



## 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

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### **Minutes of the Planning Committee Meeting held on Tuesday 5<sup>th</sup> September 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Mandy Clarke (Chair); Richard Clarke; Howard Hartley; John Ogilvie-Davidson (Vice-Chair).  
Cllr. Conor Ogilvie-Davidson was also present at the meeting, in his capacity as Vice-Chair of Full Council.  
As the Committee was quorate, he did not utilise his voting rights.

#### **In attendance:**

Tanya West – Parish Clerk & RFO.

B&NES Council Planning Officer, George Blanchard.

#### **Public Session**

There were not any members of the public present.

#### **PL034 – 05/09/2023 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.

#### **PL035 – 05/09/2023 Apologies for Absence**

Apologies for absence had been received from Cllr Gill Auld due to family commitments; Cllr Jonathan Rich due to illness and Cllr Les Sprake due to being away. These apologies were duly noted.

#### **PL036 – 05/09/2023 Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 1<sup>st</sup> August 2023 had not been circulated in the pre-reading; their approval was therefore deferred until the next meeting.
- ii. The Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting; most outstanding items were included on the agenda for discussion.

#### **PL037 – 05/09/2023 Items for Urgent Report**

It was reported that B&NES Council has extended the emergency temporary path closure on Public Footpaths BA4/40 & BA19/1 near Carlingcott Mill, Camerton/Peasedown St John. The closure is required because of the likelihood of danger to the public - namely the danger caused by a broken support on a footbridge. The emergency closure will now last until 28 September 2023 and thereafter because the footbridge is expected to take longer than this to repair/replace.

In accordance with Standing Order 10.a.vi, it was **resolved** to amend the order of the agenda to bring forward item '*PL039 – 05/09/2023 Neighbourhood Plans*' to enable B&NES Council officer, George Blanchard, to address the Council earlier in the meeting so he could leave afterwards.

**PL039 – 05/09/2023 Neighbourhood Plans**

Councillors received a presentation from B&NES Council Planning Officer, George Blanchard, on Neighbourhood Plans, explaining the process involved, benefits of having a plan, pitfalls, and issues to look out for, alongside funding opportunities (a copy of the slides can be found as appendix PL039i). The presentation was followed by a brief question-and-answer session.

**PL038 – 05/09/2023 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: **23/02947/FUL**  
Address: **79 Ashgrove**, Peasedown St John, Bath, BA2 8EG  
Proposal: Erection of a single storey flat roof rear extension; widening of existing rear dormer window.  
Applicant: Mr Jamie Bryant.  
There were no public comments listed on the B&NES Council website relating to this application. It was noted that the proposed development was at the rear of the property and did not appear to have any impact on neighbouring properties. As no concerns were raised it was **resolved** to support the application.
  - ii. Reference: **23/03012/FUL**  
Address: **The Den, 65A Church Road**, Peasedown St John, Bath, BA2 8AB  
Proposal: Conversion of existing garden room to Granny Annex.  
Applicant: Mr L Denner.  
There were no public comments listed on the B&NES Council website relating to this application. The plans were reviewed and discussed; however, it was **resolved** not to make any comment on this 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 PL038i refers). The following points were raised:
    - a. It was noted that B&NES Council approved planning application reference **23/02120/FUL** at 58 Wellow Mead, even though there were insufficient parking spaces for a dwelling of 4 bedrooms as it was not considered to represent a severe impact on highway safety, also, that under Local Planning Policy, garages no longer represent a parking space and as such, there would be no loss of parking as a result of the proposed development.
  - ii. **Planning enforcement** case ref. 22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill. The Clerk advised she had contacted Dave Dixon, B&NES Council Community Engagement Officer to see if he can assist in moving this case up the priority list. As yet, no reply 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.
  - iv. Councillors had not identified any **actual building developments** they considered required review following permissions granted.

**PL040 – 05/09/2023 WECA - Somer Valley Transport Links Project**

No updates had been received or were available regarding the West of England Combined Authority consultation 'Somer Valley Links' project.

