



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 7th February 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Gill Auld; 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 & RFO.

Public Session

Non-Committee member, Cllr Richard Clarke, was in attendance as a member of the public. He did not wish to raise any matters.

PL089 – 07/02/2023 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.

PL090 – 07/02/2023 Apologies for Absence

With all members of the Committee present at the meeting, there were no apologies for absence.

PL091 – 07/02/2023 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 3rd January 2023 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 Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting. One of the tasks in progress related to arranging a meeting with B&NES Council officers to discuss the process and work involved in creating a Neighbourhood Plan, along with the benefits they generate (minute PL010 – 07/06/2022 refers). The outstanding task was discussed and as the possibility of including the funding of a neighbourhood plan had missed the recent precept discussions, and that the local elections are due in May, it was felt now is not the most suitable time to take things forward. Consequently, it was agreed for the item to remain on the actions register but to mark forward the due date until June 2023 so the matter can be revisited then, rather than closing it down now and losing the suggestion altogether.

PL092 – 07/02/2023 Items for Urgent Report

There were no items for urgent report.

PL093 – 07/02/2023 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: **22/04741/FUL**

Address: **Peasedown St John Primary School**, Bath Road, Peasedown St John, Bath, BA2 8DH

Proposal: Provision of a ground source heat pump system within a new plant room and associated installation of boreholes and underground connections.

Applicant: Midsomer Norton Schools Partnership.

There were no public comments listed on the B&NES Council website relating to this application. The school have received a significant grant to undertake these works.

It was noted that ground source heat pumps can be noisy, and this had been raised as a potential issue. However, the planning documents included an extensive report on the matter stating that any noise would be minimised due to the pump being located at a sufficient distance from neighbouring properties and that acoustic roofing will be installed in the pump room to reduce any noise that is generated. It was therefore **resolved** to support the application.

Cllr Gill Auld reported that it mentioned in the ecology report that the school will install two swift bird boxes on the gable end of the school as an ecological enhancement as part of the proposed development. Cllr Auld went on to suggest that the Parish Council might like to consider donating these bird boxes to the school. There is a specific design mentioned and they can be purchased at a cost of £217 each box. The Clerk will confirm under which powers and available budgets this could be actioned and to confirm with the school that they have not already purchased them. It was **resolved** to recommend to Full Council that the Parish Council purchases 2x Schwegler No. 17A Swift Nestboxes with Triple Cavities to donate to the primary school as mentioned in their planning application ref. 22/04741/FUL for the installation of a ground source heat pump system.

- B. Councillors reviewed and considered updates on the following:
- i. The report on the planning decisions, applications that the Parish Council are not permitted to comment on, and pending applications issued since the last meeting was circulated to councillors as pre-reading (appendix PL093i refers). The report was reviewed at the meeting and the Clerk was asked to investigate if the Parish Council website could accommodate the information stored in the spreadsheet that is updated to generate these reports. The Clerk to action but as and when time permits.
 - ii. Planning enforcement case ref. 22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill – The Clerk read out the update received from the newly appointed Team Manager from the Planning Enforcement Department at B&NES Council. It advised that the land owner had been contacted in December (and again in early January) to remind them of the need to comply with the requirements of the enforcement notice. The landowner had made contact upon receipt. A further email has been sent by the Enforcement Team in February asking of dates of when the landowner intends to comply. These dates are expected to be received shortly, otherwise, prosecution steps are likely to be taken by B&NES Council. The Clerk to continue liaising with the Enforcement Team for updates accordingly.
The response also answered a previous question raised, by confirming that if an Enforcement Notice is already in effect the development targeted by the Enforcement Notice cannot become immune from enforcement action. So, the fact that this site has still not been cleared after a number of years does not make a difference.
 - iii. Councillors had not identified any planning applications from neighbouring parishes that they wished to comment on or that the considered would have an impact on Peasedown St John.

PL094 – 07/02/2023 Local Planning Policy

The adoption statement of the recently adopted Local Plan Partial Update (LPPU) had been circulated as pre-reading. Councillors were made aware that this LPPU now forms part of B&NES Council's statutory Development Plan, including for the purposes of determining planning applications, along with the recently adopted three Supplementary Planning Documents (SPDs); Planning Obligations, Sustainable Construction Checklist and Transport Development.

It was **resolved** that the Parish Council notes the recent adoption of the LPPU and SPDs and acknowledges they are now working documents and form part of B&NES Council's statutory Development Plan.

