



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 6th September 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).
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 were two members of the public present; one did not have any comments they wished to raise, the other was a resident of Braysdown Lane, who addressed the Council about his concerns regarding the development at 2 Fairfield Terrace (22/02622/FUL) to be discussed under item PL039.

He repeated the objections he had already made to B&NES Council regarding the development. His first concern was the loss of hedgerow that would result and the impact this would have on the character/greenspace and wildlife of the area. In addition, he thought that adding another access point onto Braysdown Lane would both reduce the available parking and add a further complication to what is already a difficult place to navigate.

The planning proposal mentions the demolition of the garage and building of the new property. If it was approved, he thought it should be on condition that construction vehicles would be kept to a minimum and should avoid using the back of the existing Fairfield Terrace properties as the access point to the construction site.

PL035 – 06/09/2022 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.

PL036 – 06/09/2022 Apologies for Absence

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

PL037 – 06/09/2022 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 2nd August 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 actions raised at the last meeting had been completed.

PL038 – 06/09/2022 Items for Urgent Report

The Clerk informed the Committee she had received notification from B&NES Council of their proposals to plant trees along Orchard Way, which was being put out to public consultation. The planting plan had not

provided any details of proximity to streetlights etc. and in order to make an informed decision this information would be useful. Cllrs Audrey Gillard-Sprake and Les Sprake volunteered to review the plan and mark the locations of the streetlights prior to the Parish Council submitting their comments.

PL039 – 06/09/2022 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: **22/02622/FUL**

Address: **2 Fairfield Terrace**, Peasedown St John, Bath, BA2 8HL

Proposal: Erection of new separate two storey dwelling including formation of new vehicular access and double car parking area for existing house, new pedestrian access for new dwelling, both off Braysdown Lane following removal of existing garage and outbuilding within part of garden.

Applicant: Mr & Mrs Mark & Sarah Jones.

There were four objections and two comments listed on the B&NES Council website relating to this application.

It was noted there were some inconsistencies between the plans submitted, particularly relating to access and parking arrangements and so clarification on the actual plan being proposed is required.

It was **resolved to object** to the application on the following basis:

- The proposed development will have an adverse impact on the character and appearance of the street scene, this is a particularly historic area of the village with many of the properties dating from 1874 onwards to accommodate the colliers working in the area.
- Although the design of the proposed dwelling will fit reasonably well with other properties further south on Braysdown Lane, it does not have the amenity space at the front of the property as the others do and as such the proposed property will likely create an overbearing nature.
- The loss of much of the hedgerow will be detrimental to the street scene and will have an associated environment impact.
- Road safety issues - The proposed footway entrance is unsafe, there is no pavement on this side of the road (only a painted indicative pavement area) and the proposed plan shows the vehicular access to/from this site in the same location, which is not safe for pedestrians or motorists.

The Council believes that the proposed development contravenes the following policies of the Local Plan/Placemaking Plan:

POLICY D2: Local Character and Distinctiveness

POLICY D4: Streets and Spaces

POLICY ST7: Transport Requirements for Managing Development

ii. Reference: **22/03097/FUL**

Address: **2 Axford Way**, Peasedown St John, Bath, BA2 8DD

Proposal: Erection of a single storey front extension.

Applicant: Bickers.

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

A discussion was held over the removal of the garage [converting it into a habitable space] and whether the available parking spaces on the existing drive and the amenity space in front of the property was sufficient. It was considered it would be and so it was **resolved** that the application should be supported.

iii. Reference: **22/03186/FUL**

Address: **156 Faulkland View**, Peasedown St John, Bath, BA2 8TQ

Proposal: Loft conversion to create a bedroom with en-suite.

Applicant: Mr Simon Jones.

There was one public comment of support (from a resident who lived opposite the proposed development site) listed on the B&NES Council website relating to this application.

It was noted that the application states the proposed development will not increase the number of bedrooms from three, as the existing third bedroom will be converted into a study.

