



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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23rd December 2022

To Councillors:

Gill Auld; Mandy Clarke; Audrey Gillard-Sprake; Andy Larcombe (nominated substitute for Barbara Bailey); Les Sprake; Kathy Thomas (Chair).

You are hereby summoned to attend a meeting of the Planning Committee of Peasedown St John Parish Council to be held at Beacon Hall on **Tuesday 3rd January 2023 at 8.00pm** for the purpose of transacting the business detailed below.

CC Councillor:

Jonathan Rich as an ex-officio member of the Committee – Please advise, by return, if you will be attending this meeting.

Tanya West
Parish Clerk & RFO

AGENDA

Meeting of the Planning Committee

8.00pm

Public Session - 10 minutes at which **members of the public can attend to express their view on matters relevant to this agenda or the parish in general.** Please be aware that if matters are raised not related to this agenda, they cannot be further discussed by the Council at this meeting but may be considered at a later meeting. Once the meeting has been opened, then only members of the Council may speak, unless officially adjourned for specific reason.

Members of the public are welcome to stay and observe the rest of the meeting (apart from those items which state they will be discussed in closed session).

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

PL078 – 03/01/2023

Attendance Roll Call and Declarations of Interest

To action the attendance register and to receive any declarations of Members' Interests in any item on the agenda, which have not already been disclosed to the Monitoring Officer.

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

PL079 – 03/01/2023

Apologies for Absence

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

PL080 – 03/01/2023 **Minutes & Actions**

- i. To consider and approve the minutes of the Planning Committee meeting held on 1st November 2022.
- ii. To consider and approve the minutes of the Planning Committee meeting held on 6th December 2022.
- iii. To review updated copy of the Actions Register on Planner.

PL081 – 03/01/2023 **Items for Urgent Report**

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

PL082 – 03/01/2023 **Planning Applications**

A. To review the plans, consider any feedback and to **resolve** to determine the Parish Council's official response regarding the following planning applications:

- i. Reference: **22/04652/OUT**
Address: **Braysdown Stables Ltd., Gassons**, Peasedown St John, Bath, BA2 8FE
Proposal: Erection of permanent equestrian managers dwelling.
Applicant: Mrs Felicity Hampton
- ii. Reference: **22/04841/FUL**
Address: **Peasedown Charcoal Grill And Pizza, 11 Bath Road**, Peasedown St John, Bath, BA2 8HG
Proposal: Erection of three one-bedroom flats and associated works.
Applicant: Mr Mark Sandall.
- iii. Reference: **22/04850/CDCOU**
Address: **Daily Bread Bakers, 19 Bath Road**, Peasedown St John, Bath, BA2 8DH
Proposal: Prior approval request for change of use from Commercial Use to one dwelling (Use Class C3).
Applicant: Dablin Limited.
- iv. Reference: **22/05037/VAR**
Address: **Stonecroft, Keel's Hill**, Peasedown St John, Bath, BA2 8EW
Proposal: Variation of condition 3 of application 12/01479/FUL (Erection of a barn/granny annexe following demolition of existing cattery buildings).
Applicant: Mr Adrian Prideaux.
- v. Reference: **22/05075/FUL**
Address: **4 Braysdown Yard, Colliery Lane**, Peasedown St John, Bath, BA2 8LL
Proposal: Demolition of existing stables and erection of outbuilding including summerhouse, garden storage and stables storage.
Applicant: Mr Phillip Haynes.

B. 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.

PL083 – 03/01/2023 **Local Planning Policy**

To receive an update regarding the new Local Plan to establish the planning framework for Bath & North East Somerset up to 2042. To determine Parish Council representation at the Somer Valley workshop scheduled to be held on 6th February 2023 at 4.30pm until 7.30pm at Radstock.

PL084 – 03/01/2023 **Electric Vehicle Charging Points**

To receive update from Dr. Alex Rowbotham (the Electric Vehicle Infrastructure Lead at B&NES Council) regarding the potential to install public electric vehicle charging points within Peasedown St. John as part of a West of England Combined Authority funded project as part of a larger plan to develop community charging hubs across the region.

PL085 – 03/01/2023**Parish Highways Strategy Review**

To receive update on progress for a holistic parish highways strategy review following the meeting with Stefan Chiffers (Area Traffic Engineer for B&NES Council).

PL086 – 03/01/2023**Traffic Regulation Orders**

To receive an update and determine whether to make any formal comments regarding Traffic Regulation Orders (temporary or otherwise) within the Parish received since the last meeting:

- i. Temporary road closure at **New Buildings** from its junction with the access road to New Buildings extending north to its junction with Carpenters Hill and then from Carpenters Hill from its junction with New Buildings extending east to its point outside 81 Church Road. Due to works to be executed on or near the road to enable multiple electricity poles to be changed by National Grid on the **27th February 2023** for a maximum period of **6 days - THTTC3058**.

PL087 – 03/01/2023**Review of New Actions**

To review that any actions generated from the meeting have been correctly captured on the Actions Register.

PL088 – 03/01/2023**Date and Time of Next Meeting & Future Agenda Items**

To note the dates of future Planning Committee meetings to be held at Beacon Hall as follows:

- Planning Committee meeting on Tuesday 7th February 2023 at 8pm.
- Planning Committee meeting on Tuesday 7th March 2023 at 8pm.
- Planning Committee meeting on Tuesday 4th April 2023 at 8pm.