Cllr Kathy Thomas reported on the workshop, for the Somer Valley area, that she had attended the previous day, on developing the new Local Plan for Bath & North East Somerset up to 2042.

Cllr Thomas advised the workshop was run by a group of consultants appointed by B&NES Council and attendees had to work in groups to review and assess what their areas looked like as a 'community'.

Peasedown St John was identified as having quite good facilities available such as shops, doctors, dentist,

vets, school, etc. The facilities that are missing were then discussed, with transport being raised as one and cycling as another. There is a good bus service into Bath, but if wanting to travel elsewhere or within the village itself the options are very limited. Cycling into surrounding areas can be a problem especially if having to travel along the A367 into Bath, and the improvements opportunities for this road are very limited due to the instability of the land. This does not support initiatives for commuting for work. There were not any required housing development numbers or areas identified at this workshop. B&NES Council will issue a report from the workshop in due course, along with details of a follow-up meeting. The Clerk to circulate to councillors when received.

PL095 – 07/02/2023 Parish Highways Strategy Review

There were no further updates regarding a parish highways strategy review following the meeting with Stefan Chiffers (Area Traffic Engineer for B&NES Council). It was agreed that specific issues need to be identified so a plan of suggested actions can be put forward to Stefan Chiffers for discussion at a site meeting with him. It was felt this would be best tackled at an Advisory Panel meeting, where other parish councillors and interested parties could be invited to attend. It was further suggested that an article be included within the next newsletter asking residents for their feedback on highway related issues they encounter and any suggested improvements they have so as to capture them all as part of the holistic plan. The Clerk to arrange accordingly.

PL096 – 07/02/2023 Traffic Regulation Orders

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

- i. Temporary road closure at **Carlingcott** from the point outside property No. 96 Carlingcott, extending north to outside the property known as Osborne House, No. 82 Carlingcott. Due to works to be executed on or near the road to enable National Grid to carry out reconductoring works on **3rd April 2023** for a maximum period of **2 days - THTTC3087**.
- ii. Temporary road closure at **Wick Lane, Camerton** from the junction with Whitebrook Lane extending north east to outside the property known as 6 Orchard Cottages. Due to works to be executed on or near the road to enable National Grid to carry out reconductoring works on **4th April 2023** for a maximum period of **2 days - THTTC3088**.

PL097 – 07/02/2023 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.

PL098 – 07/02/2023 Date and Time of Next Meeting & Future Agenda Items

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

The meeting closed at 9.17pm

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

Appendix PL093i – Planning application updates received since the last Planning Committee meeting on 3rd January 2023

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	Minute Reference that Decision Reported
22/02622/FUL	2 Fairfield Terrace, Peasedown St John	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	TBC	TBC
22/02674/FUL	Garages Twest Of Ivy Glen, Springfield, Peasedown St John	Bath	Erection of a new sunken two-storey dwelling following demolition of existing garages (Resubmission).	Terri Yuille	PL027 – 02/08/2022	Object	Pending Consideration	TBC	TBC
22/03389/NMA	Prince Of Wales, Dunkerton Hill, Peasedown St John	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	Approve	<i>The amendments set out in the application 22/03389/NMA are considered to be non-material and can be applied to planning permission 21/04882/FUL approved on 18th January 2022.</i>	PL093 - 07/02/2023
22/03938/FUL	Land Between Hillside View and Bath Road, Greenlands Road, Peasedown St John	Bath	Erection of 51 homes, open space, landscaping, and all associated infrastructure.	Curo Enterprise Limited.	PL064 – 01/11/2022	Support	Pending Consideration	TBC	TBC

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	Minute Reference that Decision Reported
22/04269/COND	Sakura, Eckweek Lane, Peasedown St John	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	Condition Discharged	<p><i>Details of the external materials have been submitted and have been found acceptable. Therefore, condition 2 can be discharged.</i></p> <p><i>Samples of the external materials have been constructed on site and inspected and found acceptable. Therefore, condition 3 can be discharged.</i></p> <p><i>Details have been submitting demonstrating the positioning of a rainwater harvesting tank and the collection points connected with rainwater goods of both the dwelling and the garage. Condition 9 can be discharged.</i></p> <p><i>A site plan and details of external lights have been submitted on the 21st October 2022. Consultation has been undertaken with the Ecology Team and no objection is raised. The matters reserved by condition 12 can be approved. NB Condition 12 remains in force for any future proposed new external lighting</i></p>	PL093 - 07/02/2023

