



## PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN  
Tel: 01761 433686 E-mail: clerk@peasedownstjohnparishcouncil.gov.uk  
www.peasedownstjohnparishcouncil.gov.uk

### Minutes of the Full Council Meeting held on Tuesday 15<sup>th</sup> February 2022 at 7.00pm held at Beacon Hall, French Close, Peasedown St John

#### Present:

#### Councillors:

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

#### In attendance:

Tanya West – Parish Clerk

The Chair asked if any persons were recording the meeting. No one confirmed that they were.

#### Public Session

There was one member of the public present at the meeting in relation to the Memorial Trees and Benches Policy with a view to planting a memorial tree on the Recreation Ground.

#### **C206 – 15/02/2022**

#### **Attendance Roll Call and Declarations of Interest**

An attendance roll call was undertaken and those present are detailed above.  
No further interests to those already disclosed to the Monitoring Officer were declared.

#### **C207 – 15/02/2022**

#### **Attendance and Apologies for Absence**

Apologies for absence had been received from Cllr Andy Larcombe due to being away on holiday. This apology was duly noted.

#### **C208 – 15/02/2022**

#### **Minutes**

- i. The minutes of the **Full Council** meeting held on 14<sup>th</sup> December 2021 had been circulated in advance of the meeting; following the discussions at the last meeting, the Clerk had amended minute C165 – 14/12/2021 to read:  
*To instruct the Clerk to draft a letter based on the report from B&NES Council and minutes referring to this issue and send it to the WECA Mayor, Leader of B&NES Council, Highways England, local MP.*  
With this amendment, it was **resolved** that they be accepted as a true and correct record of that meeting and were signed by the Chair accordingly.
- ii. The minutes of the **Full Council** meeting held on 18<sup>th</sup> January 2022 had been circulated in advance of the meeting; it was **resolved** that they be accepted as a true and correct record of that meeting and were signed by the Chair accordingly.

#### **C209 – 15/02/2022**

#### **Clerk's Report**

The Clerk reported that there were still some older items on Planner that were being worked through gradually, however, the newer tasks were being kept up to date.

#### **C210 – 15/02/2022**

#### **Items for Urgent Report**

There were no items for urgent report.

#### **C211 – 15/02/2022**

#### **Planning Related Matters**

- A. Councillors reviewed the plans, alongside any feedback provided by public or members, and determined the Parish Council's official response regarding the following planning applications:
  - i. Reference: **22/00290/TPO**  
Address: **48 Westbury View**, Peasedown St John, Bath, BA2 8TZ

Proposal: Ash (T5) - Repeat crown reduction by pruning back to the previous points. Reduce any new branches by 2-3m to create a balanced crown with an aerodynamic profile. Due to fungus and basal trunk decay.

Applicant: Mrs Margaret Hopkins.

There were no public comments listed on the B&NES Council website in relation to this application.

It was noted that the application was based on advice of the arboriculturalist and that the fungus and decay did not necessitate the removal of the tree. It was **resolved** to support the application.

B. Councillors received, for information, a report on the following (appendix C211i 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.
- iv. Progress on the Greenlands Road development of 89 dwellings.

**C. Local Planning Policy**

It was agreed that Cllr Jonathan Rich and the Clerk would attend a briefing session, hosted by B&NES Council, on 1<sup>st</sup> March 2022, on the plans for the new B&NES Local Plan. Details to be reported back at the March Full Council meeting.

**C212 – 15/02/2022 'Journey to Net Zero' Transport Planning Consultation**

Councillors reviewed the documents for B&NES Council's plan: 'Journey to Net Zero: Reducing the Environmental Impact of Transport in Bath'. The plan is a strategic overview of the policies and projects being pursued, to deliver more sustainable transport choices for the people of B&NES. Consideration was given to whether the Parish Council should submit a formal response to this consultation.

It was noted that at a recent ALCA meeting, representatives of the rural parishes in B&NES had expressed concern at the lack of time provided for this consultation and so B&NES Council had extended the consultation period for Parish Councils. The general view was that B&NES Council needed to put significant thought into how to deal with this issue in rural areas, where it is very difficult to manage without a car.

