



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
www.peasedownstjohnparishcouncil.gov.uk

Minutes of the Planning Committee held on Tuesday 3rd January 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Mandy Clarke; Audrey Gillard-Sprake; Andy Larcombe (present as the 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.

Dr. Alex Rowbotham (Electric Vehicle Infrastructure Lead at B&NES Council).

In attendance:

Tanya West – Parish Clerk & RFO.

Public Session

There were four members of the public present. One in relation to planning application 22/04841/FUL for Peasedown Charcoal Grill and Pizza. Dr Alex Rowbotham (Electric Vehicle Infrastructure Lead at B&NES Council) in relation to agenda item PL084. Also, Cllrs Richard Clarke and Conor Ogilvie-Davidson.

One member of the public spoke in support of planning application 22/04841/FUL for the erection of three one-bedroom flats on the site of Peasedown Charcoal Grill and Pizza, Bath Road, Peasedown St John. Comments on the pre-application had been largely positive. There were no proposed changes to the access as there is already a dropped kerb in place. The new build would include two bike racks per flat to encourage less use of cars, and an electric vehicle charging point. The flats would be on a main bus route so it was hoped that a car might not be needed. They will be constructed in natural stone to blend in with other nearby dwellings, although there is already a real mix of materials and styles in the immediate area. There are not many not many 1-bedroom flats available in Peasedown St John and demand is high. It was hoped that the development would improve the appearance of the site and help to improve the overall image of the village. A tree survey had been carried out to allay concerns regarding nearby trees. It was clarified that the development site is on land to the rear of 11 Bath Road and that the Charcoal Grill and Pizza takeaway will remain.

PL078 – 03/01/2023 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.

PL079 – 03/01/2023 Apologies for Absence

Apologies for absence had been received from Cllr Gill Auld due to being ill and from Cllr Barbara Bailey due to being away and so had nominated Cllr Andy Larcombe as her substitute. These apologies were duly noted.

PL080 – 03/01/2023 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 1st November 2022 had been circulated in advance of the meeting; it was **resolved** that they be accepted as a true and correct record of that meeting and were signed by the Chair accordingly.

- ii. The minutes of the Planning Committee meeting held on 6th December 2022 had been circulated in advance of the meeting; it was **resolved** that they be accepted as a true and correct record of that meeting and were signed by the Chair accordingly.
- iii. The Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting. There was still a task outstanding regarding a question from Cllr Barbara Bailey about the ecology report associated with the Canteen building on the Recreation Ground (minute PL008 – 07/069/2022 refers). It was suggested that the existing Recreation Ground hedgerow, behind the new containers, could be improved with the planting of whips/larger plants within the gaps and this could be actioned at the same time as undertaking the boxing in of the pipework.

PL081 – 03/01/2023 Items for Urgent Report

There were no items for urgent report.

In accordance with Standing Order 10.a.vi, it was **resolved** to amend the order of the agenda so that planning applications up to and including reference 22/04841/FUL are considered, and then bring forward item PL084 on the Electric Vehicle Charging Points, after which resume back to PL082 and consider the remaining planning applications.

PL082 – 03/01/2023 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: **22/04652/OUT**

Address: **Braysdown Stables Ltd., Gassons, Peasedown St John, Bath, BA2 8FE**

Proposal: Erection of permanent equestrian managers dwelling.

Applicant: Mrs Felicity Hampton

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

It was noted that a temporary caravan is already located on the site for this purpose and that the evidence provided appears to support the requirement of a permanent equestrian managers dwelling. It was therefore **resolved** to support the application.

ii. Reference: **22/04841/FUL**

Address: **Peasedown Charcoal Grill And Pizza, 11 Bath Road, Peasedown St John, Bath, BA2 8HG.**

Proposal: Erection of three one-bedroom flats and associated works.

Applicant: Mr Mark Sandall.

There were five objections (mainly relating to overdevelopment of the site; parking issues; impact on nearby trees) and three comments of support (mainly relating to smaller dwellings being in short supply and that it will tidy up the area) listed on the B&NES Council website relating to this application. Furthermore, the Parish Council had been contacted directly by a resident explaining their objections to this application which also linked to the reasons as listed above.

