



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 April 2023 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).

In attendance:

Tanya West – Parish Clerk & RFO.

Public Session

Three members of the public were present at the meeting:

1. One member of the public in relation to planning application 22/02622/FUL at 2 Fairfield Terrace. They expressed their concerns this proposed development would have on road/pedestrian safety also with regards to the impact both ecologically and on the character of the village if the hedge is removed. They also raised concerns about the planning process in that the responsibility for displaying the planning notice lies with the applicant and not the local authority, and in this situation, the notice was displayed in a hard to view location.
Finally, they advised they had contacted the Ward Councillors asking them to formally object to this application and request it be determined at Committee rather than by the Case Officer.
2. A part owner of the parcel of land in Carlingcott in relation to planning applications 23/00946/CLEU and 23/01068/FUL. They advised the councillors that the site is approximately 8 acres in size, is a steeply sloping field and has always been used for agricultural purposes. The land currently houses goats, geese, and chickens. They explained that the Certificate of Lawfulness applications relates to an animal shelter and a food storage unit which have been on the site for a number of years. The full application is for the additional buildings that are required for the husbandry of the animals. They advised that none of the structures are visible from the road and the impact on others/neighbours is minimal.
3. Non-Committee member, Cllr Richard Clarke, was in attendance as a member of the public. He did not wish to raise any matters.

PL108 – 04/04/2023 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.

PL109 – 04/04/2023 Apologies for Absence

Apologies for absence had been received from Cllr Gill Auld (no reason provided) and from Cllr Jonathan Rich due to illness. These apologies were duly noted.

PL110 – 04/04/2023 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 7th March 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 was the Advisory Panel meeting to review the feedback from residents in relation to the Parish Highways Strategy Review (minute PL095 – 07/02/2023 refers). The Clerk was requested to reply to those people who had submitted feedback, to advise they will not be

reviewed until after the election. Also, to ask if they would be interested in being further involved if the Council determines to include members of the public in the Advisory Panel tasked with taking this matter forward.

PL111 – 04/04/2023 Items for Urgent Report

Councillors were made aware of a press release from B&NES Council regarding a possible 18-month trial of on-street cable channels that would enable residents to charge electric vehicles safely from their homes. Details on how residents can take part in the scheme will be published if and when the Council agrees to proceed with the trial.

PL112 – 04/04/2023 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: **22/02622/FUL**

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

Proposal: Revised Plans - 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 revised application.

Councillors reviewed the comments submitted by the Parish Council when this application was originally discussed in September (minute PL039 – 06/09/2022 refers). The general feeling was that they still apply even though the plans have been revised.

The request for the proposed departure from the Local Development Plan was discussed.

It was **resolved** to object to this application on the grounds that it does not accord with the provisions of the Development Plan and the Parish Council would not wish to see a precedent set on this. Also, that the original comments submitted by Peasedown St John Parish Council are still applicable to this revised application. Furthermore, consideration should be made of a preservation order being applied to this ancient hedgerow.

Cllr Barbara Bailey volunteered to investigate into what is required for obtaining a preservation order on hedgerows to see if this can be applied to this particular ancient hedgerow.

ii. Reference: **23/00946/CLEU**

Address: **Parcel 0046, Carlingcott**, Carlingcott, Bath, Bath And North East Somerset,

Proposal: Use of agricultural buildings for Animal Welfare purposes in relation to the keeping of Goats (Certificate of Lawfulness for an Existing Use).

Applicant: Ms Deborah Sullivan.

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

It was noted that the two structures detailed in this application had been in situ and in use for longer than the required four-year period to enable lawful use, it was therefore **resolved** to support the application on this basis.

iii. Reference: **23/01068/FUL**

Address: **Parcel 0046, Carlingcott**, Carlingcott, Bath, Bath And North East Somerset.

Proposal: Retrospective application to regularise the use of the agricultural buildings at The Goat Holding, Carlingcott.

Applicant: Ms Deborah Sullivan.

There were no public comments listed on the B&NES Council website relating to this application, although the Case Officer had informed the Clerk that one had been received.

It was **resolved** to ask for an extension to the comments deadline to enable the Parish Council to review the objection comments that the Case Officer had advised had been received, prior to making a decision on this application.

Also, that the application is reviewed by the Planning Committee Advisory Panel and a recommendation is submitted for consideration at the Full Council meeting on 18th April 2023.

iv. Reference: **23/01116/PIP**

Address: **Land Adjacent to Greystones, Ashgrove** Peasedown St John, Bath.

Proposal: Permission in Principle for an infill residential development of 2 no. dwellings.

Applicant: Mr Matthew Hiles.

There were no public comments listed on the B&NES Council website relating to this application. A proposal was raised to support the application in principle subject to it being only two dwellings with the condition they are moved further back from the road, so they are more in line with the neighbouring properties. This proposal was seconded and voted on but not carried.