Councillors considered a response to the strategic plan, which it was thought should cover the following points:

- As a council we recognise the need to reduce emissions and to that end we support efforts to reduce private transport. However, consideration must be given to the need for people living in rural areas to move around for both social and economic reasons, and therefore serious consideration should be given to providing viable alternatives to private transport.
- In view of the topography in the Bath area, cycling is not necessarily the viable alternative that it would be in an area that is largely flat.
- Many of the jobs in Bath are lower paid service-sector jobs that tend to be filled by young people. Transport links into Bath from the surrounding areas need to be affordable for those in these lower paid roles.
- Investment into appropriate infrastructure is required, e.g., in order to encourage the use of electric vehicles, there needs to be a sufficient number of charging points available.
- In general, the Parish Council supports efforts that B&NES Council is able to make to develop unified and sustainable practice within the community, but we recognise that the design of a policy is complex and depends on principles that are not yet well understood.

The Clerk to collate the comments raised into a draft response and to circulate to all councillors for comment prior to submitting to B&NES Council.

**C213 – 15/02/2022 Avon Fire & Rescue Service Plan Consultation**

Councillors reviewed the Service Plan Proposals 2022-25 for Avon Fire & Rescue Service. The proposals outlined the vision for the future of Avon Fire & Rescue Service in preventing, protecting, and responding to the fire and rescue related risks and needs of local communities. As the questions were generally tailored to individuals, it was agreed that the Parish Council should not submit a formal response to this consultation but for councillors to respond on an individual basis if they so wished.

**C214 – 15/02/2022****Financial Matters & Schedule of Payments**

- i. Councillors reviewed the schedule of payments raised since the Full Council meeting on 18<sup>th</sup> January 2022 in relation to the accounts for year ending 31<sup>st</sup> March 2022 (appendix C214i refers). It was noted the electricity invoice for the Recreation Ground changing rooms, was significantly more than usual – the reasons behind this are being investigated. It was raised that the increase in fuel costs will need to be considered when setting fees. It was **resolved** to ratify all the payments on this schedule.
- ii. Councillors reviewed the summary of General and Ear Marked Reserves and Committed Expenditure. No comments were raised.
- iii. Councillors considered the following **motion** raised at the Finance & Amenities Committee Advisory Panel meeting:
- a. *Following accepted accounting practices, to **resolve** that £9,769.46, of the budget allocated to '602900 – Infrequent Operational Expenditure', and £6,000.00, of the budget allocated to '604005 – Contracted Amenities Works', is moved to '608903 - BF Project - Jubilee Garden' to provide the necessary budget required to undertake this project in accordance with minute C194 – 18/01/2022.*  
*Proposed by: Cllr. Simon Kidd*  
*Seconded by: Cllr. Jo Davis.*

This motion was voted upon and **agreed**. The Clerk to action the necessary journal entries on Sage.

**C215 – 15/02/2022****Precept Demand Leaflet**

Since the last meeting, Cllrs Barbara Bailey; Simon Kidd; Andy Larcombe and Jonathan Rich had met with the Clerk to review and amend the draft precept leaflet.

The revised leaflet had been circulated as pre-reading. It was reviewed by councillors and no additional comments or suggested amendments were raised.

It will be published in the next issue of the Parish Council newsletter and on the website. Those councillors involved with the changes were thanked for their time and input.

**C216 – 15/02/2022****Order of Known Business, Project Budgets and EMR**

Councillors reviewed progress and the expenditure in relation to the Order of Known Business projects for the 2021-22 council year, also, of the previously agreed larger operational projects.

No questions were raised. All projects are progressing via their respective Advisory Panels.

**7.45pm – Cllr Gavin Heathcote left the meeting.****C217 – 15/02/2022****Trustee and Council Committee Updates**

Two meetings had been held since the last Full Council meeting, updates from them are detailed below.

**Trustee** – meeting held on 15<sup>th</sup> February 2022 at 6.30pm. It was noted that the Trustee had resolved:

- *To authorise a tea hut/toilet to be located at the Recreation Ground.*
- *To formally delegate to the Parish Council, to agree the details and undertake the necessary administration involved with this, all in compliance with the Charity Commission Scheme Document.*
- *To agree in principle for a replacement sign on the Changing Room building at the Recreation Ground.*
- *To formally delegate to the Parish Council, to agree the wording and final design and to undertake the necessary arrangements for the replacement sign to be made and installed.*

**Finance & Amenities Committee – Advisory Panel** meeting held on 8<sup>th</sup> February 2022 at 7.00pm.

The recommendations raised at this meeting were reviewed and agreed as follows:

It was **resolved** to amend **Financial Regulation 11.h** so that the minimum value for obtaining estimates is increased from £100 to £500, to be in line with the Clerk's sign off. To now read as: *When it is to enter into a contract of less than £25,000 in value for the supply of goods or materials or for the execution of works or specialist services other than such goods, materials, works or specialist services as are excepted as set out in paragraph (a) the Clerk/RFO shall obtain 3 quotations (priced descriptions of the proposed supply); where the value is below £3,000 and above £500 the Clerk or RFO shall strive to obtain 3 estimates. Otherwise, Regulation 10.3 above shall apply.*

**Beacon Hall hire fees** were reviewed and compared against other local halls.

It was commented that due to the electricity and fuel increases that this may need to be reflected in any increase in fees.

