



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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Minutes of the Planning Committee held on Tuesday 7th June 2022 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Mandy Clarke; Adi Davis; Audrey Gillard-Sprake; Andrew Larcombe (nominated substitute for Barbara Bailey); Les Sprake; Kathy Thomas (Chair).

Cllrs. Jonathan Rich was also present at the meeting, in his capacity as Chair of Full Council. As the Committee was quorate, he did not utilise his voting rights.

In attendance:

Tanya West – Parish Clerk.

Public Session

There was one member of the public present at the meeting, who was also a Peasedown St John Parish Councillor, Richard Clarke. He did not wish to raise any matters.

PL001 – 07/06/2022 Attendance Roll Call and Declarations of Interest

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

PL002 – 07/06/2022 Apologies for Absence

Apologies for absence were received from Cllr Barbara Bailey due to being away, which was why Cllr Andy Larcombe was in attendance as her nominated substitute.

PL003 – 07/06/2022 Election of Vice-Chair

One written and signed nomination for the position of Vice-Chair had been received and so it was **resolved** to elect Cllr. Barbara Bailey as the Vice-Chair.

PL004 – 07/06/2022 Actions

A new Planner board for the Planning Committee had been created by the Clerk. Any applications pending decision will be copied from the Full Council Planner board, however, as the commenting history of the application tasks does not transfer between the boards, they will also remain on a closed status on the Full Council board as an archive.

Any new actions created for the Planning Committee will be assigned to all committee members.

PL005 – 07/06/2022 Items for Urgent Report

A planning application for 15 Greenlands Road (reference number: 22/02124/FUL) had been received the day after the agenda for this meeting had been published. The deadline for comments on this application is 23rd June 2022, however, the Case Officer has granted the Parish Council an extension until the day after the July Planning Committee meeting.

PL006 – 07/06/2022 Terms of Reference and Delegations

The Planning Committee's Terms of Reference and Delegations was circulated as pre-reading. It was noted that it includes the process to be followed when dealing with urgent planning applications where an

extension on the comment deadline has not been granted. Cllr Thomas asked the committee members to familiarise themselves with the document and any relating processes.

Site visits for applications were also discussed; councillors to check if they still have their identification badges/lanyards; if they need replacing or updating, they should contact the Clerk. Identification must be worn when undertaken site visits.

The Clerk to post on the Planning Committee Teams channel when an application has been received asking for volunteers to undertake a site visit. The Clerk to also reissue the checklist of things that should be looked at when undertaking site visits. Any photographs taken at the site to be shared via Teams.

The minutes of all committee meetings will be available as pre-reading for Full Council meetings. There will also be an agenda item for councillors to question any of the Standing Committee chairs on these minutes and the activities of the committee etc.

PL007 – 07/06/2022 Advisory Panels

The Planning Advisory Panel Terms of Reference had been circulated as pre-reading and were reviewed at the meeting. It was suggested that some of the Advisory Panels should be open to all councillors to attend, particularly when discussing planning policy etc. It was therefore **resolved** that the membership of the Advisory Panel, as listed in the Terms of Reference, be amended to:

All members of the Committee, along with Ex-Officio members of the Chair and Vice-Chair of Full Council, and all other parish councillors at the discretion of the Chair.

It was resolved to appoint a **Planning Advisory Panel** to investigate specific projects/matters and make recommendations in accordance with the agreed revised Terms of Reference.

PL008 – 07/06/2022 Planning Applications

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: **22/02018/FUL**

Address: **7 Eckweek Lane**, Peasedown St John, Bath, BA2 8PH
Proposal: Erection of a single storey and first floor rear extension.
Applicant: Baker.

There was one public comment listed on the B&NES Council website which was in support of this application.

Councillors did not raise any concerns regarding the application and so it was **resolved** that it be supported.

ii. Reference: **22/02082/FUL**

Address: **Spring Farm, 36 Carlingcott**, Bath, BA2 8AP

Proposal: Change of use of land to equestrian, creation of outdoor riding arena 20m x 40m, repair of existing barn for provision of stabling.

