



## 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 5<sup>th</sup> July 2022 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Barbara Bailey; Mandy Clarke; Richard Clarke (nominated substitute for Audrey Gillard-Sprake); Andrew Larcombe (nominated substitute for 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, who wished to talk about parking and speeding issues on Ashgrove.

They reported that the (recently installed) double yellow lines have made speeding worse; because visibility is now better, people are driving faster through the width restriction. Turning right onto Ashgrove from Eckweek Lane is a difficult junction, because of the speed of the traffic entering the village from the right. There is not enough signage to indicate that there is a 20mph speed limit.

As two parking spaces have now been lost (from no longer permitting parking on the build-out), residents are in competition for the few spaces that are available, and they are now having to park on Eckweek Lane. Another house is being built there which will increase the parking issues.

They requested support from the Parish Council in creating some resolutions to these matters.

#### **PL013 – 05/07/2022                      Attendance Roll Call and Declarations of Interest**

The attendance roll call was undertaken (those present are detailed above).

All Councillors declared an interest in item PL017 – 05/07/2022 planning application ref. 22/02244/VAR at the Recreation Ground, due to the Parish Council being the trustee of the Recreation Ground Charities. No further interests, to those already disclosed to the Monitoring Officer, were declared.

#### **PL014 – 05/07/2022                      Apologies for Absence**

Apologies for absence were received from Cllr Adi Davis due to work commitments. This apology was duly noted.

Cllrs Audrey Gillard-Sprake and Les Sprake due to being away, which was why Cllrs Richard Clarke and Andy Larcombe were in attendance as their nominated substitutes.

#### **PL015 – 05/07/2022                      Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 7<sup>th</sup> June 2022 had been circulated in advance of the meeting. It was **resolved** they be accepted as a true and correct record of the meeting and were signed by the Chair accordingly.
- ii. The Actions Register on Planner had been updated and all planning related tasks from the Full Council planner board had either been transferred to the Planning Committee board or closed accordingly.

#### **PL016 – 05/07/2022                      Items for Urgent Report**

There were no items for urgent report.

## **PL017 – 05/07/2022 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: **22/02124/FUL**

Address: **15 Greenlands Road**, Peasedown St John, Bath, BA2 8EZ

Proposal: Conversion and extension of No. 15 Greenlands Road to create an additional dwelling.

Applicant: Mr Ash Ghali.

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

Discussions were held regarding the parking provision, space for manoeuvrability of vehicles within the site and visibility for entering and exiting the site. The majority considered the proposals were sufficient and so it was **resolved** to support the application.

ii. Reference: **22/02244/VAR**

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

Proposal: Variation of conditions 4 and 5 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.

There were two public comments listed on the B&NES Council website; one objecting and the other in support of this application.

The Committee noted that the application has been submitted to B&NES Council but did not think it appropriate to comment (as the Parish Council is the applicant).

A planning application for **Ivy Glen, Springfield** (reference number: **22/02674/FUL**) had been received a few days after the agenda for this meeting had been published. The deadline for comments on this application is 25<sup>th</sup> July 2022, however, the Case Officer has granted the Parish Council an extension until the day after the August Planning Committee meeting.

B. Councillors received, for information, a report on the following (appendix PL017i 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.

In future, the Clerk to post on MS Teams on the Planning Committee channel to notify councillors when the list of applications from neighbouring parishes are received, to remind councillors to review them and to share any comments.

## **PL018 – 05/07/2022 Local Planning Policy**

At the last meeting it was agreed that Cllr Kathy Thomas would draft a response to B&NES Council's consultations on the Local Plan **Draft Planning Obligations** Supplementary Planning Document and the **Draft Sustainable Construction Checklist** Supplementary Planning Document.

It was reported that Cllr Kathy Thomas had worked on this with the Clerk and most of the questions on the Construction Checklist had related to whether the document was easy to read and the processes clear to follow. Some of the survey questions related to technical details, to which it was replied the Parish Council was not suitably qualified to comment on. With regards to the Draft Planning Obligations Supplementary Planning Document Review, the response noted that it was the only document that refers specifically to Parish Councils and that no issues were found with the content of section 3 or any other part of the document.

## **PL019 – 05/07/2022 Planning Related Training**

Councillors received an update on the options available for planning related training for councillors and determined how best to proceed.

It was noted that training can be done face-to-face or online - ALCA provide both – exact dates and pricing to be confirmed. September was thought to be a suitable time and the same trainer, could provide face-to-face or Zoom sessions. In person training is more expensive but could be opened up to other parishes to minimise the cost. It was generally thought that in person training would be preferable to online.

Cllr Thomas, working with the Clerk, agreed to obtain some pricing for the August meeting, so that decision could be made. Neighbouring parishes would also be contacted to see if they would like to be involved with a face-to-face training session.

**8.31pm** – To allow the member of the public to join in with the discussions for this item, it was **resolved** to temporarily adjourn the meeting all in accordance with Standing Order 10.a.vi.