**PL041 – 05/09/2023 WECA - Big choices on transport between Bath and Bristol**

Councillors received an update on the proposals for sustainable travel and transport options along the A4 corridor as a project being delivered by the West of England Combined Authority in close partnership with Bath & North East Somerset Council, and other partners.

As the questions were generally tailored to individuals, it was agreed that the Parish Council should not submit a formal response to this consultation but for councillors to respond on an individual basis if they so wished. The Clerk to circulate the relevant links/information to all councillors and to share on Facebook for residents. The closing date for comment is 1st October 2023.

**PL042 – 05/09/2023                      Electric Vehicle Charging Points**

The Clerk reported that she had contacted Dr Alex Rowbotham twice since the last meeting offering to publish an article in the Parish Council newsletter to help obtain feedback from residents regarding their preferred location for the installation of the public electric vehicle charging points (Beacon Hall car park or Greenlands Road car park).

A response was still awaited. If there was no further response it was suggested to include something in the winter newsletter anyway as it need only be a simple summary.

**PL043 – 05/09/2023                      Review of New Actions**

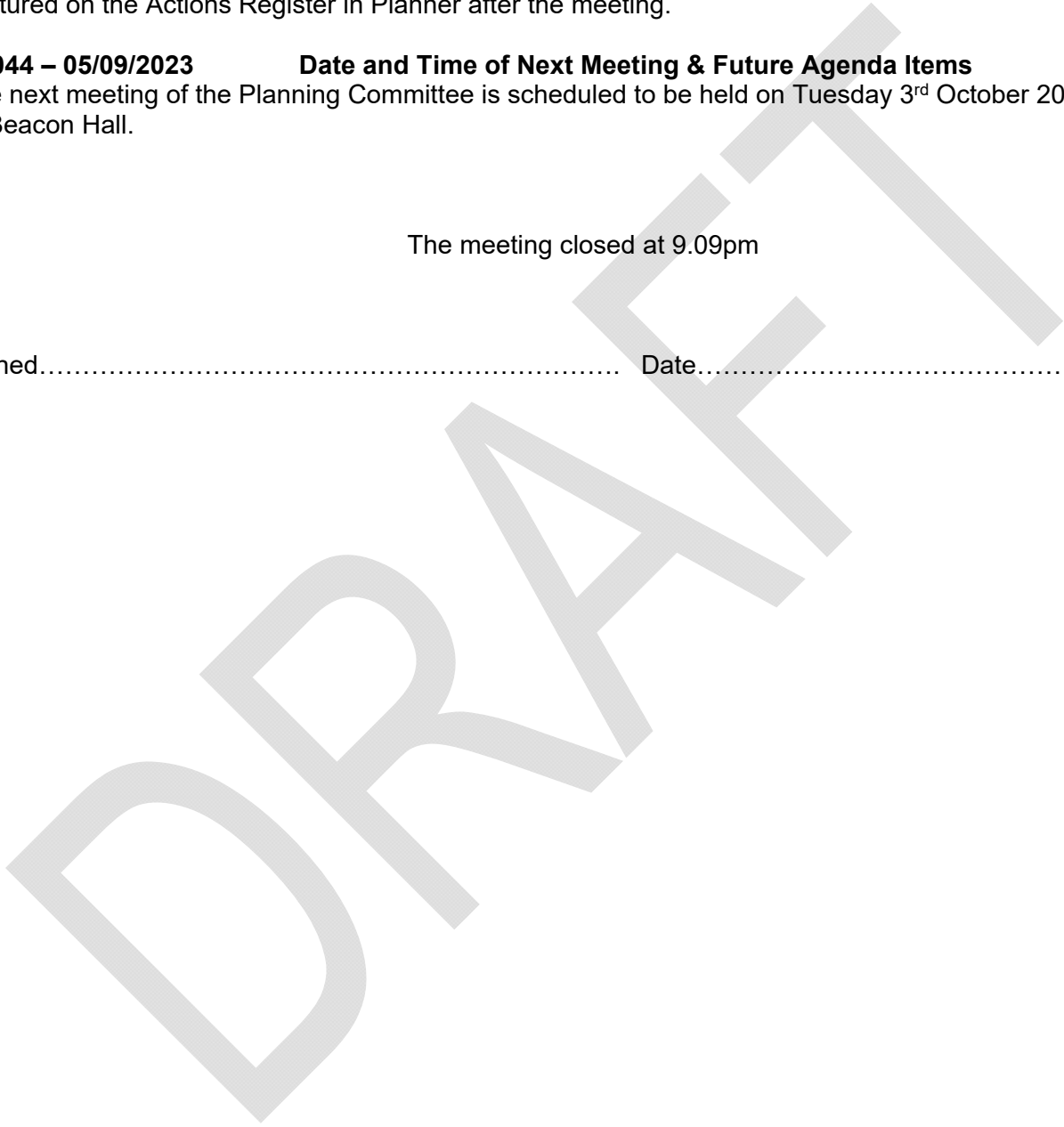
The Clerk provided a summary of the new actions generated from the meeting and advised they would be captured on the Actions Register in Planner after the meeting.