It was responded that the proposed fees must be competitive but need to cover our costs. In comparison to other halls, we are not the cheapest but neither the most expensive. A minimum hire

period was suggested to remain cost effective as it takes as much administration for a two hour hire as for a ten-hour hire. Also, those regular hirers, the administration is limited as invoices are raised monthly. A balance needs to be maintained between not wanting to lose regular income and not running at a loss.

It was **resolved** to accept the recommendation that Beacon Hall regular hirers remain as they are currently charged and that any ad-hoc bookings taken from 1st April 2022 are to be charged at £15/hour (for both children and adult parties) with a minimum booking of 3 hours. To be reviewed in six months with particular relation to rising energy costs.

The Clerk to undertake an exercise for both the football facilities and Beacon Hall to compare running costs versus income and report to the Finance & Amenities Committee so it can be monitored on a regular basis.

When the Football Club Liaison Advisory Panel met with Peasedown Miners Football Club it became apparent as to what is involved with the details and intricacies of running the **proposed tea hut/toilet**. Consequently, the pros and cons of the Football Club running the tea hut versus the Parish Council running it are being investigated. Options and prices are currently being obtained and councillors were requested to read the pre-reading on this item that will be published in advance of the March Full Council meeting.

**7.55pm – It was resolved to adjourn the meeting for a comfort break.**

**8.08pm – It was resolved to convene the meeting.**

#### **C218 – 15/02/2022                      Advisory Panel Updates**

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

- i. **Beacon Hall Coronavirus Secure Advisory Panel** – Meeting held on Monday 7<sup>th</sup> February 2022 at 7.00pm. The notes from the meeting had been circulated as pre-reading. As the Government continues to lift the regulations it was raised that this work should now be operational. It was agreed for the Advisory Panel to remain in and dormant state, and not be disbanded at the present time, in case there is a change, and it is required to meet again at short notice. The situation will be reviewed at the annual council meeting in May.
- ii. **Burial Committee Advisory Panel** – Site meeting held on Saturday 22<sup>nd</sup> January 2022 at 11.00am and general meeting held on Thursday 3<sup>rd</sup> February 2022 at 7.00pm. The new seats are being installed in the gazebo; a contractor is due to start on the weeding in March and more of the waste will be removed from the bottom car park area.
- iii. **Civic Events Advisory Panel** – Meeting held on Tuesday 25<sup>th</sup> January 2022 at 7.00pm. Councillors considered the recommendations raised by the Advisory Panel regarding Parish Council events to celebrate Commonwealth Day on 14<sup>th</sup> March 2022 and the Queen's Platinum Jubilee on 2<sup>nd</sup> June 2022:
  - Afternoon event to start with official opening of the garden (local dignitary/celebrity/person tbc). Will be followed by afternoon tea at Beacon Hall (limited number, ticket only, first come first served).
  - Evening event (following national protocol) to include Beacon lighting (9.45pm) and fireworks.
  - Council to consider doubling the budget to include funding for some fireworks.
  - Work with the churches.
  - Poster displays in the lounge working with local organisations.
  - Gifts of mugs for school children.
  - Crown themed floral displays throughout the village.

The following comments were raised in response:

- The Government are providing primary school children across the United Kingdom a book that celebrates the achievements of the United Kingdom and Commonwealth over the last 70 years.
- Mugs were considered by some not to be good value for money and will likely end up in the back of a cupboard, others felt it was traditional and are kept for many years as a memento.
- The school have asked to meet with the Parish Council to discuss options for the event.

- To ensure that it is referred to as the succession year, and not the coronation year, which was 1953.
- Suggested the tea should be targeted to older residents of the village. It was responded that the event is not a replacement of the Christmas tea party and would be open to any resident to attend.
- Suggested that the tea should be less formal and more of a cake/tea stall so people can help themselves to a cake and a cup of tea, then numbers do not have to be limited, neither does it have to be ticketed and people can sit inside or outside.
- Fireworks can be very expensive with a very limited display; value for money should be considered. A 'firework cake' as used at the last beacon lighting event was suggested.