Applicant: Dr A Jellicoe.

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

It was noted that the proposed development is detailed on the application as being for personal use only and so although this is a new development, it should not have any additional impact on parking/vehicle movement etc. It was therefore **resolved** to support the application.

B. Councillors received, for information, a report on the following (appendix PL008i 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. It was reported that planning application ref. 21/05622/FUL was considered and approved by B&NES Council Planning Committee at their meeting on 1st June 2022. As the meeting was during the day, unfortunately, due to work commitments etc. parish councillors were not able to attend and represent the Parish Council at this meeting, although the Council's objections had been included in the report issued to B&NES Councillors.

iv. Progress on the Greenlands Road development of 89 dwellings.

C. Progress on the planning application for the canteen and toilet on the Recreation Ground was raised as under the planning decisions it was noted that the application ref. 22/01857/COND for conditions had been withdrawn. It was reported that due to incorrect advice being provided, the Clerk had withdrawn this application and resubmitted the same information as a condition variation, which the Case Officer had advised would be fast tracked due to the issues encountered.

It was **resolved** to instruct the Clerk to follow up with the Case Officer on the resubmitted application that it is still on target to be determined by 22nd June 2022 and to post the response from the Case Officer on teams along with any subsequent updates.

PL009 – 07/06/2022 Local Planning Policy

Councillors received an update on the Local Plan and pre-reading provided a copy of the documents relating to B&NES Council's consultations on the **Draft Planning Obligations** Supplementary Planning Document and the **Draft Sustainable Construction Checklist** Supplementary Planning Document. Most councillors had not read these documents and it was suggested such consultations would be better dealt with in the future at an Advisory Panel meeting. However, due to the timescales involved, it was **resolved** that, on behalf of the Committee, Cllr Kathy Thomas reviews the consultation documents and drafts a response, which is shared with the Clerk and Committee members prior to being submitted by the deadline of 17th June 2022.

PL010 – 07/06/2022 Planning Related Policies

It was noted there are currently not any Parish Council strategic documents or policies that have been allocated to the Planning Committee.

It was raised that the Parish Council should reconsider whether it wishes to undertake a Neighbourhood Plan. It was commented they are very labour intensive and will likely cost in the region of £25,000 or more and so needs to be carefully considered as to whether it would be cost effective. It was suggested to invite B&NES Council's Community Engagement Officer, Alison Wells, to attend an Advisory Panel meeting, to which all councillors are invited, to provide the Council with details on the process and work involved in creating a Neighbourhood Plan, the benefits generated by one etc. The Clerk to arrange.

PL011 – 07/06/2022 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.

PL012 – 07/06/2022 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 5th July 2022 at 8pm at Beacon Hall. Suggestions for future agenda items included:

- A full list of all the future committee meeting dates.
- Parking review project.
- Training. ALCA run some planning training courses; it was suggested it may be better if the trainer could attend in person to provide the training, rather than being held online. Cllr Thomas to make some enquiries on the possibility of face-to-face training.

The meeting closed at 9.16pm

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

Appendix PL008i – Planning Application Updates

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 17th May 2022, decisions have been received from B&NES Council on the following applications:

i. 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.

Application **Permitted** subject to the usual standard conditions and that the garage in the proposed development be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose, to ensure adequate off-street parking provision is retained in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

This application was considered by B&NES Council Planning Committee. If you wish to view the discussion at the meeting it can be accessed from the page weblink below. The discussion is approximately 2hr 20m in.

<https://democracy.bathnes.gov.uk/ieListDocuments.aspx?CId=638&MId=6217>

Planning Enforcement

Since the Full Council meeting on 17th May 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. No further updates have been received since the last correspondence received from the Team Manager of Planning & Enforcement dated 11/03/2022 (see April 2022 Full Council minutes for details).