It was commented that many of the objections raised regarding parking and access were addressed by the Highways Department report which stated that the proposed development is within the standards specified for new developments under Planning Policy.

Councillors also agreed that there is a shortage of smaller residential units within the village. Some concerns were raised regarding the residents potentially using the layby on Bath Road, outside of this property, as overflow car parking spaces. Considering all factors, it was **resolved** to support the application.

PL084 – 03/01/2023 Electric Vehicle Charging Points

Councillors received a presentation from Dr. Alex Rowbotham (the Electric Vehicle Infrastructure Lead at B&NES Council) on the possibility of installing public electric vehicle charging points within Peasedown St. John as part of a West of England Combined Authority funded project to develop community charging hubs across the region. The presentation slides can be found as appendix PL084i.

The presentation advised the funding for this project is from WECA's Green Recovery Fund (WECA have gained funds through a national government scheme). The presentation also suggested that either Beacon Hall car park or Greenlands Road car park is used for the installation of the charging points. Due to cost, it was not possible to provide points at both locations. A lengthy discussion ensued at which the following points were raised:

- There are 24 parking spaces at Greenlands Road car park, which are generally all in use during the day. To lose four of these spaces specifically for electric vehicle charging points could become an issue. It might be possible to liaise with CURO to get more space within their proposed new development. Another possibility would be the grassland area outside the car park at Greenlands Road.
 - Greenlands Road is an area where the local residents tend not to have driveways where they could use their own EV charging point, so consideration should be given as to the main use of the charging points – short-term top-up or overnight charging.
 - Beacon Hall car park has CCTV in place and so would be a safer, more secure, site. The barrier gate could be moved and space could be found by losing a couple of parking spaces.
 - Lamp post chargers were suggested as an alternative, however, their power supplies differ, so this is a potential issue, especially as in some areas the chargers have melted the internal electrics of the lamp post. Also, lamp post types are not consistent meaning that what will work in one area will not necessarily work in another – making the project more expensive.
 - Charging points can cost from £20K to £60K per site. If the Parish Council wanted to add their own there would be less infrastructure and so could possibly reduce this price.
 - Traffic Regulation Orders could be attached to the spaces so non-electric vehicles could be fined.
- As a result, after initially thinking that Greenlands Road car park was the favoured location, the general feeling was that Beacon Hall car park would be more suitable.
- The presentation would be shared at the forthcoming January Full Council meeting, along with the above discussions. The Council asked Dr. Alex Rowbotham to be kept informed of progress and final decisions.

PL082 – 03/01/2023 Planning Applications continued...

- A. Councillors continued to review the plans, alongside any feedback provided by public or members, and determined the Parish Council's official response regarding the following planning applications:
- iii. Reference: **22/04850/CDCOU**
 Address: **Daily Bread Bakers, 19 Bath Road**, Peasedown St John, Bath, BA2 8DH
 Proposal: Prior approval request for change of use from Commercial Use to one dwelling (Use Class C3).
 Applicant: Dablin Limited.
 There was one objection listed on the B&NES Council website relating to this application raising concerns about the loss of a commercial unit.
 There were some discussions around the impact of the loss of a commercial shop being replaced with a residential dwellinghouse and the lack of detail regarding parking provision for this proposed development. The example of the old butchers shop on Bath Road being converted to a small residential unit was raised, and how it well it now blends in with the surroundings. The majority were of the view that they would rather see the unit occupied than become derelict and as such it was **resolved** to support the application.
 - iv. Reference: **22/05037/VAR**
 Address: **Stonecroft, Keel's Hill**, Peasedown St John, Bath, BA2 8EW
 Proposal: Variation of condition 3 of application 12/01479/FUL (Erection of a barn/granny annexe following demolition of existing cattery buildings).
 Applicant: Mr Adrian Prideaux.
 There were no public comments listed on the B&NES Council website relating to this application. It was noted that the application form specified the cattery had been vacant for the past three years and due to the running costs associated with an empty building the applicant was applying to convert it to an annexe so it could be rented out independently providing often sought after smaller accommodation.
 It was commented there was sufficient parking space within the curtilage at the front of the property to accommodate any additional vehicles. No concerns were raised and so it was **resolved** to support the application.
 - v. Reference: **22/05075/FUL**
 Address: **4 Braysdown Yard, Colliery Lane**, Peasedown St John, Bath, BA2 8LL
 Proposal: Demolition of existing stables and erection of outbuilding including summerhouse, garden storage and stables storage.
 Applicant: Mr Phillip Haynes.

