



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 4th October 2022 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Barbara Bailey; Mandy Clarke; 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 no members of the public present.

PL048 – 04/10/2022 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.

PL049 – 04/10/2022 Apologies for Absence

Cllrs. Audrey Gillard-Sprake and Les Sprake were both absent from the meeting. It was noted that it was believed they were still away on holiday.

PL050 – 04/10/2022 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 6th September 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 were either completed or updates were due to be discussed at this meeting.

PL051 – 04/10/2022 Items for Urgent Report

There were no items for urgent report.

PL052 – 04/10/2022 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: **22/03622/FUL**
Address: **Lynwell, Eckweek Lane**, Peasedown St John, Bath, BA2 8PW
Proposal: Single storey rear extension. Conversion and alteration of existing garage structure to form habitable accommodation. Re-rendering of existing bungalow.
Applicant: Mr and Mrs Blake.
There were no public comments listed on the B&NES Council website relating to this application. It was noted the proposed extension does not extend any further back than the existing extensions of properties located either side of this dwelling. Also, it was felt to be in keeping with other properties in this area and that there is sufficient parking space within the curtilage at the front of the property,

despite the loss of the garage. No concerns were raised and so it was **resolved** to support the application.

ii. Reference: **22/03742/FUL**

Address: **Sulis Hospital Bath, Foxcote Avenue**, Peasedown St John, Bath, BA2 8SQ

Proposal: Erection of a modular theatre, recovery room and ancillary works.

Applicant: Royal United Hospitals Bath NHS Foundation Trust.

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

There was some discussion as to whether the materials and colour of the proposed development could be more in keeping with the existing building. Given that the application specifies it is a temporary building, it was **resolved** to support the application, however, if it is planned to be a more permanent structure the Parish Council would like to see the finishes of the proposed development be more sympathetic to the adjacent main hospital building.

B. Councillors received, for information, a report on the following (appendix PL052i 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.

With regards to the outstanding enforcement case ref. 14/00806/UNAUTH on the site of the old Community Farm at Dunkerton Hill, the Clerk advised she had received an out of office email from the Planning Enforcement Officer advising that he no longer works in the Planning Department, which would explain the lack of response. The Clerk had sent a subsequent email chasing up with the other email address quoted in his out of office.

Cllr Kathy Thomas queried as to whether the committee members found this report useful. A discussion was held on the information the report provides, how it is used, if it could be accessed directly by councillors, and whether it could be presented in a different format. The Clerk advised that the report is something that is used for office purposes, alongside providing information to the Council and the electorate. No conclusions were reached, and Cllr Thomas advised she would ask councillors at the next Full Council meeting for their feedback.

PL053 – 04/10/2022 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 Director of Communications at Curo had advised a revised application had been submitted to B&NES Council the previous week. It was considered that it would take a couple of weeks for the application to be validated prior to being published for public consultation. When being considered by the Planning Committee the main hall may have to be used for the meeting as several members of the public may wish to attend.

PL054 – 04/10/2022 Local Planning Policy

Pre-reading provided an update from B&NES Council regarding the Local Plan Partial Update and a copy of the main modifications to the plan, that are proposed in response to the Planning Inspector's letter following the examination hearing on the policy. The Parish Council was invited to submit a formal response to the public consultation on these documents and reports. It was **resolved** not to submit a formal response but to note that the Planning Inspector is minded to approve the Local Plan Partial Update based on the modifications they have specified and the final update from B&NES Council.

The Clerk reported that an email had been received earlier that day, from B&NES Council regarding the new Local Plan, it stated the following:

The Local Plan will establish the planning framework for Bath & North East Somerset up to 2042. It will contain a vision, strategy and policies to guide and manage how the district grows and changes over the next 20 years, and how planning applications for new development are decided.

It will also help to deliver our corporate priorities, including improving people's lives, tackling the climate and ecological emergencies, and preparing for the future in terms of the economy and addressing inequalities.

We have published a Local Plan Launch Document, which sets out the approach we are taking in preparing the Local Plan, including our focus on working with communities and other stakeholders, as well as the priorities the Local Plan should address. Publication of the Launch Document marks the formal start of the Plan preparation process and we would welcome your comments on it.

It was noted that the deadline for comment is 15th November 2022, and that B&NES Council are hosting a webinar, on 18th October at 12.30 until 1.30pm, to launch the Local Plan and discuss the content of the Launch Document. Parish Councillors to be encouraged to attend or watch online later.

