



## **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](mailto:clerk@peasedownstjohnparishcouncil.gov.uk)  
[www.peasedownstjohnparishcouncil.gov.uk](http://www.peasedownstjohnparishcouncil.gov.uk)

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### **Minutes of the Planning Committee held on Tuesday 2<sup>nd</sup> August 2022 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Barbara Bailey; Mandy Clarke; Audrey Gillard-Sprake; Les Sprake; Kathy Thomas (Chair).

Cllr 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:**

Debbie Parish – Administration Officer.

#### **Public Session**

There were 8 members of the public present, who wished to talk about parking and speeding issues on Ashgrove and the revised plans for the housing development off Greenlands Road.

1. Parking/road safety in Peasedown St John - Cllr Andy Larcombe reported that he had been liaising with a group of residents in Ashgrove regarding the parking issues discussed at the last meeting of the Planning Committee (PL020 – 05/07/2022, refers). The group has requested help from the Parish Council in raising awareness of their “Residents’ Survey on Road Use in Peasedown St John”. This would be discussed under item PL032.
2. Curo Development on Greenlands Road - several residents made comments on the recent revised plans, as follows:
  - Issues of providing adequate drainage for the site do not appear to have been addressed;
  - There is no information on the elevation – is it still the plan to build an 18m retaining wall?
  - The potential noise and disruption from movement of traffic whilst the building works are taking place. Can the flow of construction traffic be managed to keep the impact on local residents in Hillside View and Greenlands Road to a minimum?
  - The possibility of the proposal changing again, and the need to reserve judgment until the full plans are available, then to see what can be done to further reduce the impact of any new development on our village, infrastructure and environment.
  - Noting that B&NES is currently exceeding its housing supply and currently has sufficient for the next 5 years, so questioning whether the additional housing is required.

The Chair thanked those who had spoken for their comments.

**PL023 – 02/08/2022****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.

**PL024 – 02/08/2022****Apologies for Absence**

There were no apologies for absence. Cllr Adi Davis was absent with no apologies received.

**PL025 – 02/08/2022****Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 5<sup>th</sup> July 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.

**PL026 – 02/08/2022****Items for Urgent Report**

There were no items for urgent report.

**PL027 – 02/08/2022****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: **22/02674/FUL**

Address: **Garages Twest Of Ivy Glen, Springfield**, Peasedown St John, Bath, Somerset.

Proposal: Erection of a new sunken two-storey dwelling following demolition of existing garages (Resubmission). Applicant: Terri Yuille.

It was noted that there were five objections listed on the B&NES Council website in relation to this application.

It was thought that the proposed development was not in keeping with the existing properties and would be detrimental to the street scene.

It was therefore **resolved** to object to the application on this basis.

ii. Reference: **22/02726/FUL**

Address: **35 Frenchfield Road**, Peasedown St John, Bath, BA2 8SL

Proposal: Erection of single storey rear extension following demolition of existing conservatory. Applicant: Mr Gareth Jones.

It was noted that the extension covers a similar area to the pre-existing conservatory and there were no concerns regarding this application. It was **resolved** to make no comment.

B. Councillors received, for information, a report on the following (appendix PL027i 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.

**PL028 – 02/08/2022****Curo Development on Greenlands Road**

Councillors reviewed Curo's proposed revised development plans from the existing planning permission, to build 89 new homes on their Greenlands Road site (planning application reference: 16/03829/RES) to a proposed new plan of 51 new homes.

Consideration was given to the councillors' own comments on the plans together with comments from local residents. These were incorporated into a letter to CURO, attached as an appendix to these minutes (appendix PL028i refers).

**PL029 – 02/08/2022**

**Local Planning Policy**

Councillors received an update from B&NES Council regarding the Local Plan Partial Update following the recent examination hearings (appendix PL029i refers).

**PL030 – 02/08/2022**

**Network Review of Bus Services**

Councillors received an update from the West of England Combined Authority regarding their consultation on bus services in the West of England and how cuts in funding for public transport will impact on bus services and requesting feedback to help shape bus services in the future.

