



## 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 7<sup>th</sup> March 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:**

Debbie Parish – Administration Officer.

#### **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.

There was one other member of the public present; they did not have any comments they wished to raise.

#### **PL099 – 07/03/2023                      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.

#### **PL100 – 07/03/2023                      Apologies for Absence**

There were no apologies for absence.

#### **PL101 – 07/03/2023                      Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 7<sup>th</sup> February 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 Actions Register on Planner had been updated and all actions raised at the last meeting had been completed.

#### **PL102 – 07/03/2023                      Items for Urgent Report**

There were no items for urgent report.

#### **PL103 – 07/03/2023                      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: **23/00517/FUL**

Address: **15 Camvale**, Peasedown St John, Bath, BA2 8AG.

Proposal: Proposed single storey front extension following demolition of conservatory with proposed dormer to the rear.

Applicant: Mr Andy Heal.

Councillors reviewed the plans and noted that there had been one objection on the planning portal on the basis of lack of privacy. This was not considered to be a major issue because the dormer window would overlook a kitchen window and back garden which would not normally be a particular

problem. It was also noted that a number of other properties in Camvale have dormer windows, so it would not be out of keeping with surrounding properties. It was therefore **resolved** to support the application.

ii. Reference: **23/00380/CDCOU**

Address: **Daily Bread Bakers**, 19 Bath Road, Peasedown St John, Bath, BA2 8DH Proposal: Prior approval request for conversion of former Bakers Shop into a ground floor flat (Use Class C3).

Applicant: David Simmonds Associates.

Councillors reviewed the plans and noted that a previous prior approval request had been turned down, for failing to meet the minimum standards for a single storey 2-bedroom dwelling. The same applicant was now trying again with a slightly different arrangement of rooms.

Although councillors did not comment on whether the new arrangement would be more likely to meet the minimum building standards, some thought that it would be better to retain the space as a shop to maintain the amenities available for local residents. Others thought that the building should be used to avoid it falling into further disrepair.

When a vote was taken, it was **resolved** to support the application.

B. Councillors received a report and considered any updates on the following:

i. **Planning decisions issued by B&NES Council / Planning applications not invited to comment / appeals / pending applications all issued since the last meeting:**

- Update on the revised plans for application Ref. **22/03938/FUL - Land Between Hillside View and Bath Road** - Erection of 51 homes, open space, landscaping, and all associated infrastructure.
- Councillors viewed a copy of a letter to the Planning Officer from the developer, outlining some proposed changes in response to comments received on the application. The Parish Council had not been reconsulted, because they had previously resolved not to object to the scheme.
- It was noted that the changes were aimed at addressing the comments of the consultees and no changes to the general estate layout or number of houses were proposed. The Highways team had now removed their objection to the scheme as a result of these revisions.

ii. **Planning enforcement matters.**

Planning enforcement case ref 22/00396/UNDEV (previously 14/00806/UNAUTH) for land behind site of Peasedown Community Farm, Dunkerton Hill, Bath – The Clerk had received an update from the Planning Enforcement Department at B&NES Council advising that the owner had replied, indicating that he does not intend to comply. B&NES have therefore replied with a series of questions under formal caution, giving the owner 14 days to respond. If the owner still does not intend to comply and he does not provide any good reason for not complying, then it is likely that B&NES will commence prosecution proceedings, subject to their legal department being happy to proceed.

iii. **Planning applications from neighbouring parishes.**

Councillors had not identified any planning applications from neighbouring parishes that they wished to comment on or that they considered would have an impact on Peasedown St John.

**PL104 – 07/03/2023                      Local List of Planning Application Requirements (LLPAR)**

Councillors received an update on the proposed changes to the LLPAR as raised by B&NES Council and determined whether to submit a formal response from the Parish Council on this consultation, before the deadline at 5pm on Friday 17 March 2023.

It was noted that the new requirements are mainly in relation to energy efficiency, but due to the possible implications for local residents it was thought that they should be made aware of the consultation. It was therefore **resolved** for Cllr Gill Auld to put together a post for the Parish Council Facebook page and website to raise awareness of the consultation, and for councillors to complete the consultation questionnaire in a personal capacity, if they wished to do so.

**PL105 – 07/03/2023                      Traffic Regulation Orders**

Councillors received an update and determined whether to make any formal comments regarding Traffic Regulation Orders (temporary or otherwise) within the Parish received since the last meeting, as follows:

- i. Temporary road closure at **Firgrove Lane** from the junction with Hillside View extending north for approximately 65 metres. Due to works to be executed on or near the road to enable Bristol Water to replace a fire hydrant on **9<sup>th</sup> May 2023** for a maximum period of **4 days - THTTC3098**.

This road closure was noted and would be posted on the Parish Council Facebook page nearer to the event.

**PL106 – 07/03/2023                      Review of New Actions**

The Administration Officer 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.

**PL107 – 07/03/2023                      Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 4<sup>th</sup> April 2023 at 8pm at Beacon Hall.

The meeting closed at 9.10pm

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

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**Appendix PL103i – Planning application updates received since the last Planning Committee meeting on 7<sup>th</sup> February 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
22/03938/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
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	Support	Pending Consideration	TBC	TBC
22/04841/FUL	Peasedown Charcoal Grill And Pizza, 11 Bath Road,	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
	Peasedown St John								
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	Withdrawn	Letter to applicant from Case Officer states: " <i>Unfortunately I would have to recommend the application for refusal. The application seeks to remove the condition which secures the building as an ancillary residential use to the main dwelling and such, it is assessed as the creation of an independent living unit.</i> " Further details are included in the letter.	PL103 - 07/03/2023
22/05074/COND	Spring Farm, 36 Carlingcott, 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	Approve	The submitted document and plan showing proposed areas for wildflower seeding and new planting, and details of proposed maintenance of habitats to benefit wildlife, are accepted and are considered to meet the requirements of condition 3. The matters reserved by condition 3 can therefore be approved.	PL103 - 07/03/2023
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

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
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	PL103 - 07/03/2023	TBC	TBC	TBC	TBC
23/00408/CLPU	34 Russet Way, Peasedown St John	BA2 8ST	Erection of a single storey rear extension to replace conservatory and conversion of garage to a study (Certificate of Lawfulness for a Proposed Development).	Mr & Mrs Harrington	PL103 - 07/03/2023	Not Invited to Comment	TBC	TBC	TBC
23/00517/FUL	15 Camvale, Peasedown St John	BA2 8AG	Proposed single storey front extension following demolition of conservatory with proposed dormer to the rear.	Mr Andy Heal	PL103 - 07/03/2023	TBC	TBC	TBC	TBC