There were no public comments listed on the B&NES Council website relating to this application. Concerns were raised the that proposed development is to be used as a residential property rather than for equestrian/commercial use. It was therefore **resolved** to object to the application on this basis.

- B. Councillors received, for information, the revised format report on the planning decisions, applications that the Parish Council are not permitted to comment on, and pending applications issued since the last meeting (appendix PL082i refers). The new format was discussed, and it was considered easier to read and understand. It was also noted that any planning enforcement matters and planning application from neighbouring parishes considered to have an impact on Peasedown St John, would be reported separately as they are currently very minimal in number and updates received infrequently.

PL083 – 03/01/2023 Local Planning Policy

Councillors received an update regarding the new B&NES Council Local Plan to establish the planning framework for the Bath & North East Somerset up to 2042.

An email had been received from the Planning Policy Department at B&NES Council confirming the Somer Valley workshop is scheduled to be held on 6th February 2023 at 4.30pm until 7.30pm at Radstock. However, it specified that only one representative from the Parish Council is entitled to attend. It was **resolved** that Cllr Kathy Thomas attends this workshop on behalf of the Parish Council and reports back at the next meeting.

PL085 – 03/01/2023 Parish Highways Strategy Review

At the meeting with Stefan Chiffers (Area Traffic Engineer for B&NES Council) at the end of October 2022, he had advised that twice a year B&NES Council reviews the list of all the highway related requests they had received throughout the past six months and then rank/assess them as to whether they would be taken forward. He had also advised he would share any requests that had been received for Peasedown St John. The Clerk had followed up and received a response advising that there are currently no schemes on the B&NES Council task register.

PL086 – 03/01/2023 Traffic Regulation Orders

Councillors noted the following Traffic Regulation Order and requested the information be posted to the Parish Council Facebook page to help make residents aware. No formal comments to be submitted to Highways on this matter.

- i. Temporary road closure at **New Buildings** from its junction with the access road to New Buildings extending north to its junction with Carpenters Hill and then from Carpenters Hill from its junction with New Buildings extending east to its point outside 81 Church Road. Due to works to be executed on or near the road to enable multiple electricity poles to be changed by National Grid on the **27th February 2023** for a maximum period of **6 days** - **THTTC3058**.

PL087 – 03/01/2023 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.