It was agreed to move the councillor surgery from the 21st to the 28th October, with a focus on the new Local Plan to provide residents with an opportunity to feedback on the documents. The surgery to be publicised on Facebook and with posters etc.

PL055 – 04/10/2022 Network Review of Bus Services

Councillors received an update on the West of England Combined Authority (WECA) consultation on bus services. Parish Councils had been contacted by WECA with an additional survey on this matter in an attempt to identify the challenges and opportunities for local bus services across the region. The survey questions were reviewed at the meeting and the following responses agreed.

Question - *Thinking of the bus services which serve your Parish area, do you have any suggestions on how to improve these services (Please include the service number in your response)?*

Answer - Reinstate the services which have been cut; particularly the park and ride service to and from the Royal United Hospital which has been reduced from a half hourly service to an hourly service.

Question - *Which of the following improvements would encourage your residents to use the bus service more often? (Please tick as many as apply)*

- *It was more frequent and less crowded.*
- *Earlier start/later finish.*
- *Cheaper fares.*

Answer – Those that undertake shift work would benefit if buses ran both earlier and later. Many people in shift work are on lower salary rates and so this would enable them to travel more easily for their employment. Cheaper fares would also encourage students and younger people to travel by bus. This is generally a demographic that are unable to drive, often relying on other people to take them to and from their destination. Cheaper bus fares might then result in a lower volume of traffic on the roads, with one return bus journey in place of two return car journeys. It would also set the 'habit' of using public transport in younger generations which might hopefully remain with them.

Question - *Do you have any suggestions for new services which would help residents in your area? When describing a potential new service, please include reference to the following:*

- *Area served (please include a map if easier)*
- *Stopping points*
- *How often would the service operate*
- *Who might use the service and for what purpose*

Answer - A better service for the people that live outside the centre of the village e.g., Orchard Way, Carlingcott. For example, to have a local bus service from smaller villages feeding into a hub, such as Peasedown St John. It would be helpful if there could be 'request' stops where people can get on and off where they please (within reason) rather than at designated bus stops (this is particularly aimed at more rural areas).

PL056 – 04/10/2022 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 meet with parish councillors and the Clerk to discuss and review parking requirements and issues across the parish (previous minute PL02 – 05/07/2022 refers). It was suggested that if Stefan was unavailable then Mandy Bishop (Chief Operating Officer for B&NES Council) be contacted to see if she could attend a meeting.

PL057 – 04/10/2022 Planning Related Training

Cllr Barbara Bailey provided an update to the Committee on the ALCA planning related training session she had recently attended. The presentation slides were reviewed at the meeting and had been made available for councillors to read at their leisure. It was suggested that the slides may be helpful as part of the new councillor induction. Cllr Barbara Bailey to liaise with Cllr Gill Auld about a convenient time to review the presentation slides together. The Clerk to email them both so they can discuss accordingly.

