C022 - 14/05/2019	£115.16	£23.03	Direct Debit
17/02/2020	Lloyds Bank plc	Credit Card - January 2020 - Statement Reconciled as per Fin. Regs. 5.5	Fin. Regs. 6.20	£681.61	£0.00	Direct Debit
				£5,658.27	£767.63	

Appendix C284i – 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 21st January 2020, decisions have been received from B&NES Council on the following applications:

- i. Ref. **19/05224/FUL** - 11 Eckweek Lane, Peasedown St. John, Bath, BA2 8PW - Replace existing felt flat roof on detached single garage with new pitched roof – Mr Edgell. **Permit** subject to the standard conditions.
- ii. Ref. **19/05265/FUL** - Land Adjacent To Kingswell, Eckweek Lane, Peasedown St. John, Bath, - Erection of detached house and garage on land adjacent to Kingswell. (Resubmission). – Mr & Mrs Connor. **Permit** subject to the standard conditions and also those relating to contaminated land, water efficiency, hard and soft landscaping, wildlife protection and enhancement, visibility splays, that vehicle access must be of a bound and compact material, flood risk and drainage testing and sustainable construction.
- iii. Ref. **19/05299/FUL** - 4 Camvale, Peasedown St. John, Bath, BA2 8AG - Loft conversion with rear facing dormer windows - Mrs Tracey Wilmot. **Permit** subject to the standard conditions.

Planning Enforcement

Since the last Full Council meeting on 21st January 2020, the following enforcement matters are still in progress. Updates are being pursued by the Clerk. 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.

Planning Applications Not Invited to Comment (for information only)

Since the last Full Council meeting on 21st January 2020, applications validated by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. Ref. **20/00144/D6BA** - Land Between Hillside View and Bath Road, Greenlands Road, Peasedown St. John, Bath - Discharge of Clause 1, Schedule 3 (details of affordable housing) of S.106 Unilateral Undertaking dated 14 April 2014 associated with outline planning permission ref: 12/05477/OUT (erection of 89 dwellings on land at Greenlands Road) – Curo Enterprise Limited.
- ii. Ref. **20/00354/CLPU** - 112 Wellow Lane, Peasedown St. John, Bath, BA2 8JS - Provision of loft conversion to include erection of dormer window extension and insertion of window to gable end (Certificate of Lawfulness for a Proposed Development) – Mr Mark Keen.

Since the last Full Council meeting on 21st January 2020, 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 21st January 2020, applications pending determination by B&NES Council upon which the Parish Council was not invited to comment are as follows:

- i. Ref. **19/05273/COND** - Land Between Hillside View And Bath Road, Greenlands Road, Peasedown St. John, Bath, - Discharge of conditions 4 (drainage scheme), 5 (outfall culvert), 6 (watercourse and drainage management), 7 (foul drainage strategy), 9 (archaeological evaluation), 16 (contamination assessment), 17 (contamination remediation scheme) and 20 (contamination monitoring) of application 12/05477/OUT (Erection of 89 dwellings (72 houses/17 flats) and 288 sq m of Class B1 floorspace. Provision of public open space (including allotments) and landscaping. 2 no. vehicular accesses from Greenlands Road. Undergrounding of existing overhead lines) – Curo Enterprise Ltd.

- ii. Ref. **19/05511/COND** - Land Between Hillside View And Bath Road, Greenlands Road, Peasedown St. John, Bath - Discharge of conditions 15, 21 and 22 of application 12/05477/OUT allowed on appeal 3rd June 2014 (Erection of 89 dwellings (72 houses/17 flats) and 288 sq m of Class B1 floorspace. Provision of public open space (including allotments) and landscaping. 2 no. vehicular accesses from Greenlands Road. Undergrounding of existing overhead lines) – Curo Enterprise Limited.
- iii. Ref. **19/05515/COND** - Land Between Hillside View And Bath Road, Greenlands Road, Peasedown St. John, Bath - Discharge of conditions 1 and 3 for application 16/03829/RES (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 Limited.
- iv. Ref. **20/00039/COND** - 15 Greenlands Road, Peasedown St. John, Bath, BA2 8EZ - Discharge of conditions 5,6,7,8 and 9 of application 18/03836/OUT (Erection of 3 no. dwellings (Outline application with access to be determined and all other matters reserved)) – Mr L. Gould.

Planning Appeals (for information only)

Since the last Full Council meeting on 21st January 2020, the following appeals were lodged/determined:

- i. None.

Since the last Full Council meeting on 21st January 2020, the following appeals are in progress:

- i. **Appeal In Progress** Ref: **19/00067/RF** – (planning application ref. **19/03190/FUL**) - Cleeves Cottage, Gassons, Peasedown St. John, Bath - Partial change of use from garage/workshop (B2) to residential (C3) - Appellant: Mr J Walter.

Planning Applications Pending Decision (for information only)

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

- i. Ref. **19/05100/M6A** - Land Between Hillside View And Bath Road, Greenlands Road, Peasedown St. John, Bath, - Application to modify a planning obligation contained in the Unilateral Undertaking (as amended) pursuant to Outline Planning Consent 12/05477/OUT – Curo.

Planning Applications for Neighbouring Parishes

Since the last Full Council meeting on 21st January 2020 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. 04 – week commencing 20th January 2020
 - No. 05 – week commencing 27th January 2020
 - No. 06 – week commencing 3rd February 2020
 - No. 07 – week commencing 10th February 2020
 - No. 08 – week commencing 17th February 2020.