It was agreed for the Advisory Panel to present some revised recommendations at the next Full Council meeting based on the feedback raised at this meeting and that following the meeting with the primary school.

- iv. **Clerk Liaison Panel** – Meeting held on Wednesday 2<sup>nd</sup> February 2022 at 6.00pm. Cllr Kidd advised that the CLP would be meeting again tomorrow to look at development skills and delegation training. A plan will be presented at the Personnel Committee meeting next week.
- v. **Council Structure Review Advisory Panel** – Meeting held on Monday 24<sup>th</sup> January 2022 at 7.00pm. The following recommendations were formulated at this meeting with a view to implementation in the new council year in May 2022.
- Recommendation 1** - Burial renamed Cemetery Committee, all budget for cemetery issues sits with committee, this meets as a committee 4 times a year to enable delegated action.
- Recommendation 2** - Advisory panels. All notes are written by chair. Remind Council that the principle of Advisory Panels is that they are working groups where members manage the meeting notes themselves and upload to dedicated area. Office support is provided only by exception. Advisory panels can only make recommendations they cannot implement change unless specifically delegated to make changes by the sponsoring committee through documented minutes and within relevant powers.
- Recommendation 3** - Reconstitute the planning committee to meet every month with delegated powers for planning comments. The committee to make representation to councillors for feedback prior to each meeting.
- Recommendation 4** - Finance to hold 5 committee meetings each year. May (EOY Post audit), 2<sup>nd</sup> week July (1<sup>st</sup> Quarter), 2<sup>nd</sup> week Oct (2<sup>nd</sup> Quarter), 2<sup>nd</sup> week January (early for 3<sup>rd</sup> Quarter and precept budgeting) 2<sup>nd</sup> week April (4<sup>th</sup> Quarter).
- Recommendation 5** - 3 finance advisory panels are held and open to all councillors. December (budget setting), Sept and March for budget review and future planning.
- Recommendation 6** - Full council meetings to be held every 6-8 weeks (8 per year). The agenda to be changed to remove external reports and other areas that do not require decision making. Add sections for each committee chair to be open to questioning by the Full Council. Agenda to be based around debate and decision making.
- Recommendation 7** - The Executive should be a pure Advisory Panel with the sole purpose of identifying conflicts of priority between committees and ensuring the will of the council is enacted through the committee system.

Comments were raised:

- The administration work involved in having additional planning meetings.
- Impact on councillors not serving on committees with reduced Full Council meetings.
- Previously had difficulties getting volunteers to serve on planning committees.
- Request for environmental matters to be linked with any planning committee. This could be included on a quarterly basis.

It was **resolved** to accept the above listed 7 recommendations from the Advisory Panel. The Clerk to implement as necessary.

vi. **Executive Committee Advisory Panel** – Meeting held on Tuesday 1<sup>st</sup> February 2022 at 7.30pm. The notes from the meeting had been circulated as pre-reading. It was **resolved** to approve the recommendations regarding projects and workload priorities as follows:

The priorities for this month:

- a. Jubilee Garden and Jubilee event.
- b. Publish the Tree Policy.
- c. Complete the updates to the Parish Council website.
- d. Continue with the Persimmon land transfer.
- e. Chase the VAT return from 2021.
- f. Delegate microphones for council meetings.
- g. Complete the Recreation Ground improvement works.
- h. Complete the works from the Football Club Liaison Advisory Panel including the signage.
- i. Complete the mileage claims.
- j. Complete the work on the budget – it was noted this item will move forward to April 2022.

vii. **Jubilee Garden Advisory Panel** – Meeting held on Friday 28<sup>th</sup> January 2022 at 5.30pm. Three tenders were received for the project and prices were compared for the options of installing a resin-bonded gravel pathway and benches on concrete pads, with the Parish Caretaker to install the pergola. Prices and comments from the Advisory Panel regarding the three quotations were circulated as pre-reading.

Northavon offered the lowest quote, but both Northavon and Nu Landscapes were within the allocated budget for the project. Because Nu Landscapes have carried out some similar projects for which very positive reviews had been obtained, it was recommended to award the contract to them.

The order to specify the use of resin-bonded gravel pathways and the installation of 5 benches on concrete pads, but to exclude the installation of the pergola, at a total cost of £21,165 plus VAT. Some alternative options to “grey gravel” to be requested, which may incur a small additional cost.