It was noted that the deadline for comment submission is 31<sup>st</sup> August 2022. It was suggested that the consultation could be promoted on the Parish Council Facebook page, and it was further **resolved** to hold a “Big Choices” drop-in event at Beacon Hall on Friday 19<sup>th</sup> August, from 6pm to 8pm. As well as being promoted on Facebook, this event should be advertised on posters around the village, with the aim of encouraging local residents to come along and complete the consultation form on bus services.

**PL031 – 02/08/2022**

**Planning Related Training**

Councillors received an update including prices on the options available for planning related training. It was noted that the forthcoming online training session was now full (Cllr Barbara Bailey had already reserved a place), but that face-to-face training was still an option and could be booked at a later date.

**PL032 – 02/08/2022**

**Parish Parking Review**

Councillors received an update on progress regarding the review of parking requirements and issues across the parish.

- i. It was noted that the Clerk had spoken to Stefan Chiffers requesting that he should provide a date when he could meet with councillors to discuss parking issues across the village.
- ii. Following Cllr Andy Larcombe’s request in the public session at the start of the meeting, it was **resolved** to support the group of Ashgrove residents by posting their “Residents’ Survey on Road Use in Peasedown St John” on the Parish Council Facebook page.

**PL033 – 02/08/2022**

**Review of New Actions**

Councillors reviewed that any actions generated from the meeting have been correctly captured.

**PL034 – 02/08/2022**

**Date and Time of Next Meeting & Future Agenda Items**

The next Planning Committee meeting would be held at Beacon Hall on **Tuesday 6<sup>th</sup> September 2022 at 8pm.**

The meeting closed at 9.15pm

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

## Appendix PL027i – 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 5th July 2022, decisions have been received from B&NES Council on the following applications:

- 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.  
Application **Permitted** subject to the usual standard conditions.
- 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.  
Application **Permitted** for the variations of conditions 4 and 5.

### Planning Enforcement

Since the Planning Committee meeting on 5th July 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 5th July 2022, applications validated by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. None.

Since the Planning Committee meeting on 5th July 2022, applications determined by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. None.

Since the Planning Committee meeting on 5th July 2022, applications pending determination by B&NES Council upon which the Parish Council was 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.

### **Planning Appeals** (for information only)

Since the Planning Committee meeting on 5th July 2022, the following appeals were lodged/determined:

- i. None.

Since the Planning Committee meeting on 5th July 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: **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: **22/02082/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.
- v. 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.

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

Since the Planning Committee meeting on 5th July 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 be accessed via MS Teams – [Click here](#).

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.



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3<sup>rd</sup> August 2022

Communications Manager  
CURO Group

Dear Communications Manager,

### CURO's development at Greenlands Road

Thank you for providing an opportunity for us to view Curo's most recent plans for the development at Greenlands Road, and for giving us a chance to submit some initial comments. A number of councillors visited the exhibition at Beacon Hall on 20<sup>th</sup> July 2022, and the comments below are the result of their discussions with the Parish Council's Planning Committee, which met on 2<sup>nd</sup> August 2022.

It was noted that CURO already have planning permission to build houses on the site. Councillors acknowledge the new proposal and await additional details when further comments could be made. Continued dialogue would be greatly welcomed.

Councillors have not had access to any of the comments raised by members of the public at your event held on 20<sup>th</sup> July 2022, but would like to put forward the following as comments from the Parish Council:

- We would question the need for allotments (there are already allotments available nearby at Braysdown Lane, with a relatively small waiting list). It might be preferable for the area set aside for allotments to be used as a public open space.
- We would like the footpath which runs alongside the site (locally known as the "Cinder Path") to be upgraded to meet current standards. The path is accessed from two points on the site and the Parish Council would ask that it is included in the improvements to the area.
- We note that there is an additional vehicle access point at the Bath Road end of the site, at the entrance to the parking area (this was not immediately obvious from the plans).
- There are still some concerns regarding increased parking on Greenlands Road, despite the efforts made to address this.
- We note that you plan to use a management committee to manage the completed site and would like to ask what benefits you expect this to bring to the residents?
- We would prefer the name of the site to reflect village history (Greenlands, for example, was named after one of Peasedown St John's earliest shopkeepers and postmaster, whose shop was in that area).
- We would like to see a construction management plan at the earliest opportunity so that we can better understand what the impact will be on the local area.
- We would like more information on the impact on local services and how this might be mitigated.