PL088 – 03/01/2023 Date and Time of Next Meeting & Future Agenda Items

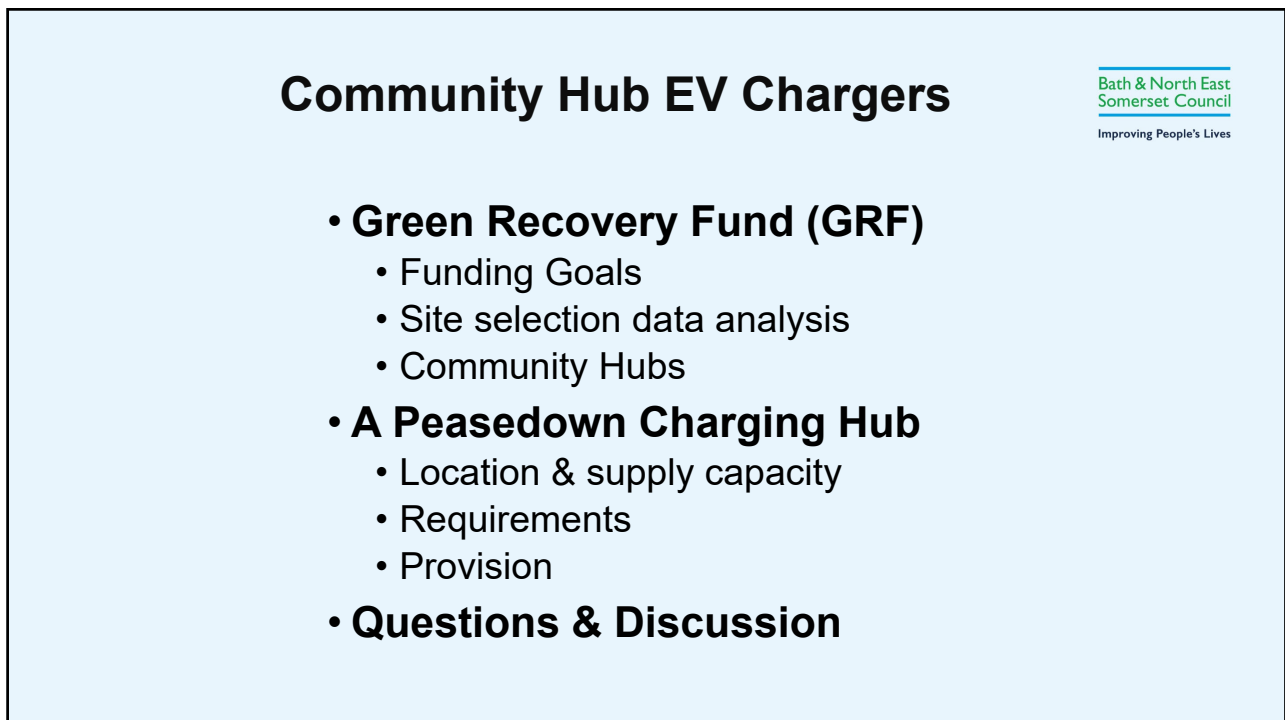
The next meeting of the Planning Committee is scheduled to be held on Tuesday 7th February 2023 at 8pm at Beacon Hall.

The meeting closed at 9.44pm

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



1



2

Green Recovery Fund – EV Charging

Bath & North East
Somerset Council

Improving People's Lives

- **Funding acquired through WECA:**
 - Business case approval Jan/Feb '23
 - Three year project
- **Funding goals:**
 - Encourage uptake of electric vehicles
 - Increase EV charging availability across wider region
 - Build community hubs to support less urban areas
- **Develop Revive – the regional public charging network**
 - Network operated by the West of England LA's.
 - Operating profit used to expand and develop the network
 - Increasing social equity of EV charging access.

3

Site Selection Data Analysis

Bath & North East
Somerset Council

Improving People's Lives

- **'Destination' & 'Community Hub' site categorisation**
- Commercial vs. Social Equity
- Given different weighting to produce % score
- Long Site List highlighted requirement at Peasedown