Cllr Conor Ogilvie-Davidson explained the awarding of the contract and detailing how the price was obtained. He mentioned that the map provided in the tender document showed a gravelled area in the garden, which was coloured grey, the colour was only to highlight the area, rather than determine the colour of the gravel and so a price is being obtained for options, which is likely to be plum slate. Whatever is agreed will be within the previously allocated budget.

It was **resolved** to agree the above proposals and to accept the quotation from Nu Landscapes.

viii. **Parish Map and Signage Project Advisory Panel** – Meeting held on Monday 7<sup>th</sup> February 2022 at 7.30pm. The notes from the meeting were circulated as pre-reading. Cllr Kathy Thomas explained what the plans of the Advisory Panel and advised the final recommendations will be presented to Full Council for consideration at a future meeting.

ix. **Persimmon Land Transfer Advisory Panel** – Meeting held on Tuesday 1<sup>st</sup> February 2022 at 7.00pm.

Cllr Simon Kidd spoke on behalf of Cllr Andy Larcombe (who was unable to be present at the meeting). He reported that Persimmon have basically advised the Parish Council is to take all the land or none of it and that they are not prepared to increase the money that was previously agreed. The land will be transferred to do with as the Parish Council determines once received. This will mean that all areas where homeowners have encroached onto the land then the Parish Council will have the flexibility to do what it wishes e.g., charge for the land, leave as is, etc. In years to come, the land may have to be maintained using monies from the taxpayer, but it will be our community that benefits of the land looking better maintained.

The following **motion** was considered:

*In furtherance of minute C083 – 10/08/2021, it is resolved that the Persimmon land marked in green and blue on the parish map, and extra parcels / adopted parts of existing titles (marked in pink & yellow respectively) are to be transferred to Peasedown St John Parish Council. The sum to be received for legal costs and ongoing maintenance will be £70,000, with all titles being transferred absolutely and without any restrictions.*

*Proposed by: Cllr. Simon Kidd*

Seconded by: Cllr. Kathy Thomas

It was unanimously **resolved** to accept the motion.

Cllrs Andy Larcombe and Kathy Thomas and the Clerk were thanked for their work on this project.

- x. **Recreation Ground Improvements Advisory Panel** – Site meetings were held on Saturday 22<sup>nd</sup> January 2022 at 10.00am and on Thursday 3<sup>rd</sup> February at 10.00am (the latter with the contractor in attendance). Pre-reading provided a report on the remaining snagging items required prior to the completion of the project. Once these have been actioned another site meeting will be held to inspect the works.
- One area of works was not included in the original quotation, and this was considered. It was noted there is sufficient remaining budget within the project allocation for this work and the staff time spent in trying to obtain additional quotations from other contractors would not be cost effective when Northavon are already undertaking works at the site.
- It was therefore unanimously **resolved** to appoint Northavon to undertake the clearance of the soil on the piece of land located between the vehicle and the pedestrian entrance on the corner of Church Road and to replace with tarmac and appropriate hardcore base at a cost of £688.00+VAT.
- The Scout garage is due to be delivered on 3<sup>rd</sup> March 2022.

- B. The scheduled forthcoming meetings for the following Advisory Panels were noted:
- i. **Beacon Hall Coronavirus Secure Advisory Panel** – Monday 7<sup>th</sup> March 2022 at 7.00pm.
  - ii. **Burial Committee Advisory Panel** – Thursday 17<sup>th</sup> March 2022 at 7.30pm.
  - iii. **Civic Events Advisory Panel** – Monday 21<sup>st</sup> February 2022 at 7.00pm
  - iv. **Clerk Liaison Panel** – Wednesday 2<sup>nd</sup> March 2022 at 6.00pm.
  - v. **Executive Committee Advisory Panel** – Tuesday 8<sup>th</sup> March 2022 at 7.00pm.

**C219 – 15/02/2022 Memorial Trees and Benches Policy**

Some amendments were still required to the Memorial Trees and Benches Policy and so it was unable to be circulated as pre-reading. It was therefore deferred to the next Full Council meeting for review and sign off.

**C220 – 15/02/2022 Correspondence, Complaints & Issues**

Councillors had the opportunity to review any new queries, issues and complaints raised since the last meeting as they had been logged on the relevant online Planner Board. Items of significance brought to the Council's attention included:

- It was noted that the authorisation for Cllr Larcombe to represent the Parish Council with regular updates on Somer Valley FM had expired. It was therefore **resolved** that Cllr Andy Larcombe is authorised to continue to represent the Parish Council on Somer Valley FM radio in conjunction with the Clerk.
- Notification from a resident they will be relaying a section of tarmac on Dunkerton Hill by Prince of Wales Village Green.
- **Ratification of letter to B&NES Council regarding A367.**

The letter was not published as pre-reading and so was deferred until the next Full Council meeting.

