



## 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 Meeting held on Tuesday 4<sup>th</sup> July 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Gill Auld; Mandy Clarke (Chair); Richard Clarke; John Ogilvie-Davidson (Vice-Chair); Les Sprake.

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**

There were not any members of the public present.

#### **PL014 – 04/07/2023                      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.

#### **PL015 – 04/07/2023                      Apologies for Absence**

Apologies for absence had been received from Cllrs Howard Hartley and Conor Ogilvie-Davidson due to work commitments. These apologies were duly noted.

#### **PL016 – 04/07/2023                      Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 6<sup>th</sup> June 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. A response from the website provider had been received about putting the planning log onto the website, however, the response was unsatisfactory so alternative options are being investigated. The photograph of Parish Councillors presenting the Swift bird boxes to the Primary School has now been taken and a press release is in the process of being published.

#### **PL017 – 04/07/2023                      Items for Urgent Report**

There were no items for urgent report.

#### **PL018 – 04/07/2023                      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: **23/02045/HPD**

Address: **79 Ashgrove**, Peasedown St John, Bath, BA2 8EG

Proposal: Prior approval request for a rear infill extension that would 1) extend beyond the rear wall of the original house by 5.5 metres, 2) have a maximum height of 3.50 metres and 3) have eaves that are 3.00 metres high.

Applicant: Mr Jamie Bryant.

There were no public comments listed on the B&NES Council website relating to this application. Councillors reviewed the plans that were available online, however, they appeared to be lacking. It was therefore **resolved** to request an extension on the comment deadline, owing to the fact that elevation plans had not been provided and thus insufficient information available to be able to make any opinions on the proposed development.

ii. Reference: **23/02335/TCA**

Address: **Woodborough Farmhouse, Woodborough Hill**, Peasedown St John, Bath, BA2 8LN  
Proposal: T1-Ash Tree-Pollard; T2-Ash Tree-Crown raise; T3-Ash Tree-Reduction and take back from house/roof; T4-Ash Tree-Lowest limb to be removed for tractor access; T5-Oak Tree-Crown raise and remove deadwood; T6-Beech Tree-Crown raise and prune in some of the sides.

Applicant: Mr Sam Hibbard.

There were no public comments listed on the B&NES Council website relating to this application. The plans were reviewed at the meeting, and it was noted that no trees were actually being removed; only pruned and removing deadwood, etc. It was also noted there were not any Tree Preservation Orders in place on the trees. It was therefore **resolved** to support the application.

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 PL018i refers). The following points were raised:
  - a. It was reported that despite objections and representation from the Parish Council, the B&NES Council Planning Committee approved planning application reference **22/02622/FUL** at **2 Fairfield Terrace** for the proposed development of the erection of new separate two storey dwelling etc. The Clerk was requested to contact Dave Dixon, B&NES Council Community Engagement Officer, to assist with obtaining some feedback on why, with so many objections, this application was still approved. The Parish Council Planning Committee need to have more understanding as to how this decision was made, so the advice can be applied to future applications.
  - b. A letter had been received from a resident regarding planning application reference **22/03938/FUL** at land at **Greenlands Road** for the erection of 51 homes, open space, landscaping, and all associated infrastructure. The letter advised that Curo plan to start work on site in April 2024 and asked that if the Parish Council obtain information on the Construction Management Plan for this development could it be shared with the residents' group for the area. The Clerk was requested to contact the resident to clarify on their questions and to contact Curo to request that a copy of the Construction Management Plan be shared with the Parish Council once it is written.
- ii. **Planning enforcement** case ref. 22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill. The Planning Enforcement Officer had provided the following update:

*'I am intending to bring prosecution proceedings against the owner for the failure to comply with the enforcement notice, but at the present time we do have limited legal resources and there are several more urgent prosecutions that we need to progress (we have two currently under way relating to grade 1 listed buildings, but we also have several others that are of higher priority for the reason that those breaches are causing more significant harm to the immediate living conditions of nearby residents).*

*I am keen to get this case resolved and as soon as we have the resources to progress this I will do so, and will let you know.'*

The Clerk was requested to obtain a realistic timeframe as to when this case may be taken forward so as to reduce having to chase up on a regular basis. It was also suggested for the Clerk to liaise with Dave Dixon, B&NES Council Community Engagement Officer to see if they can assist in moving this case up the priority list, especially considering it has been ongoing for approximately ten years.