Cont./.....

Feedback we have received from residents close to the proposed development suggests that whilst they acknowledge that the revised proposal is an improvement in terms of housing density, they still have some concerns, namely:

- The likely damage to their homes from excavations and building on the site;
- Issues of providing adequate drainage for the site do not appear to have been addressed;
- The possible risk of flooding;
- There is no information on the elevation – is it still the plan to build an 18m retaining wall?
- The impact on local wildlife;
- The potential noise and disruption from movement of traffic whilst the building works are taking place. Can the flow of construction traffic be managed to keep the impact on local residents in Hillside View and Greenlands Road to a minimum?
- The possible impact of access to the footpath running alongside the site on neighbouring properties.
- The possibility of the proposal changing again, and the need to reserve judgment until the full plans are available, then to see what can be done to further reduce the impact of any new development on our village, infrastructure and environment.
- Noting that B&NES is currently exceeding its housing supply and currently has sufficient for the next 5 years, so questioning whether the additional housing is required.

The Parish Council would be grateful if these comments could be taken into consideration.

Kind regards,

*Tanya*

Tanya West - Parish Clerk & RFO  
Peasedown St. John Parish Council

## Appendix PL029i – Local Plan Partial Update

**From:** Deputy Head of Planning (Policy) B&NES Council  
**Sent:** 19 July 2022 18:22  
**To:** All Parish Contacts  
**Subject:** Local Plan Partial Update Examination Update

Dear Clerk

I am contacting all parish and town councils with an update on the Local Plan Partial Update (LPPU) examination.

The examination hearings took place from 21<sup>st</sup> June to 6<sup>th</sup> July. Whilst the Council has not yet heard formally from the Planning Inspector the hearings appear to have gone positively and we are hopeful that the Inspector will find the plan sound, albeit with some modifications. The Inspector indicated that the next steps for the examination will be as follows:

- Inspector to send the Council a post-hearings letter setting out his initial conclusions on a number of issues on which he is reflecting further (see below). It is anticipated the Council will receive this letter in early August
- Assuming the Inspector finds the plan-sound he will then set out his recommended main modifications to the LPPU. We are likely to receive his recommended modifications in late August/early September
- The Council will subject the main modifications to sustainability appraisal and then public consultation during September/October
- Inspector to consider any comments received on the main modifications and issue his final report to the Council in December
- Council can then consider the Inspector's report and adoption of the LPPU

The issues on which the Inspector indicated he needed to reflect further included:

- Details around five year housing land supply and how it is calculated
- Purpose Built Student Accommodation (PBSA) – how best to articulate in the LPPU policies the strategy of focussing PBSA on-campus and ensuring that PBSA should only be able to come forward elsewhere in the city if a need is demonstrated.
- Green Belt villages – considering whether the Council's proposed approach of allowing infill development within a defined infill boundary for each village within and washed over by the Green Belt is consistent with national policy
- Housing accessibility standards – considering whether the evidence sufficiently justifies accessible housing standards (proportion of dwellings) proposed in the LPPU
- Overheating policy – considering whether our policy is necessary given this is now also addressed by Building Regulations and, if the policy is necessary, what threshold of development it should apply to

I will be in touch with further updates, but in the meantime please keep an eye on the LPPU examination website which will set out at the latest information, including publication of the post-hearings letter from the Inspector.

<https://beta.bathnes.gov.uk/local-plan-partial-update-lppu-public-examination>