**C221 – 15/02/2022 Outside Bodies**

No outside bodies meetings had been attended since the last Full Council meeting. However, it was noted that the next meeting of the **Somer Valley Forum** is scheduled to be held on Wednesday 23<sup>rd</sup> February at 6pm via Zoom. The Parish Council representatives for this meeting are Cllrs Mandy Clarke; Richard Clarke; Ray Love; Jonathan Rich; Kathy Thomas (the first two councillors in attendance at the meeting to receive the voting rights).

**C222 – 15/02/2022 Ashgrove Cemetery**

Since the last Full Council meeting there had not been any new interments or memorials.

**C223 – 15/02/2022 Coronavirus Update**

Councillors received updates on the latest advice from the Government, Public Health and NALC guidelines regarding Coronavirus in relation to Parish Council facilities and services. Since the last meeting, there were no changes to the Parish Council procedures/activities in relation to this matter.

**C224 – 15/02/2022 Annual Village Meeting**

The Annual Village Meeting is scheduled to be held on Tuesday 29<sup>th</sup> March 2022. The format will be much the same as last year, with presentations from each of the Committee Chairs, the Police and

Community Grant groups, etc. A draft agenda was circulated as pre-reading. Councillors were asked to advise the Clerk of any queries or suggestions for amendment to the agenda as soon as possible.

**C225 – 15/02/2022                      Future Agenda Items & Cllr Questions**

Councillors raised the following queries or requests for future agenda items:

- Tree works and surveys to be included on next Finance & Amenities Advisory Panel meeting.
- Possible change to the usual day of meeting – Clerk to message all councillors to gauge appetite.

**C226 – 15/02/2022                      Review of New Actions**

The Clerk provided a summary of the new actions generated from the meeting and advised they would be captured on the Actions Register in Planner after the meeting.

**C227 – 15/02/2022                      Date and Time of Next Meeting**

The next meeting of the Full Council is scheduled to be held on Tuesday 15<sup>th</sup> March 2022 at 7pm at Beacon Hall.

The meeting closed at 9.16pm.

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

DRAFT



## Appendix C211i – 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 Full Council meeting on 18th January 2022, decisions have been received from B&NES Council on the following applications:

- i. Reference: **21/05390/FUL**  
Address: **20 Bath Road**, Peasedown St. John, Bath, BA2 8DH  
Proposal: Erection of single storey rear extension and replacement side porch extension.  
Applicant: Mr Paul James.  
**Permitted** subject to the usual standard conditions.
- ii. Reference: **21/05711/FUL**  
Address: **9 Eckweek Lane**, Peasedown St. John, Bath, BA2 8PW  
Proposal: Erection of detached self-contained annexe.  
Applicant: Mr & Mrs Workman.  
**Permitted** subject to the usual standard conditions and that the development shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 9 Eckweek Lane, Peasedown St. John; and shall not be occupied as an independent dwelling unit.

### Planning Enforcement

Since the Full Council meeting on 18th January 2022, the following enforcement matters are still in progress. Updates are being pursued by the Clerk and copied to Communities Team as potential breach of the Parish Charter:

- i. **14/00806/UNAUTH** - Land behind site of Peasedown Community Farm, Dunkerton Hill, Bath – Unauthorised use/activity. Last correspondence received from the Team Manager of Planning & Enforcement dated 14/01/2022 stated as follows:  
*Unfortunately this was my first week back and I have been laid up with COVID for most of the week so have not been able to progress with our legal team.*  
  
*I did speak to legal briefly before Christmas but was advised that they could not prioritise this case over others they are dealing with at the moment however it was questioned whether formal legal action would be appropriate having regard to the threshold tests we would be required to meet in court.*  
  
*The case is on my list of ones to review with legal in more detail but unfortunately I will not be in a position to do this before the 18th.*  
  
*Once we have a steer from legal as to how best to proceed we will be in touch.*

Chaser email sent on 11/02/2022 asking for update.

### Planning Applications Not Invited to Comment (for information only)

Since the Full Council meeting on 18th January 2022, applications validated by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. None.

Since the Full Council meeting on 18th January 2022, applications determined by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. None.

