



## 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 2<sup>nd</sup> May 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Gill Auld; Barbara Bailey; Mandy Clarke; Les Sprake; Kathy Thomas (Chair).  
Cllr. 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 requested the Parish Council investigate into blue badge holders parking as part of the Party in the Park road closure notice (minute PL122 – 02/05/2023 refers), as on previous occasions no provision was made for this, and residents were unable to park near to the site.

#### **PL117 – 02/05/2023                      Attendance Roll Call and Declarations of Interest**

An attendance roll call was undertaken and those present are detailed above.

In the interests of transparency, Cllr Mandy Clarke advised of a non-pecuniary interest in the fact she was acquainted with the applicant, Mr Peter Morgan, for planning application reference 23/01447/HPD.

#### **PL118 – 02/05/2023                      Apologies for Absence**

Cllr Les Sprake provided apologies for absence, at the meeting, on behalf of Cllr Audrey Gillard-Sprake due to a prior engagement. This apology was duly noted.

#### **PL119 – 02/05/2023                      Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 4<sup>th</sup> April 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 had contacted all those people who had submitted feedback and some of them had expressed an interest in joining the Advisory Panel to work together on taking the matter forward. The Swift bird boxes for the Primary School (minute PL093 – 07/02/2023 and minute C163 – 18/04/2023 refers) are currently in storage at the Parish Office. The boxes will be presented to the school at some point after the forthcoming election and the school will be advised they need to be installed as high as possible on the gable apexes of the main school building as swifts require height so that they can drop from their nests and take flight (all in accordance with the planning application documentation).

#### **PL120 – 02/05/2023                      Items for Urgent Report**

There were no items for urgent report.

**PL121 – 02/05/2023 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: **23/01371/FUL**

Address: **55 Naishes Avenue**, Peasedown St John, Bath, BA2 8TF.

Proposal: Erection of small extension to the side of the property behind the garage, enlarging an existing room to create a utility space, accessible from the kitchen.

Applicant: Ms Tresilla Gregory.

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**.

ii. Reference: **23/01447/HPD**

Address: **St Lea, Eckweek Road**, Peasedown St John, Bath, BA2 8EQ.

Proposal: Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 5.85 metres, 2) have a maximum height of 3.20 metres and 3) have eaves that are 3.20 metres high.

Applicant: Mr Peter Morgan.

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

It was noted that as the proposed development was at the rear of the property and because there is sufficient garden space to accommodate it, any impact would be minimal, therefore, Councillors did not raise any concerns and it was **resolved** the application be **supported**.

iii. Reference: **23/01444/FUL**

Address: **23 Wellow Lane**, Peasedown St John, Bath, BA2 8JQ.

Proposal: Conversion of loft with front and rear extension.

Applicant: Mr Lee Burnell.

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

Concerns were raised as to whether the proposed development exceeds 50% of the original dwelling footprint and as such breaches the associated development limits. It was suggested the Case Officer could confirm on this.

It was noted that no details had been provided on the colour of any of the external materials being used, in particular the cladding.

Councillors considered that they did not have sufficient information in order to determine the application and so it was **resolved** to request an extension on the comments deadline to enable those details to be supplied.

**8.57pm – Cllr Les Sprake left the meeting.**

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 PL121i refers). The following points were raised:

a. It was noted that the refusal decision for planning application reference: **22/01466/FUL at Skylark Farm, Braysdown Lane**, Peasedown St John for the proposed development of the siting of timber cabin for ten years for an agricultural worker has been **appealed**. The Informal Hearing for this has been scheduled for 17th May 2023 at 10.00am at the Bath Royal Literary and Scientific Institution. It was **resolved** that any councillor who wishes to attend the planning appeal hearing to represent Peasedown St John Parish Council should inform the Clerk accordingly. The Clerk to check the deadline date and advise all councillors. The Clerk to also reissue the Parish Council's comments on this application to the Planning Appeal Inspector.

b. It was noted that planning application reference 22/02622/FUL at 2 Fairfield Terrace, Peasedown St John for the proposed development of the Erection of new separate two storey dwelling etc. will be determined by B&NES Council Planning Committee at their meeting on Wednesday 7<sup>th</sup> June 2023 at 11am. The Clerk was instructed to include the matter on the agenda of the Annual Meeting of the Full Council to determine whether any Parish Councillor will attend this meeting representing Peasedown St John Parish Council. Due to time constraints, the Clerk to include

this as pre-reading for councillors to review and consider so that any interested councillors can inform the Clerk, prior to the meeting.