**PL044 – 05/09/2023                      Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 3<sup>rd</sup> October 2023 at 8pm at Beacon Hall.

The meeting closed at 9.09pm

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



**Appendix PL038i – Planning application updates received since the last Planning Committee meeting on 1<sup>st</sup> August 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
22/03938/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
23/01738/CLPU	40 Morgan Way, Peasedown St John	BA2 8TT	Creation of dropped kerb (Certificate of Lawfulness for a Proposed Development).	Miss Sara Jeffery	PL027 - 01/08/2023	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
23/02120/FUL	58 Wellow Mead, Peasedown St John	BA2 8SB	Installation of window to front elevation to replace garage door. Conversion of internal garage to bedroom.	Milena Streater	PL027 - 01/08/2023	Make No Comment	Permitted	<p>Subject to the usual standard conditions.</p> <p>The delegation report states: It should be noted that in line with local planning policy, garages no longer represent a parking space and as such, there would be no loss of parking as a result of the development. The dwelling currently has 1no. parking space to the front of the dwelling, and would become a 4 bedroom dwelling as a result of the proposed development. The Transport and Development SPD outlines that a 4-bedroom dwelling requires 2no. parking spaces. There would be a shortfall of one parking space when compared to policy; this would not be considered to represent a severe impact on highway safety; paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe. As such, it is not considered that a refusal could be sustained on highways grounds in this instance.</p>	PL038 – 05/09/2023
23/02335/TCA	Woodborough Farmhouse, Woodborough Hill, Peasedown St John	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	Support	No Objection	Proposed works to be completed within 2 years. No other conditions.	PL038 – 05/09/2023

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
23/02527/TPO	Tesco Express, Bath Road, Peasedown St John	BA2 8DN	5 no. Sycamore trees reduce by 2 metres.	Tesco	PL027 - 01/08/2023	Support	Withdrawn	Requested by applicant.	PL038 – 05/09/2023
23/02600/FUL	Braysdown Manor, Woodborough Hill	BA2 8LN	Erection of a detached, single storey, 2-bay garage with attached gym and storage room, and associated works.	Mr Rob Young	PL027 - 01/08/2023	Comment Only	Pending Consideration	TBC	TBC
23/02947/FUL	79 Ashgrove, Peasedown St John	BA2 8EG	Erection of a single storey flat roof rear extension; widening of existing rear dormer window.	Mr Jamie Bryant	PL038 – 05/09/2023	TBC	Pending Consideration	TBC	TBC
23/03012/FUL	The Den, 65A Church Road, Peasedown St John	BA2 8AB	Conversion of existing garden room to Granny Annex.	Mr L Denner	PL038 – 05/09/2023	TBC	Pending Consideration	TBC	TBC
23/03157/COND	Parcel 0046, Carlingcott		Discharge of condition 2 of application 23/01068/FUL (Retrospective application to regularise the use of the agricultural buildings at The Goat Holding, Carlingcott.)	Ms Deborah Sullivan	PL038 – 05/09/2023	Not Invited to Comment	Pending Consideration	TBC	TBC

## Neighbourhood Plans

Process involved, benefits of having a plan, pitfalls, and issues to look out for, alongside funding opportunities.