Since the Full Council meeting on 18th January 2022, 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 Full Council meeting on 18th January 2022, the following appeals were lodged/determined:

- i. None.

Since the Full Council meeting on 18th January 2022, 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. Reference: **21/04876/FUL**

Address: **Braysdown Lodge**, Woodborough Hill, Peasedown St. John, Bath, BA2 8LN

Proposal: Erection of 2no. new storage garages for roofing materials and trucks

Applicant: Youngs Roofing Ltd.

ii. Reference: **21/04993/FUL**

Address: Football Ground, **Recreation Ground**, Church Road, Peasedown St. John, Bath, BA2 8AA

Proposal: Siting of 10m x 7m concrete slab and the erection of 10m x 4m Anti-Vandal container comprising a small kitchen with electrics and plumbing and a disabled toilet.

Applicant: Mr Simon Smith

iii. Reference: **21/05039/FUL**

Address: **Sakura, Eckweek Lane**, Peasedown St. John, Bath, BA2 8PH

Proposal: Erection of 4 bedroom detached dwelling and garage.

Applicant: Mr and Mrs Andrew Sales.

iv. Reference: **21/05622/FUL**

Address: **36 Naishes Avenue**, Peasedown St. John, Bath, BA2 8TW.

Proposal: Erection of a two-storey side extension and single storey rear extension (Resubmission).

Applicant: Mr Daniel Hillier

**Planning Applications for Neighbouring Parishes**

Since the Full Council meeting on 18th January 2022 the following application from a neighbouring parish has been identified as potentially having an impact on Peasedown St John:

None yet specified – the weekly lists of all applications within B&NES can now be accessed by councillors via MS Teams.

It is suggested that councillors use the map function on the B&NES Council website to determine if there are any relevant applications outside the parish, which could have an impact on Peasedown St John and so thus require consideration.

**Progress update on the Greenlands Road development of 89 Dwellings**

Last update received in December 2021 stated:

*I have checked with the team and we don't yet have a date for a start on site at Greenlands Road. As soon as this changes I will let you know and as mentioned before, we aim to give at least 2 weeks' notice to the wider community as well.*

**Appendix C214i - Schedule of payments made since the Full Council meeting on 18<sup>th</sup> January 2022 in relation to the accounts for the year ending 31<sup>st</sup> March 2022.**