It was noted that the proposed development included a new window being installed under the eaves at the front of the property and a dormer window in the roof. It was also noted that no other properties in this area have this type of development, either with a window in the eaves nor dormer in style. There was no appetite with councillors to set a precedent for this type of development.

It was **resolved** to object to the application as it was considered that the mass and scale of the proposed development would have an overbearing nature on the host property and is out of keeping with the street scene. Also, due to a lack of privacy for neighbouring properties as the proposed development will overlook them.

The Council believes that the proposed development contravenes the following policies of the Local Plan/Placemaking Plan:

POLICY D2: Local Character and Distinctiveness

POLICY D5: Building Design.

- B. Councillors received, for information, a report on the following (appendix PL039i 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.

The Clerk was requested to again email the Planning Enforcement Team requesting an update on the outstanding enforcement case ref. 14/00806/UNAUTH on the site of the old Community Farm at Dunkerton Hill. The email to be copied to the relevant councillor cabinet members informing of the lack of response and updates to this long outstanding case, particularly as it is a breach of the Parish Charter. The matter to also be raised at the next Parish Liaison meeting.

PL040 – 06/09/2022 Curo Development on Greenlands Road

The Clerk had contacted Curo requesting an update on their 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. The existing contact was now on maternity leave and so the matter has been referred to the communications team, although a response was yet to be received.

PL041 – 06/09/2022 Stopping Up of Highway at Prince of Wales, Dunkerton Hill

Councillors reviewed the pre-reading papers detailing the proposals from the Department for Transport to stop up a part of the width of Dunkerton Hill to enable development as permitted by B&NES Council planning permission ref. 21/04882/FUL. No concerns were raised by councillors as the plans show a width of pavement will remain in situ outside of the Prince of Wales old public house building. It was **resolved** that Peasedown St John Parish Council note the proposal from the Department for Transport to stop up a part of the width of Dunkerton Hill to enable development as permitted by B&NES Council planning permission ref. 21/04882/FUL and that the proposed plans will be displayed and made available to the public as requested. The Clerk to display the plans on the notice board outside of Beacon Hall and to share on the Parish Council Facebook page advising that the deadline for public comment is 29th September 2022.

PL042 – 06/09/2022 Local Planning Policy

Pre-reading provided an update from B&NES Council regarding their planning policies. It was noted there will be a further public consultation (due autumn 2022) on the Local Plan Partial Update following the Planning Inspector's review and incorporating any recommended changes. A new Local Plan is also required to be established and the new B&NES Local plan needs to be adopted by 2025. At a meeting on 8th September 2022, B&NES Council Cabinet is due to consider the publication of the Local Plan Launch Document, which outlines the purpose, scope and timetable of the Local Plan development and how communities and stakeholders can be involved. The Parish Council will be consulted on this document in due course.

PL043 – 06/09/2022 Network Review of Bus Services

Councillors considered the feedback received at the Parish Council's hosting of the 'Big Choices on Buses' event held on 19th August 2022, all in line with the West of England Combined Authority 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.

Cllrs Barbara Bailey and Kathy Thomas had hosted the event. The residents who attended were dissatisfied with the survey in that they felt the questions were not relevant to them. They were people with no other means of transport, had mobility issues and getting from their homes to a bus stop was their

biggest problem. They did not feel that the survey addressed this. They were upset that a local bus, which had served the periphery of the village, had been withdrawn and cited this as an example of the lack of consideration of their needs.

These people felt that the survey was a missed opportunity to understand the needs of all of the electorate. The questions were loaded towards current public service transport users with a view to improving the service for these people rather than providing a better service for all.

It was suggested that a letter should be sent to Dan Norris to explain the situation and the thoughts of residents. Cllr Kathy Thomas offered to draft the letter for the Clerk to forward on.