#### **PL020 – 05/07/2022 Parish Parking Review**

Following discussions at Full Council meetings, councillors received an update on recent parking issues in order to determine how best to approach a review of parking requirements and issues across the parish.

It was noted that Stefan Chiffers (Area Traffic Engineer for B&NES Council) was willing to attend a daytime meeting with parish councillors and the Clerk.

It was suggested that one of the issues with parking in the area is that it has been addressed on a piecemeal basis. A more holistic approach might have been better so that the issues that are resolved do not just generate a problem in another area. It was thought that councillors could work with the officers at B&NES Council to come to an agreement on how best to proceed.

Stefan Chiffers mentioned that he has requested some changes to B&NES Council's processes so that they are more consultative at an earlier stage. For example, finding out how many of the residents want particular changes and allowing them the chance to make comments prior to any formal consultation. The issues in Ashgrove were a good example of how the current process is not working. Where did the request originally come from? It appears that none of the residents who live in the area were consulted initially. If there were better communications between B&NES Council and the Parish Council, it would help to raise awareness of potential issues and proposed changes prior to them reaching the formal consultation stage.

It was suggested that:

- A letter should be sent to Avon & Somerset Police on behalf of the Parish Council regarding speeding along Ashgrove and Bath Road, because there has been a noticeable increase in speed following the recent installation of the double yellow lines. They could be asked to give their opinion on the existing traffic calming measures and asked to undertake some speed checks during the evening around 7/8pm.
- The Clerk to arrange a time for Stefan Chiffers to speak to the Planning Committee. This would provide an opportunity to raise issues such as the possibility of relocating or removing the speed tables/build outs and improving signage regarding the speed limit. Four possible dates in July should be requested and a meeting arranged that suits the majority.
- Councillors Andy Larcombe, Ray Love and Jonathan Rich should continue to work with local residents on this issue.
- Cllr Jonathan Rich offered to raise the issue with the new Police Chief Inspector at the next Neighbourhood Watch meeting.
- The lack of disabled parking near shops and services in the village centre could also be raised.

**9.05pm** – It was **resolved** to reconvene the meeting.

#### **PL021 – 05/07/2022 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.

#### **PL022 – 05/07/2022 Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 2<sup>nd</sup> August 2022 at 8pm at Beacon Hall. The Clerk to send out calendar invitations for the Planning Committee meetings for the remainder of the Council year.

The meeting closed at 9.08pm

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

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## Appendix PL017i – 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 Planning Committee meeting on 7th June 2022, decisions have been received from B&NES Council on the following applications:

- 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.  
Application **Permitted** subject to the usual standard conditions and those relating to external lighting; water efficiency; visibility splays; bound/compacted vehicle access; landscaping; archaeology; ecological compliance and sustainable construction.
- ii. 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.  
Application **Permitted** subject to the usual standard conditions and that relating to the hours of use: *No machinery shall be operated, no process shall be carried out and no deliveries shall arrive, be received or despatched from the site outside the hours of 08:00 to 18:30 Mondays to Fridays, 09:00 to 17:00 Saturdays and 10 to 16:00 Sundays and Bank Holidays. Reason: To safeguard the amenities of nearby occupiers in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.*
- iii. 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.  
Application **Permitted** subject to the usual standard conditions and those relating to satisfactory mitigation measures to be in place in the event of any contamination found prior to or during the works.
- iv. Reference: **22/01827/FUL**  
Address: **101 Faulkland View**, Peasedown St John, Bath, BA2 8TP.  
Proposal: Loft conversion.  
Applicant: Mr Ollie Hayes.  
Application **Permitted** subject to the usual standard conditions.
- v. 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.  
Application **Permitted** subject to the usual standard conditions.

### Planning Enforcement

Since the Planning Committee meeting on 7th June 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 Planning Committee meeting on 7th June 2022, applications validated by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. Reference: **22/02527/COND**  
Address: **Peasedown Christadelphian Hall, Huddox Hill**, Peasedown St John, Bath, BA2 8EA

Proposal: Discharge of conditions 2 (Materials - Submission of Schedule and Samples (Bespoke Trigger)), 5 (Drainage (Prior to commencement) and 8 (Water Efficiency - Rainwater Harvesting (Pre-occupation)) of application 21/00763/FUL (Demolition and change of use of existing (D1) Christadelphian Hall and erection of (C3) 1.5 storey dwelling, garage and associated works).  
Applicant: Mr Sean Keane.

Since the Planning Committee meeting on 7th June 2022, applications determined by B&NES Council upon which the Parish Council is 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.  
Conditions **Split decision** (condition 6 not satisfied; conditions 7 and 10 both satisfied).

Since the Planning Committee meeting on 7th June 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**

Since the Planning Committee meeting on 7th June 2022, the following appeals were lodged/determined:

- i. None.

Since the Planning Committee meeting on 7th June 2022, the following appeals are in progress:

- i. None.

### **Planning Applications Pending Decision**

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

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.

### **Planning Applications for Neighbouring Parishes**

Since the Planning Committee meeting on 7th June 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 Planning Committee meeting.

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