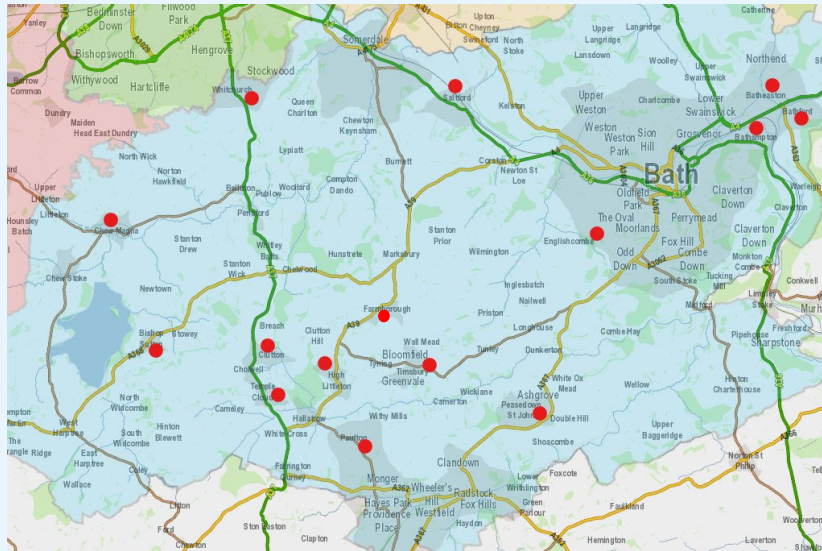
| | | | Latitude | Longitude | Postcode | % Score | Demographic | Coverage | Public Investment | Ward Coverage | Air Quality | SGC CH 1km | SGC Dest 1km | SGC ORCs 1km | BCC ORCs 1km | B&NES Dest 1km | P&R Dest 1km | |
|----------------------------------|---------------------|-------|------------|------------|----------|---------|-------------|----------|-------------------|---------------|-------------|------------|--------------|--------------|--------------|----------------|--------------|--|
| Name | Service | UA | | | | | | | | | | | | | | | | |
| Peasedown St John Primary School | Primary School | B&NES | 51.3146295 | -2.4295169 | BA2 | 67.2% | 29.4% | 23.7% | 11.0% | 3.1% | 0.0% | No | No | No | No | No | No | |
| Bath Road (Peasedown) | Local retail centre | B&NES | 51.3156469 | -2.4274331 | BA2 | 67.2% | 29.4% | 23.7% | 11.0% | 3.1% | 0.0% | No | No | No | No | No | Yes | |
| Greenlands Road Car Park | Car Park | B&NES | 51.3157992 | -2.4288232 | BA2 | 67.2% | 29.4% | 23.7% | 11.0% | 3.1% | 0.0% | No | No | No | No | No | Yes | |
| St Michaels Junior Church School | Primary School | B&NES | 51.3817489 | -2.4030298 | BA2 | 65.2% | 36.8% | 10.7% | 14.7% | 3.1% | 0.0% | No | No | No | No | No | Yes | |
| High Street (Timsbury) | Local retail centre | B&NES | 51.3263451 | -2.4770622 | BA2 | 63.6% | 18.4% | 23.7% | 18.4% | 3.1% | 0.0% | No | No | No | No | No | Yes | |
| High Street Car Park | Car Park | B&NES | 51.3263976 | -2.4774066 | BA2 | 63.6% | 18.4% | 23.7% | 18.4% | 3.1% | 0.0% | No | No | No | No | No | Yes | |
| Pensford Primary School | Primary School | B&NES | 51.3718837 | -2.5494497 | BS39 | 62.9% | 14.7% | 25.9% | 18.4% | 3.1% | 0.9% | No | No | No | No | No | No | |
| St. Mary's Surgery | GP | B&NES | 51.3260785 | -2.4798698 | BA2 | 59.9% | 18.4% | 23.7% | 14.7% | 3.1% | 0.0% | No | No | No | No | No | Yes | |
| Mendip Studio School | Secondary School | B&NES | 51.2860545 | -2.4314727 | BA3 | 59.4% | 25.7% | 8.6% | 22.1% | 3.1% | 0.0% | No | No | No | No | No | No | |
| Twerton Infant School | Primary School | B&NES | 51.3787553 | -2.4028168 | BA2 | 59.4% | 33.1% | 8.6% | 14.7% | 3.1% | 0.0% | No | No | No | No | No | No | |