It was thought that it had proved to be an effective way to use councillor surgeries, by focussing on a specific topic. The event was advertised on bus stops, in shops, on banners and in The Journal.

PL044 – 06/09/2022 Parish Parking Review

The Clerk was continuing to follow up with Stefan Chiffers (Area Traffic Engineer for B&NES Council) to arrange a suitable date to meeting with parish councillors and the Clerk to discuss and review parking requirements and issues across the parish (previous minute PL02 – 05/07/2022 refers).

PL045 – 06/09/2022 Electric Vehicle Charging Points on the Highway

Councillors discussed the suggestion of using streetlighting columns for electric vehicle (EV) charging points and considered whether this was something that could be applied in Peasedown St John. It was noted there are various schemes running that can provide funding towards the installation of EV charging points but the implications of having cables running across pavements, locations where on street parking is limited etc. all needs to be carefully considered.

B&NES Council already has some EV charging points installed in their car parks and 'Revive' is an EV charging network backed and owned by the West of England Combined Authority using feedback from residents to meet the public charging needs of the region. Residents with privately owned charging points can also join a data base where they can 'rent' out their charger to other residents. All options would require further exploration.

It was acknowledged that the majority of the Parish Council owned streetlights are wooden post and bracket lights, rather than columns, and so would unlikely be very appropriate for this use and so other locations would need to be investigated e.g., Beacon Hall.

It was **resolved** to contact B&NES Council to ask if they have any plans in place for installing electric vehicle charging points at Greenlands Road car park, and if not, would they please consider the request. The Clerk to action accordingly and to include the matter on the future projects list for further consideration and linking to other projects when undertaking the annual budget review.

PL046 – 06/09/2022 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.

PL047 – 06/09/2022 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 4th October 2022 at 8pm at Beacon Hall.

The meeting closed at 9.25pm

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

Appendix PL039i – 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 2nd August 2022, decisions have been received from B&NES Council on the following 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.
Application **Permitted** subject to the usual standard conditions and those relating to environmental matters including cycle storage facility, water efficiency compliance and rainwater harvesting, electric vehicle charging points and that no occupation of the development shall commence until areas allocated for parking and turning have been provided in accordance with the approved plans. The area shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development permitted.
- 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.
Application **Permitted** subject to the usual standard conditions.

Planning Enforcement

Since the Planning Committee meeting on 2nd August 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 2nd August 2022, applications validated by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. Reference: **22/03129/CLPU**
Address: **52 Frenchfield Road**, Peasedown St John, Bath, BA2 8SL
Proposal: Erection of rear single storey extension (Certificate of Lawfulness for a Proposed Development).
Applicant: Lewis Matheson
- ii. Reference: **22/03241/COND**
Address: **15 Greenlands Road**, Peasedown St John, Bath, BA2 8EZ
Proposal: Discharge of conditions 2 (Bicycle Storage (Pre-occupation), 4 (Electric Vehicle Charging Points (Pre-occupation)) and 5 (Water Efficiency - Rainwater Harvesting (Pre-occupation)) of application 22/02124/FUL (Conversion and extension of No. 15 Greenlands Road to create an additional dwelling).
Applicant: Mr Ash Ghali.
- iii. Reference: **22/03389/NMA**
Address: **Prince Of Wales, Dunkerton Hill**, Peasedown St John, Bath, BA2 8PF
Proposal: Non-Material Amendment to application 21/04882/FUL (Conversion and adaptation of former public house to provide 3 No dwellings).
Applicant: Saunders Homes Ltd.

Since the Planning Committee meeting on 2nd August 2022, applications determined 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.
Conditions discharged.

Since the Planning Committee meeting on 2nd August 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 Planning Committee meeting on 2nd August 2022, the following appeals were lodged/determined:

i. None.

Since the Planning Committee meeting on 2nd August 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: **22/02674/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.

Planning Applications for Neighbouring Parishes

Since the Planning Committee meeting on 2nd August 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.