PL058 – 04/10/2022 Review of New Actions

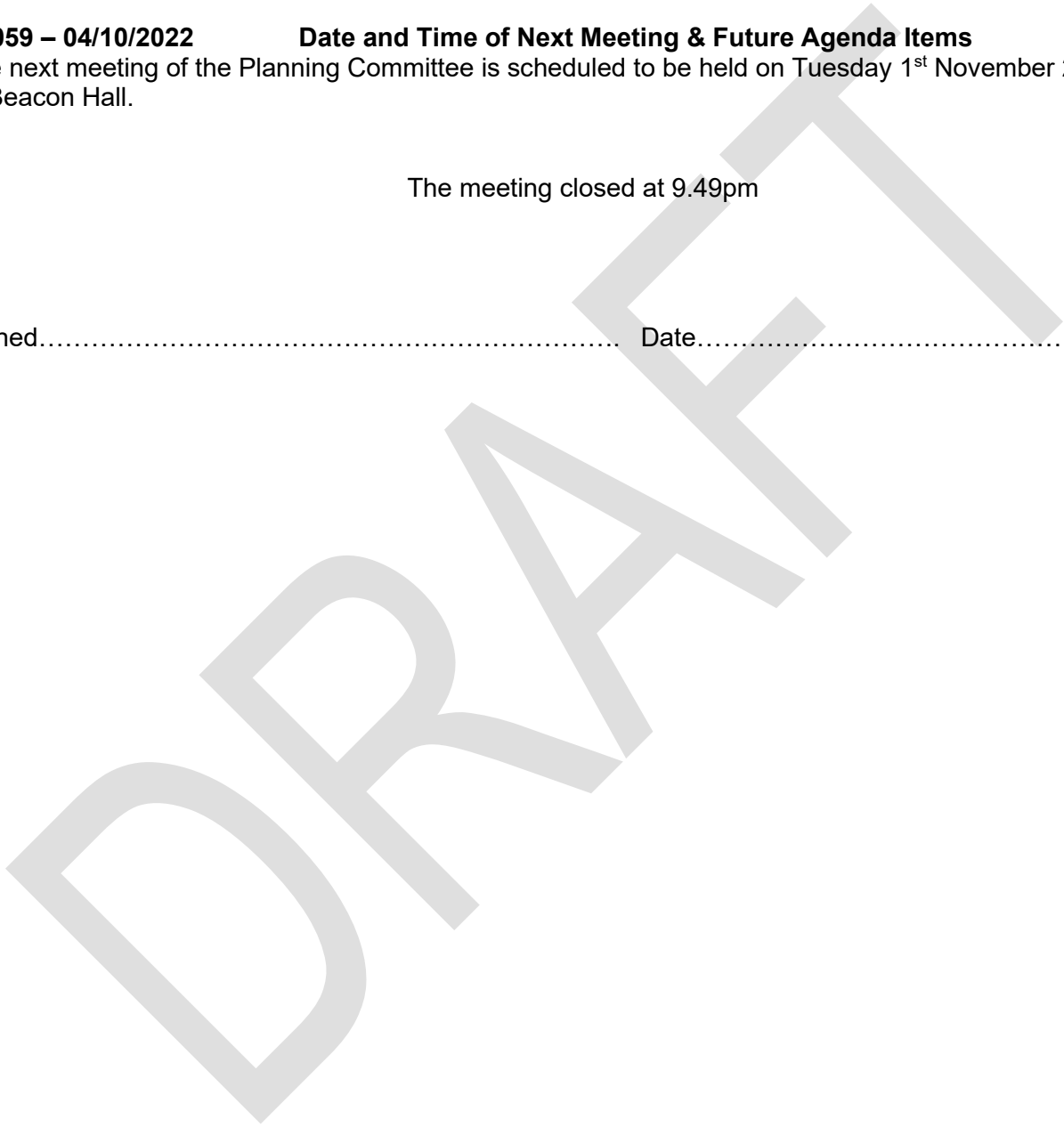
The Clerk provided a summary of the new actions generated from the meeting and advised they would be captured on the Actions Register in Planner after the meeting.

PL059 – 04/10/2022 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 1st November 2022 at 8pm at Beacon Hall.

The meeting closed at 9.49pm

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



Appendix PL052i – 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 6th September 2022, decisions have been received from B&NES Council on the following applications:

- 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.
Application **Permitted** subject to the usual standard conditions.
- 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.
Application **Refused** due to not demonstrating that there is an essential functional need for a second agricultural workers dwelling at the site. The existing dwelling is considered to sufficiently cover the essential needs of the site and a second worker could live within any of the surrounding settlements that provide easy access to the site to provide support.
- iii. Reference: **22/03097/FUL**
Address: **2 Axford Way**, Peasedown St John, Bath, BA2 8DD
Proposal: Erection of a single storey front extension.
Applicant: Bickers.
Application **Permitted** subject to the usual standard conditions.

Planning Enforcement

Since the Planning Committee meeting on 6th September 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 6th September 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 6th September 2022, applications determined by B&NES Council upon which the Parish Council is not invited to comment are as follows:

- i. 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.
Conditions discharged.

Since the Planning Committee meeting on 6th September 2022, applications pending determination by B&NES Council upon which the Parish Council was 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: **22/03389/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.

Planning Appeals (for information only)

Since the Planning Committee meeting on 6th September 2022, the following appeals were lodged/determined:

- i. None.

Since the Planning Committee meeting on 6th September 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: **22/01756/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.
- 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.
- iii. 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.
- iv. 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.
- v. 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.

Planning Applications for Neighbouring Parishes

Since the Planning Committee meeting on 6th September 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.