- c. It was acknowledged that the Parish Council has received a Community Infrastructure Levy payment of £2,593.93 in respect of the development in accordance with planning application reference 21/01428/FUL at Land Between Stowborough Cottages and Highfield Road and Greenlands Road.
- ii. **Planning enforcement** case ref. 22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill. The Planning & Enforcement Team Manager had sent an email stating the following:  
*'Yes, I've had some dialogue with the owner of the site and last week I met him on site to inspect and get up to date photos of the site. However unfortunately I haven't been able to convince him to comply with the notice voluntarily, and he has offered no good reason for not having done so already, so I am now writing up the paperwork to take this to court for a prosecution of the owner for failure to comply with the enforcement notice. Hopefully this will compel him to do so. I'll confirm when that is done and when we know when it is scheduled for court.'*
- 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.
- iv. It was noted that the Parish Council do not review any of the actual building developments following permission being granted, against what was agreed. Nor do the Parish Council check whether building works have actually commenced or if the permission lapsed. It was generally considered this would be good practice and that **developments should be reviewed on an ad-hoc basis** to note the finishes, materials used etc. as it was felt the information and feedback gleaned would assist with determining any new applications.

#### **PL122 – 02/05/2023 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.

- i. Temporary road closure at **French Close** for the entire length. Due to prevent obstruction during the Party in the Park Community Festival on **10<sup>th</sup> June 2023** between the hours of **11:30 to 19:00 – THTSC834**. It was **resolved** to instruct the Clerk to contact B&NES Council regarding the lack of disabled parking provision in the area for the Party in the Park Community Festival on 10<sup>th</sup> June 2023 and ask them to advise what disabled parking provisions are in place for this event.

#### **PL123 – 02/05/2023 Electric Vehicle Charging Points**

Councillors received an update on the WECA funded project to install public electric vehicle charging points within Peasedown St. John and the surrounding region. An email had been received from Dr. Alex Rowbotham (the Electric Vehicle Infrastructure Lead at B&NES Council) which stated the following:

*'The work to build electric charging points in Peasedown St John is dependent on accessing the Green Recovery Fund from WECA. At present the full business case we submitted at the end of 2022 is still awaiting sign off, having become the subject of some political wrangling between WECA and Bristol City Council. We've been told some headway has been made to resolve this issue. Meanwhile I have asked my Director at B&NES to voice concerns with WECA around this funding delay.*

*Other areas of work are progressing. B&NES legal team are reviewing the standard legal agreement provided through Revive Network office, which will need to be put in place with any landlords to the new chargers. National Grid (previously Western Power Distribution) are the regional distribution network operator, have been requested to visit the Greenland Road car park site to assess issues around supplying power to any chargers built there. The findings from National Grid will be critical informing the choice of Peasedown site.'*

The content was noted, and it was agreed to continue to remain in contact with Dr. Rowbotham for further updates.

#### **PL124 – 02/05/2023 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.

**PL125 – 02/05/2023**

**Date and Time of Next Meeting & Future Agenda Items**

Subject to approval at the Annual Meeting of the Full Council, the date of the next Planning Committee meeting will be Tuesday 6<sup>th</sup> June 2023 at 8pm.

The meeting closed at 9.33pm

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

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## Appendix PL121i – Planning application updates received since the last Planning Committee meeting on 4<sup>th</sup> April 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
23/01502/CLPU	Sunnyside, Oxney Place	BA2 8HH	Erection of new garage after demolition of existing garage (Certificate of Lawfulness for a Proposed Development).	Mr Steve Strickland	PL121 – 02/05/2023	Not Invited to Comment	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
22/02622/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	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

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
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
23/00408/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
23/00946/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	Support	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	Defer	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	C163 – 18/04/2023	Make No 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
23/01116/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	Object	Refused	The development would represent inappropriate development in the Green Belt. The development would represent inappropriate development outside of a defined housing development boundary.	PL121 – 02/05/2023
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	Support	Pending Consideration	TBC	TBC
23/01276/CLPU	10 Greenlands Road, Peasedown St John	BA2 8EZ	Conversion of existing integral garage into a sitting room (Certificate of Lawfulness of proposed Use).	Mrs Seng Pin White	PL121 – 02/05/2023	Not Invited to Comment	Pending Consideration	TBC	TBC
23/01371/FUL	55 Naishes Avenue, Peasedown St John	BA2 8TF	Erection of small extension to the side of the property behind the garage, enlarging an existing room to create a utility space, accessible from the kitchen.	Ms Tresilla Gregory	PL121 – 02/05/2023	TBC	Pending Consideration	TBC	TBC
23/01444/FUL	23 Wellow Lane, Peasedown St John	BA2 8JQ	Conversion of loft with front and rear extension.	Mr Lee Burnell	PL121 – 02/05/2023	TBC	Pending Consideration	TBC	TBC
23/01447/HPD	St Lea, Eckweek Road, Peasedown St John	BA2 8EQ	Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 5.85 metres, 2) have a maximum height of 3.20 metres and 3) have eaves that are 3.20 metres high.	Mr Peter Morgan	PL121 – 02/05/2023	TBC	Pending Consideration	TBC	TBC
23/01483/FUL	14 Underleaf Way, Peasedown St John	BA2 8SY	Residential extension above garage and interior remodelling.	Mrs Rebecca Harvey	TBC	TBC	Pending Consideration	TBC	TBC