4

B&NES GRF Sites – Community Hubs

Bath & North East
Somerset Council

Improving People's Lives



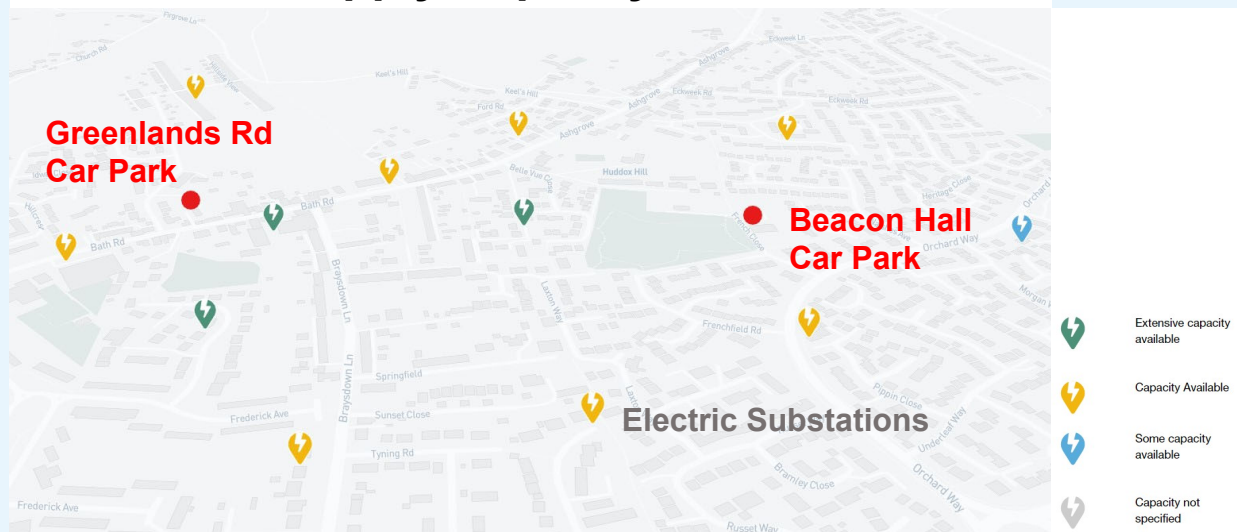
- **Community Hub - 15x priority sites**
- B&NES car parks
- Landlord partners needed:
 - Peasedown Beacon Hall
 - Clutton Social Club
 - Bishop Sutton Community Hall
 - Bath City Farm
- **Sites will change with viability assessments**

5

Charging Hub Potential Sites & Supply Capacity

Bath & North East
Somerset Council

Improving People's Lives



6

Green Recovery Fund – Requirements

Bath & North East
Somerset Council
Improving People's Lives



- **Requirements for hub progress:**
 - Community interest
 - Available parking space
 - Landlord buy in, where no council car park
 - Public accessibility (24hour desirable)
 - Electrical power supply available
 - User safety

7

Green Recovery Fund – Provision

Bath & North East
Somerset Council
Improving People's Lives



- **GRF could cover:**
 - Alfen 22kW dual socket charger units (x2 minimum)
 - Charger install and civils build costs
 - Ongoing maintenance
 - Operational costs
 - Landlord liability from operation
- **Landlord could cover:**
 - Allowing public access
 - Enforce parking use
 - Agreeing clear signage

8

Thank You

Questions & Discussion

Contact: Dr. Alex Rowbotham

Electric Vehicle Infrastructure Lead

Sustainable Communities

Bath & North East Somerset Council

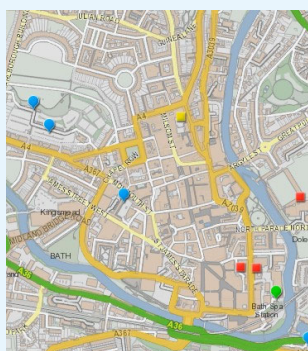
Tel: 01225 394421

Email: alex_rowbotham@bathnes.gov.uk

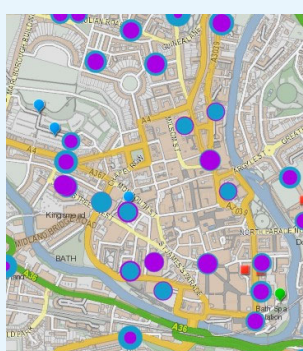
9

B&NES GRF Site Selection Process

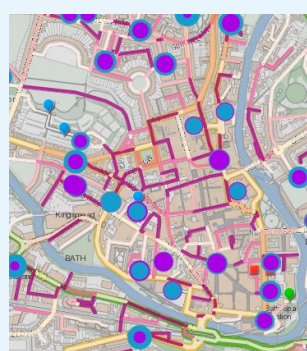
- Interpret WECA long list data
 - Data in Excel difficult to interrogate
- Transfer to **Geographic Information System (GIS)**
 - BCC include in existing GIS system used for GULW/Revive