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	Minute Reference that Decision Reported
22/04272/OUT	5 Bloomfield Cottages, Bloomfield Way, Peasedown St John	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	Refused	<p>1 The proposed location and siting of the dwelling does not respect the grain of development in the area to the detriment of the character and appearance, presenting an incongruous form of development.</p> <p>2 The application has failed to demonstrate that satisfactory access to a public highway can be achieved.</p> <p>3 The application has failed to demonstrate that off-street parking could be retained for the use of the existing dwelling, 5 Bloomfield Cottages.</p> <p>4 No information has been provided in relation to Biodiversity Net Gain.</p>	PL093 - 07/02/2023
22/04650/FUL	58 Braysdown Lane, Peasedown St John	BA2 8HS	Erection of single storey side extension and garage extension.	Mr & Mrs J Diegutis	PL073 – 06/12/2022	Support	Permitted	Subject to the usual standard conditions.	PL093 - 07/02/2023
22/04652/OUT	Braysdown Stables Ltd., Gassons, Peasedown St John	BA2 8FE	Erection of permanent equestrian managers dwelling.	Mrs Felicity Hampton	PL082 – 03/01/2023	Support	Pending Consideration	TBC	TBC
22/04741/FUL	Peasedown St John Primary School, Bath Road, Peasedown St John	BA2 8DH	Provision of a ground source heat pump system within a new plant room and associated installation of boreholes and underground connections.	Midsomer Norton Schools Partnership	PL093 - 07/02/2023	TBC	Pending Consideration	TBC	TBC
22/04841/FUL	Peasedown Charcoal Grill And Pizza, 11 Bath Road, Peasedown St John	BA2 8HG	Erection of three one bedroom flats and associated works.	Mr Mark Sandall	PL082 – 03/01/2023	Support	Pending Consideration	TBC	TBC

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	Minute Reference that Decision Reported
22/04850/CDCOU	Daily Bread Bakers, 19 Bath Road, Peasedown St John	BA2 8DH	Prior approval request for change of use from Commercial Use to one dwelling (Use Class C3).	Dablin Limited	PL082 – 03/01/2023	Support	Refused	<i>The proposed development would provide a residential dwelling unit that fails to meet the nationally described space standard, by virtue of its gross internal floor area and the bedroom floor areas failing to meet the minimum standards for a single storey 2-bedroom dwelling comprising a double bedroom and twin bedroom. Paragraph 9A of article 3 states that The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) does not permit development of a new dwellinghouse that does not comply with the standard and, therefore, the proposal is not permitted development.</i>	PL093 - 07/02/2023
22/05037/VAR	Stonecroft, Keel's Hill, Peasedown St John	BA2 8EW	Variation of condition 3 of application 12/01479/FUL (Erection of a barn/granny annexe following demolition of existing cattery buildings).	Mr Adrian Prideaux	PL082 – 03/01/2023	Support	Pending Consideration	TBC	TBC
22/05065/NMA	Sulis Hospital Bath, Foxcote Avenue, Peasedown St John	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	Approve	<i>The amendments set out in the application 22/05065/NMA are considered to be non-material and can be applied to planning permission 22/03742/FUL.</i>	PL093 - 07/02/2023
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	TBC	TBC

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	Minute Reference that Decision Reported
22/05075/FUL	4 Braysdown Yard, Colliery Lane, Peasedown St John	BA2 8LL	Demolition of existing stables and erection of outbuilding including summerhouse, garden storage and stables storage.	Mr Phillip Haynes	PL082 – 03/01/2023	Object	Pending Consideration	TBC	TBC
23/00272/COND	Prince Of Wales, Dunkerton Hill, Peasedown St John	BA2 8PF	Discharge of conditions 3 (Flood Risk and Drainage - Infiltration Testing - Surface Water Management (Bespoke Trigger)), 4 (Water Efficiency - Rainwater Harvesting (Pre-occupation)) and 5 (Bicycle Storage (Pre-occupation)) of application 21/04882/FUL (Conversion and adaptation of former public house to provide 3 No dwellings).	Saunders Homes Ltd.	PL093 - 07/02/2023	Not Invited to Comment	Pending Consideration	TBC	TBC
23/00380/CDCOU	Daily Bread Bakers, 19 Bath Road, Peasedown St John	BA2 8DH	Prior approval request for conversion of former Bakers Shop into a ground floor flat (Use Class C3).	Dablin Limited	TBC	TBC	TBC	TBC	TBC