



## PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN  
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29<sup>th</sup> March 2023

### To Councillors:

Gill Auld; Barbara Bailey; Mandy Clarke; Audrey Gillard-Sprake; 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 4<sup>th</sup> April 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

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## 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).

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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.

### **PL108 – 04/04/2023**

### **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.**

**PL109 – 04/04/2023**

**Apologies for Absence**

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

**PL110 – 04/04/2023**

**Minutes & Actions**

- i. To consider and approve the minutes of the Planning Committee meeting held on 7<sup>th</sup> March 2023.
- ii. To review updated copy of the Actions Register on Planner.

**PL111 – 04/04/2023**

**Items for Urgent Report**

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

**PL112 – 04/04/2023**

**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: **22/02622/FUL**  
Address: **2 Fairfield Terrace**, Peasedown St John, Bath, BA2 8HL.  
Proposal: Revised Plans - Erection of new separate two storey dwelling including formation of new vehicular access and double car parking area for existing house, new pedestrian access for new dwelling, both off Braysdown Lane following removal of existing garage and outbuilding within part of garden.  
Applicant: Mr & Mrs Mark & Sarah Jones.
  - ii. Reference: **23/00946/CLEU**  
Address: **Parcel 0046, Carlingcott**, Carlingcott, Bath, Bath And North East Somerset,  
Proposal: Use of agricultural buildings for Animal Welfare purposes in relation to the keeping of Goats (Certificate of Lawfulness for an Existing Use).  
Applicant: Ms Deborah Sullivan.
  - iii. Reference: **23/01068/FUL**  
Address: **Parcel 0046, Carlingcott**, Carlingcott, Bath, Bath And North East Somerset,  
Proposal: Retrospective application to regularise the use of the agricultural buildings at The Goat Holding, Carlingcott.  
Applicant: Ms Deborah Sullivan.
  - iv. Reference: **23/01116/PIP**  
Address: **Land Adjacent to Greystones, Ashgrove** Peasedown St John, Bath.  
Proposal: Permission in Principle for an infill residential development of 2 no. dwellings.  
Applicant: Mr Matthew Hiles.
  - v. Reference: **23/01205/FUL**  
Address: **27 Under Knoll**, Peasedown St John, Bath, BA2 8TY.  
Proposal: Erection of a new extension following demolition of existing conservatory.  
Applicant: Mr Ian Simms
- B. To receive a report and to consider any of the following points raised since the last meeting:
- i. Planning decisions issued by B&NES Council / Planning applications not invited to comment / appeals / pending applications all issued since the last meeting.
  - ii. Planning enforcement matters.
  - iii. Planning applications from neighbouring parishes.

**PL113 – 04/04/2023**

**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 (or diversion impacting on the parish) received since the last meeting:

- i. Temporary road closure at **Eckweek Lane** from the junction with Ashgrove extending for approximately 77 metres to its point outside property No. 4. Due to works to be executed on or near the road to enable Wales & West Utilities to lay a new gas service on **12<sup>th</sup> June 2023** for a maximum period of **7 days - THTTC3123**.

- ii. Temporary road closure at **Bridge Place Road, Camerton** from 62m southwest from 1 New Pit Cottages extending to 150m southwest from 1 New Pit Cottages. Due to works to be executed on or near the road to enable Wessex Water to carry out sewer renovation works to prevent pollution on **8<sup>th</sup> May 2023** for a maximum period of **7 days - THTTC3113**.  
ALTERNATIVE ROUTE: Bridge Place Road – Camerton Hill – Skinners Hill – Under Tree Road – A367 Fosseyway – Bath Road – Whitebrook Lane – Wick Lane - Bridge Place Road - Vice Versa.
- iii. Temporary road closure at **Carpenters Hill** from its junction with Church Road extending to its junction with New Buildings. Due to works to be executed on or near the road to enable Kelly to transfer wires from pole to pole on behalf of BT on **29<sup>th</sup> June 2023** for a maximum period of **2 days - THTTC3134**.  
ALTERNATIVE ROUTE: New Buildings – Whitebrook Lane – Bath Road – Church Road – Vice Versa.

**PL114 – 04/04/2023**

**Update on WECA Fund for WESTlocal**

To receive an update on a new funding programme from West of England Combined Authority, called WESTlocal, to help communities design and run their own transport scheme in their area. To consider whether this could be applicable to Peasedown St John and any next steps.

**PL115 – 04/04/2023**

**Review of New Actions**

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

**PL116 – 04/04/2023**

**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 2<sup>nd</sup> May 2023 at 8pm.