Existing EVCP



Long list locations



No off-street parking

10

Appendix PL082i – Planning application updates received since the last Planning Committee meeting on 6th December 2022

| Application Reference | Location | Post Code | Proposal | Applicant | Minute Reference that Application Considered or Reported | PSJPC Decision | B&NES Decision | B&NES Decision Conditions and Details |
|-----------------------|---|-----------|--|-----------------------------|--|------------------------|-----------------------|---|
| 22/01756/VAR | 1 Keel's Hill | BA2 8EW | Variation of condition 3 (Plans) of application 20/01624/FUL (Demolition of existing side extension and replacement with two-storey extension.). | Mr Stuart Seviour | C018 – 17/05/2022 | Support | Permit | Subject to the usual standard conditions. |
| 22/02622/FUL | 2 Fairfield Terrace | BA2 8HL | 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. | Mr & Mrs Mark & Sarah Jones | PL039 – 06/09/2022 | Object | Pending Consideration | |
| 22/02674/FUL | Garages Twest Of Ivy Glen, Springfield | Bath | Erection of a new sunken two-storey dwelling following demolition of existing garages (Resubmission). | Terri Yuille | PL027 – 02/08/2022 | Object | Pending Consideration | |
| 22/03389/NMA | Prince Of Wales, Dunkerton Hill | BA2 8PF | Non-Material Amendment to application 21/04882/FUL (Conversion and adaptation of former public house to provide 3 No dwellings). | Saunders Homes Ltd. | PL082 – 03/01/2023 | Not Invited to Comment | Pending Consideration | |
| 22/03938/FUL | Land Between Hillside View and Bath Road, Greenlands Road | Bath | Erection of 51 homes, open space, landscaping, and all associated infrastructure. | Curo Enterprise Limited. | PL064 – 01/11/2022 | Support | Pending Consideration | |
| 22/04269/COND | Sakura, Eckweek Lane | BA2 8PH | Discharge of conditions 2 (Materials - Submission of Schedule and Samples) 3 (Sample Panel - Walling) 9 (Water Efficiency - Rainwater Harvesting) and 12 (External Lighting) of application 21/05039/FUL (Erection of 4 bedroom detached dwelling and garage.) | Mr Andrew Sales | PL073 – 06/12/2022 | Not Invited to Comment | Pending Consideration | |
| 22/04272/OUT | 5 Bloomfield Cottages, Bloomfield Way | BA2 8HJ | Erection of a single dwelling in garden of existing dwelling (Outline application with all matters reserved). | Mr & Mrs Barry & Carol Cox | PL073 – 06/12/2022 | Object | Pending Consideration | |
| 22/04650/FUL | 58 Braysdown Lane | BA2 8HS | Erection of single storey side extension and garage extension. | Mr & Mrs J Diegutis | PL073 – 06/12/2022 | Support | Pending Consideration | |

| Application Reference | Location | Post Code | Proposal | Applicant | Minute Reference that Application Considered or Reported | PSJPC Decision | B&NES Decision | B&NES Decision Conditions and Details |
|------------------------------|-------------------------------------|------------------|---|--|---|------------------------|---------------------------|--|
| 22/05065/NMA | Sulis Hospital Bath, Foxcote Avenue | BA2 8SQ | Non-Material Amendment to application 22/03742/FUL (Erection of a modular theatre, recovery room and ancillary works). | Royal United Hospitals Bath NHS Foundation Trust | PL082 – 03/01/2023 | Not Invited to Comment | Pending Consideration | |
| 22/05074/COND | Spring Farm , 36 Carlingcott | BA2 8AP | Discharge of condition 3 of application 22/02082/FUL (Change of use of land to equestrian, creation of outdoor riding arena 20m x 40m, repair of existing barn for provision of stabling.). | Mrs A Jellicoe | PL082 – 03/01/2023 | Not Invited to Comment | Pending Consideration | |