Planning Applications Not Invited to Comment (for information only)

Since the Full Council meeting on 17th May 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 17th May 2022, applications determined by B&NES Council upon which the Parish Council is not invited to comment are as follows:

i. Reference: **22/01107/COND**

Address: **28 Church Road**, Peasedown St John, Bath, BA2 8AA

Proposal: Discharge of conditions 2 (Soft Landscaping) and 10 (Materials) of application 20/04576/FUL (Erection 1no. four bed dwelling with double garage, following demolition of existing bungalow with single garage.)

Applicant: Mr R Elsip.

Conditions **discharged**.

ii. Reference: **22/01857/COND**

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

Proposal: Discharge of conditions 4 (Container to be painted green (Compliance)) and 5 (Plans List (Compliance)) of application 21/04993/FUL (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: Peasedown St John Parish Council.

Application **Withdrawn**.

Since the Full Council meeting on 17th May 2022, applications pending determination by B&NES Council upon which the Parish Council was not invited to comment are as follows:

i. Reference: **22/00524/COND**

Address: **Land Between Stowborough Cottages And Highfield Road**, Greenlands Road, Peasedown St John, Bath.

Proposal: Discharge of conditions 6, 7 and 10 of application 21/01428/FUL (Erection of a pair of semi-detached bungalows)
Applicant: Mrs Allison Gould.

Planning Appeals (for information only)

Since the Full Council meeting on 17th May 2022, the following appeals were lodged/determined:

- i. None.

Since the Full Council meeting on 17th May 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: **21/05039/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.
- ii. Reference: **22/01233/FUL**
Address: **14 Carlingcott**, Carlingcott, Bath, BA2 8AN.
Description of Proposal: Construction of timber garden room for use as an office and treatment room for own business use.
Applicant: Paul Huckin.
- iii. Reference: **22/01466/FUL**
Address: **Skylark Farm, Braysdown Lane**, Peasedown St John, Bath, BA2 8NL.
Proposal: Use of land for the siting of timber cabin for ten years for an agricultural worker.
Applicant: Parton Poulets Ltd.
- iv. Reference: **22/01642/FUL**
Address: **Mercedes Benz of Bath, Bath Business Park**, Foxcote Avenue, Peasedown St John, Bath, BA2 8SF.
Proposal: Proposed development to form new cosmetic repair and dry valeting land adjacent Mercedes Benz of Bath.
Applicant: Mr Jason Biggadike
- v. Reference: **22/01754/FUL**
Address: **Camerton and Peasedown Croquet Club, Whitebrook Lane**, Peasedown St John, Bath.
Proposal: Replacement of existing wooden club house with new more sustainable structured club house (amendment to application 20/03162/FUL).
Applicant: Camerton & Peasedown Croquet Club.
- vi. Reference: **22/01756/VAR**
Address: **1 Keel's Hill**, Peasedown St John, Bath, BA2 8EW.
Proposal: Variation of condition 3 (Plans) of application 20/01624/FUL (Demolition of existing side extension and replacement with two-storey extension.).
Applicant: Mr Stuart Seviour.
- vii. Reference: **22/01803/FUL**
Address: **36 Underleaf Way**, Peasedown St John, Bath, BA2 8SY.
Proposal: Internal alterations and new windows and doors.
Applicant: Nico Webb.
- viii. Reference: **22/01827/FUL**
Address: **101 Faulkland View**, Peasedown St John, Bath, BA2 8TP.
Proposal: Loft conversion.
Applicant: Mr Ollie Hayes.

Planning Applications for Neighbouring Parishes

Since the Full Council meeting on 17th May 2022 no applications from a neighbouring parish have been identified as potentially having an impact on Peasedown St John. The weekly lists of all applications within B&NES can be accessed by councillors via MS Teams.

Progress update on the Greenlands Road development of 89 Dwellings

No further updates since the last Full Council meeting.