- 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. Councillors had not identified any **actual building developments** they considered required review following permissions granted.

**PL019 – 04/07/2023                      Local Planning Policy**

Councillors received an update on preparations for the new Local Plan for Bath & North East Somerset up to 2042. An invitation had been received to the second Somer Valley Area workshop due to be held on 26<sup>th</sup> July 2023 at 4.30pm at Midsomer Norton.

Due to venue limitations only one representative from each parish is permitted to attend. It was noted that Cllr Kathy Thomas attended the last session. It was suggested that for continuity purposes, it may be beneficial that Cllr Thomas attend the second session and report back to the Committee. The Clerk to check with Cllr Thomas if she is able to attend, if not, Cllr John Ogilvie-Davidson volunteered to attend instead.

**PL020 – 04/07/2023                      WECA - Somer Valley Transport Links Project**

Councillors received an update on the West of England Combined Authority consultation ‘Somer Valley Links’ project. The proposals for Peasedown St John include:

- Improved bus stops.
- Extended bus lanes and improved junctions (with a roundabout at the Radstock entrance to the village).
- New cycling and walking routes.
- Mobility hub - where people can switch between different types of transport easily.

It was noted that there is a webinar on Thursday 6<sup>th</sup> July 2023 at 6.30pm until 7.30pm which councillors are encouraged to attend. There are also drop in events during July at Radstock, Bath and Farrington Gurney. It was agreed that councillors would find out more information from the webinar etc., possibly complete the survey in a personal capacity, and then be better informed to discuss the matter again at the next Planning Committee meeting on 1st August 2023 to determine as to whether to make a formal comment on behalf of the Parish Council, prior to the consultation deadline on 6th August 2023.

In the meantime, the Clerk to issue the webinar link and details of the drop-in sessions to all councillors and share with residents on notice boards and Facebook etc.

**PL021 – 04/07/2023                      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.

**PL022 – 04/07/2023                      Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 1<sup>st</sup> August 2023 at 8pm at Beacon Hall.

The Clerk was requested to include an update on the process for councillors nominating a substitute when they know they know in advance they will be unable to attend a meeting.

The meeting closed at 9.03pm

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

**Appendix PL018i – Planning application updates received since the last Planning Committee meeting on 6<sup>th</sup> June 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	Permitted	<p>Subject to the usual standard conditions and those relating to:</p> <p>2 Wildlife Protection and Enhancement Scheme - No development shall take place until full details of a Wildlife Protection and Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority (LPA).</p> <p>3 Implementation of Wildlife Scheme - Within 6 months of completion of the development a brief statement confirming and demonstrating, using photographs, completion and implementation of the Wildlife Protection and Enhancement Scheme in accordance with approved details, has been submitted to and approved in writing by the LPA.</p> <p>4 External and Internal Lighting - Any new internal lighting shall comply with the approved Internal Lighting Strategy produced by Dolman dated 6th February 2023. No internal lighting in west-facing rooms or new external lighting shall be installed until full details of the proposed lighting design have been submitted to and approved in writing by the LPA.</p> <p>5 Highway Works - No occupation of the development shall commence until the highway works shown on drawing number 3917-01 Rev C has been provided. There shall be no on-site obstruction exceeding 600mm above ground level within the visibility splay. The visibility splay shall be retained permanently thereafter.</p> <p>6 Drainage - Prior to the commencement of any works on site, details of the provision for the sustainable disposal of surface water within the site, so as to prevent its discharge onto the public highway, shall be submitted to the LPA, and fully implemented to the satisfaction of the LPA.</p>	PL018 - 04/07/2023

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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	Permitted	<p>7 Electric Vehicle Charging Points (EVCP) - No building or use shall be occupied or use commenced until details of the total number of car parking spaces, the number, type, location, means, of operation and a programme for the installation and maintenance of EVCP and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the LPA prior to construction of the above groundworks. The EVCP as approved shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development.</p> <p>8 Solar Panels - No occupation of the dwelling hereby approval shall commence until details of solar panels have been submitted to and approved in writing by the LPA. The solar panels approved shall be implemented prior to the occupation of the dwelling.</p> <p>9 Materials - Submission of Materials Schedule - No construction of the external walls of the development shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, has been submitted to and approved in writing by the LPA.</p> <p>10 SCR6 Residential Properties - Prior to occupation of the development hereby approved, the tables as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document shall be completed in respect of the completed development and submitted to and approved in writing by the LPA.</p> <p>11 Rainwater Harvesting - No occupation of the approved dwellings shall commence until a scheme for rainwater harvesting or other methods of capturing rainwater for use by residents (e.g. Water butts) has been submitted to and approved in writing by the LPA. The development shall thereafter be constructed in accordance with the approved details.</p> <p>12 Water Efficiency (Compliance) - The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.</p>	PL018 - 04/07/2023