1



**A Neighbourhood Plan is a document that sets out planning policies for a local area. It can influence the use of land, the type of buildings that can be built, and the design of new developments.**

2

### Process of Neighbourhood Planning

**1**

**Preparation**

Identify your area and set up a neighbourhood forum of interested parties, including residents, businesses, and other stakeholders.

**2**

**Draft Plan**

Gather evidence, consult your community, and write a draft plan that includes your community's priorities, policies, and proposals.

**3**

**Submission/ Examination**

Submit your plan to the local council for examination before an independent examiner scrutinises it to ensure it meets various criteria.

**4**

**Referendum**

If approved, the plan goes on for public referendum. If accepted, it becomes part of the development plan that guides the future of your neighbourhood.

3

### Benefits of Having a Neighbourhood Plan



**Influence development**

Shape the design, use, and character of development by creating a shared vision that reflects your community's needs and aspirations.



**Empowerment**

Empower your community to take control over the planning process and create a sense of ownership in the future of your neighbourhood.



**Community Infrastructure Levy (CIL) Payments**

In areas with a made neighbourhood plan 25% of the levy collected from development within the Neighbourhood area (normally 15%)

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## Pitfalls of Neighbourhood Planning

- 1 Time-consuming**  
The neighbourhood planning process can be lengthy, taking up to 2 to 3 years to complete (sometimes longer!).
- 2 Complex**  
Understanding the technical elements of planning policy can be challenging, requiring specialist skills and expertise.
- 3 Overcomplication**  
Creating overly complex plans with too many goals and initiatives can overwhelm resources and hinder successful implementation.
- 4 Duplication**  
Common to want to include all policy areas but better to keep a neighbourhood plan for local issues and avoid duplicating National or Local Policy (see also overcomplication).
- 5 Expensive**  
Creating a neighbourhood plan can come at a significant cost which needs to be budgeted for to avoid finances becoming a pitfall.
- 6 Lack of community engagement**  
A lack of community involvement can be a pitfall in itself, resulting in plans that do not reflect the community's needs.

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## Issues to Look Out For During Neighbourhood Planning

### Understanding of planning policy

Lack of awareness of existing policies and what planning policy can influence.

### Unresolved disputes

Heated disagreements between different stakeholders who can't find common ground in the planning process.

### Council/political intervention

Local councils can overrule a neighbourhood plan that they don't agree with, so it is essential to understand their policies and priorities.

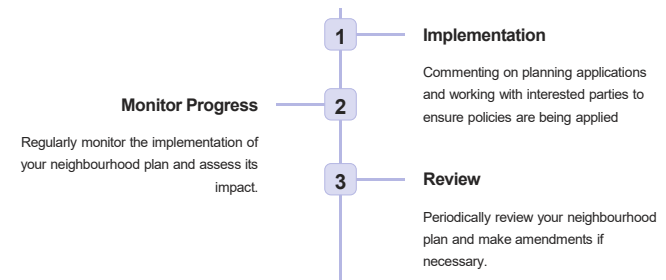
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## Funding Opportunities for Neighbourhood Planning

Funding source	Provider	Amount
Neighbourhood Planning Support Fund	Ministry of Housing, Communities and Local Government (administered by Locality)	Up to £9,000 for eligible groups in rural areas and up to £15,000 for those in urban areas.

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## Implementation of a Neighbourhood Plan



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## Success Stories of Neighbourhood Planning



### Chew Valley

Seven parishes decided to develop a joint neighbourhood plan called the Chew Valley Area neighbourhood plan.



### Freshford and Limpley Stoke

Policies to improve Memorial Hall as a hub for both villages. Plan followed up by successful Community Right to Build Order, permitting the development



### Westfield

Aimed to help shape future development and create greater community involvement. Public engagement led to the community seeking to protect green spaces that they valued.