<b>Date of Invoice</b>	<b>Supplier Name</b>	<b>Details</b>	<b>Associated Minute/Regulation</b>	<b>Net Amount</b>	<b>VAT Amount</b>	<b>Payment Type</b>
08/01/2022	BT Payment Services Ltd.	PO Telephone & Broadband 01/01/22 to 31/01/22	C016 - 18/05/2021	£53.14	£10.63	Direct Debit
08/01/2022	BT Payment Services Ltd.	BH Telephone & Broadband 01/01/22 to 31/01/22	C016 - 18/05/2021	£53.15	£10.63	Direct Debit
14/01/2022	Bath & North East Somerset Council	Staff Salaries - Qtr. 3 - Oct to Dec 2021	C016 - 18/05/2021	£24,998.55	£22.80	BACS
14/01/2022	JW Waste Recycling Ltd.	12yd General Mixed Waste Skip at Beacon Hall - Nov to Jan	Fin. Regs. 4.1	£90.00	£18.00	BACS
14/01/2022	JW Waste Recycling Ltd.	12yd General Mixed Waste Skip at Beacon Hall - Jan to Feb	Fin. Regs. 4.1	£339.00	£67.80	BACS
15/01/2022	BT Payment Services Ltd.	Mobile Phone Costs Jan 22 to Feb 22	C016 - 18/05/2021	£7.00	£1.40	Direct Debit
17/01/2022	Screwfix Direct Ltd. & B&Q	Credit for black gulley drain grid - not collected	Fin. Regs. 4.1	£0.98	£0.20	BACS
18/01/2022	Gompels Healthcare Ltd	Toilet rolls, bin bags, paper towels, wipes, gloves, blue roll	Fin. Regs. 4.1	£177.00	£35.41	BACS
18/01/2022	Screwfix Direct Ltd. & B&Q	1x Briton door closer to replace broken one	Fin. Regs. 4.1	£17.33	£3.46	BACS
18/01/2022	Screwfix Direct Ltd. & B&Q	Drain gulley grid to replace missing one at Beacon Hall	Fin. Regs. 4.1	£2.02	£0.40	BACS
18/01/2022	Screwfix Direct Ltd. & B&Q	Evo stick adhesive	Fin. Regs. 4.1	£4.98	£1.00	BACS
19/01/2022	AED Locator (E.U.) Ltd.	HeartSine Adult Pad-Pak to replace expired one B.Hall Defib	Fin. Regs. 4.1	£106.95	£19.80	BACS
21/01/2022	JEM Heating Services Ltd	Mechanical Services Maint Contract 01/02/22 to 31/01/23	Fin. Regs. 4.1	£266.50	£53.30	BACS
24/01/2022	A.J. Charlton & Sons Ltd.	Timber for repairs to Ecewiche Green fence from Eckweek Lane	Fin. Regs. 4.1	£35.44	£7.09	BACS
24/01/2022	JEM Heating Services Ltd	Plumber to attend to rad off wall in foyer of Beacon Hall	Fin. Regs. 4.1	£60.00	£12.00	BACS
24/01/2022	JEM Heating Services Ltd	Plumber to attend to boiler fault no heat/hot water P.Office	Fin. Regs. 4.1	£68.75	£13.75	BACS
24/01/2022	Softcat Plc	MS Office 365 & Conf Call Subscriptions - Dec 2021	C513 - 05/01/2021	£353.51	£70.70	BACS
24/01/2022	Softcat Plc	Exchange Online for Additional Email Addresses & Visio - Dec	C513 - 05/01/2021	£29.80	£5.96	BACS
25/01/2022	Highwood	Annual Service & Repairs of Ride-on Mower - parts and labour	C186 - 18/01/2022	£815.84	£163.16	BACS
28/01/2022	Volker Highways Ltd.	8x Faulty lantern investigations/repairs - Dec 21 & Jan 22	Fin. Regs. 4.1	£102.63	£20.53	BACS
28/01/2022	Volker Highways Ltd.	2x Faulty lantern investigations/repairs -Jan 2022	Fin. Regs. 4.1	£102.63	£20.53	BACS
31/01/2022	Allstar Business Solutions Ltd.	Fuel Card - January 2022	C016 - 18/05/2021	£2.09	£0.42	Direct Debit
31/01/2022	C & S Cleaning Services (Radstock) Ltd.	General Clean of Beacon Hall - January 2022	Fin. Regs. 4.1	£285.30	£57.06	BACS
01/02/2022	Sage (UK) Limited	Online Subscription to Sage 50 Accounts - February 2022	Fin. Regs. 4.1	£41.00	£8.20	Direct Debit
02/02/2022	Greensward Sports Consultancy Ltd.	Grnd Improvements - 2x dugouts at football pitch on Rec Grnd	F&A058 - 04/01/2022	£695.00	£139.00	BACS
02/02/2022	SWALEC / SSE	Streetlighting Electric - January 2022	C016 - 18/05/2021	£157.99	£7.89	Direct Debit
02/02/2022	Unique Signs	A3 Alucomp sign - pedestrian ent gate - Bath Rd of Rec Grnd	Fin. Regs. 4.1	£15.00	£3.00	BACS
04/02/2022	Screwfix Direct Ltd. & B&Q	Line Marking Paint	Fin. Regs. 4.1	£9.98	£2.00	BACS

<b>Date of Invoice</b>	<b>Supplier Name</b>	<b>Details</b>	<b>Associated Minute/Regulation</b>	<b>Net Amount</b>	<b>VAT Amount</b>	<b>Payment Type</b>
07/02/2022	A.J. Charlton & Sons Ltd.	Sleepers and post mix for bench seats in gazebo	Fin. Regs. 4.1	£89.61	£17.92	BACS
07/02/2022	E-ON	RG Changing Rooms Electric	C016 - 18/05/2021	£255.78	£12.79	BACS
07/02/2022	Screwfix Direct Ltd. & B&Q	Coach screws for benches in Gazebo at Gdn of Rem & fences	Fin. Regs. 4.1	£16.65	£3.33	BACS
09/02/2022	BT Payment Services Ltd.	PO Telephone & Broadband 01/02/22 to 28/02/22	C016 - 18/05/2021	£53.02	£10.61	Direct Debit
09/02/2022	BT Payment Services Ltd.	BH Telephone & Broadband 01/02/22 to 28/02/22	C016 - 18/05/2021	£53.02	£10.60	Direct Debit
16/02/2022	Lloyds Bank plc	Bank Transfer - DD - Lloyds Corporate Credit Card	Fin. Regs. 6.20	£279.75	£0.00	Direct Debit
				<b>£29,639.39</b>	<b>£831.37</b>	