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	Withdrawn	Some queries awaiting a response from the applicant. The application has been unactive for longer than 6-months and so is permitted to be closed by the Local Authority. The applicant to commence a new application if they wish to continue.	PL018 - 04/07/2023
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
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
22/05075/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	Permitted	<p>Subject to the usual standard conditions and those relating to:</p> <p>2 Wildlife Mitigation Scheme - The development shall be carried out only in accordance with the recommendations as detailed in Section 6 of the approved Preliminary Bat Roost Assessment provided. All such measures shall be adhered to retained and maintained thereafter for the purpose of wildlife conservation.</p> <p>3 External Lighting - No new external lighting shall be installed without full details of proposed lighting design being first submitted to and approved in writing by the Local Planning Authority.</p> <p>4 Materials - No construction of the external walls of the development shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>5 Ancillary Use - The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 4 Braysdown Yard and shall not be occupied as an independent dwelling unit.</p>	PL018 - 04/07/2023
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	Permitted	<p>Subject to the usual standard conditions and those relating to:</p> <p>a) Soft landscaping - Within 3 months, full details of soft landscape proposals and programme of implementation shall be submitted to and approved by the Local Planning Authority and be fully implemented in the next planting season.</p> <p>b) The entrance gates erected shall be hung to open away from the highway only, and shall be retained and maintained thereafter for the duration of use in the interest of highway safety.</p>	PL018 - 04/07/2023

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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	Permitted	See Above	PL018 - 04/07/2023
23/01315/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) (Resubmission).	Mr Barry and Mrs Carol Cox	PL008 – 06/06/2023	Object	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	Support	Permitted	Subject to the usual standard conditions.	PL018 - 04/07/2023
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	Not Determined	Withdrawn	Requested by applicant.	PL018 - 04/07/2023
23/01483/FUL	14 Underleaf Way, Peasedown St John	BA2 8SY	Residential extension above garage and interior remodelling.	Mrs Rebecca Harvey	PL008 – 06/06/2023	Support	Permitted	Subject to the usual standard conditions.	PL018 - 04/07/2023
23/01502/CLPU	Sunnyside, Oxney Place, Peasedown St John	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	Lawful	The proposal complies with Schedule 2, Part 1, Class E and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such is found Lawful.	PL018 - 04/07/2023



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
23/01827/FUL	Foxcote Cottage, Springfield, Peasedown St John	BA2 8HW	Erection of a single storey porch extension and first floor rear extension.	Miss Antonella Vick	PL008 – 06/06/2023	Support	Pending Consideration	TBC	TBC
23/01886/CLPU	101 Under Knoll, Peasedown St John	BA2 8TY	Provision of a new roof window to front elevation and a rear loft conversion.	Nick Meredith	PL008 – 06/06/2023	Not Invited to Comment	Pending Consideration	TBC	TBC
23/02045/HPD	79 Ashgrove	BA2 8EG	Prior approval request for a rear infill extension that would 1) extend beyond the rear wall of the original house by 5.5 metres, 2) have a maximum height of 3.50 metres and 3) have eaves that are 3.00 metres high.	Mr Jamie Bryant	PL018 - 04/07/2023	TBC	Pending Consideration	TBC	TBC
23/02335/TCA	Woodborough Farmhouse, Woodborough Hill	BA2 8LN	T1-Ash Tree-Pollard T2-Ash Tree-Crown raise T3-Ash Tree-Reduction and take back from house/roof T4-Ash Tree-Lowest limb to be removed for tractor access T5-Oak Tree-Crown raise and remove deadwood T6-Beech Tree-Crown raise and prune in some of the sides.	Mr Sam Hibbard	PL018 - 04/07/2023	TBC	Pending Consideration	TBC	TBC