A subsequent proposal was made, objecting to the application for permission in principle for an infill residential development of 2 no. dwellings due to the development being within green belt and an extension of the village street scene. It was **resolved** to accept this proposal.

v. Reference: **23/01205/FUL**

Address: **27 Under Knoll**, Peasedown St John, Bath, BA2 8TY.

Proposal: Erection of a new extension following demolition of existing conservatory.

Applicant: Mr Ian Simms.

There were no public comments listed on the B&NES Council website relating to this application. Councillors did not raise any concerns regarding the application and so it was **resolved** that it be supported.

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 PL112i refers). No comments were raised.
- ii. Planning enforcement case ref. 22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill – No further updates had been received.
- iii. 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.

PL113 – 04/04/2023 Traffic Regulation Orders

Councillors noted the following Traffic Regulation Orders. The information to be posted to the Parish Council Facebook page and to the notice boards nearer to the closure dates. No formal comments to be submitted to Highways on this occasion.

- i. Temporary road closure at **Eckweek Lane** from the junction with Ashgrove extending for approximately 77 metres to its point outside property No. 4. Due to works to be executed on or near the road to enable Wales & West Utilities to lay a new gas service on **12th June 2023** for a maximum period of **7 days - THTTC3123**.
- ii. Temporary road closure at **Bridge Place Road, Camerton** from 62m southwest from 1 New Pit Cottages extending to 150m southwest from 1 New Pit Cottages. Due to works to be executed on or near the road to enable Wessex Water to carry out sewer renovation works to prevent pollution on **8th May 2023** for a maximum period of **7 days - THTTC3113**.
ALTERNATIVE ROUTE: Bridge Place Road – Camerton Hill – Skinners Hill – Under Tree Road – A367 Fosseway – Bath Road – Whitebrook Lane – Wick Lane - Bridge Place Road - Vice Versa.
- iii. Temporary road closure at **Carpenters Hill** from its junction with Church Road extending to its junction with New Buildings. Due to works to be executed on or near the road to enable Kelly to transfer wires from pole to pole on behalf of BT on **29th June 2023** for a maximum period of **2 days - THTTC3134**.
ALTERNATIVE ROUTE: New Buildings – Whitebrook Lane – Bath Road – Church Road – Vice Versa.

PL114 – 04/04/2023 Update on WECA Fund for WESTlocal

Councillors received an update on a new funding programme from West of England Combined Authority, called WESTlocal, with the aim to help communities design and run their own transport scheme in their area. The Clerk to share this information with all councillors and to post onto the Facebook page for residents. Any comments or feedback received to be reported back to the Committee.

PL115 – 04/04/2023 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.

PL116 – 04/04/2023

Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 2nd May 2023 at 8pm at Beacon Hall.

The meeting closed at 9.29pm

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

DRAFT

Appendix PL112i – Planning application updates received since the last Planning Committee meeting on 7th March 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
22/02674/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
22/02622/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
22/03938/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	Permitted	Subject to usual standard conditions and that the occupation of the rural workers dwelling shall be limited to a person solely or mainly working, within the equestrian enterprise and to any resident dependants. Also, conditions linked to lighting strategy; biodiversity; reserved matters.	PL112 – 04/04/2023

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
22/04841/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
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
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	Permitted	Subject to the usual standard conditions and those relating to wildlife protection measures; biodiversity gain and habitat management plans; and ecological compliance.	PL112 – 04/04/2023
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

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
23/00380/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	Support	Approve	Subject to the condition that the building permitted to be used as a dwellinghouse must remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.	PL112 – 04/04/2023
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	Pending Consideration	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	Support	Permitted	Subject to the usual standard conditions.	PL112 – 04/04/2023
22/02622/FUL	2 Fairfield Terrace, Peasedown St John	BA2 8HL	Revised Plans - 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	PL112 – 04/04/2023	TBC	Pending Consideration	TBC	TBC

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23/00946/CLEU	Parcel 0046, Carlingcott		Use of agricultural buildings for Animal Welfare purposes in relation to the keeping of Goats (Certificate of Lawfulness for an Existing Use).	Ms Deborah Sullivan	PL112 – 04/04/2023	TBC	Pending Consideration	TBC	TBC
23/01068/FUL	Parcel 0046, Carlingcott		Retrospective application to regularise the use of the agricultural buildings at The Goat Holding, Carlingcott.	Ms Deborah Sullivan	PL112 – 04/04/2023	TBC	Pending Consideration	TBC	TBC
23/01116/PIP	Land Adjacent to Greystones, Ashgrove, Peasedown St John		Permission in Principle for an infill residential development of 2 no. dwellings.	Mr Matthew Hiles	PL112 – 04/04/2023	TBC	Pending Consideration	TBC	TBC
23/01205/FUL	27 Under Knoll, Peasedown St John	BA2 8TY	Erection of a new extension following demolition of existing conservatory.	Mr Ian Simms	PL112 – 04/04/2023	TBC	Pending Consideration	TBC	TBC