



## 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

---

### **Minutes of the Planning Committee Meeting held on Tuesday 3<sup>rd</sup> October 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Mandy Clarke (Chair); Howard Hartley; John Ogilvie-Davidson (Vice-Chair); Les Sprake.

#### **In attendance:**

Tanya West – Parish Clerk & RFO.

#### **Public Session**

There was one member of the public present regarding planning application ref. 23/03414/FUL for 4 Ecweek Lane but they did not wish to say anything.

#### **PL045 – 03/10/2023 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.

#### **PL046 – 03/10/2023 Apologies for Absence**

Apologies for absence had been received from Cllr Gill Auld due to being away; Cllr Richard Clarke due to being unwell; Cllr Conor Ogilvie-Davidson due to work commitments and Cllr Jonathan Rich due personal commitments. These apologies were duly noted.

#### **PL047 – 03/10/2023 Minutes & Actions**

- i. The minutes of the Planning Committee meetings held on 1<sup>st</sup> August 2023 and those held on 5<sup>th</sup> September 2023 had been written up but had not been circulated in the pre-reading in sufficient time for them to be reviewed prior to the meeting. It was therefore agreed to defer their approval 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; aside from the pending planning application most items were already included on the agenda for discussion.

#### **PL048 – 03/10/2023 Items for Urgent Report**

There were no items for urgent report.

#### **PL049 – 03/10/2023 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: **23/03337/FUL**  
Address: **112 Wellow Lane**, Peasedown St John, Bath, BA2 8JS  
Proposal: Conversion of loft with two small bonnet dormers to the side elevation.  
Applicant: Mr Mark Keen.  
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.

- ii. Reference: **23/03414/FUL**  
 Address: **4 Eckweek Lane**, Peasedown St John, Bath, BA2 8PH  
 Proposal: Erection of a first-floor rear extension and raise roof of rear bedroom. Erection of a new detached garage to follow demolition of existing garage.  
 Applicant: Mr and Ms Nigel and Nichola Clutten and Sheridan Smith.  
 There were no public comments listed on the B&NES Council website relating to this application. It was noted that the proposed development is all at the rear of the property and so would have very limited impact on the street scene as most of it cannot be seen from the road. It was also considered to have minimal impact on neighbouring properties and as such it was **resolved** to support the application.
- iii. Reference: **23/03551/FUL**  
 Address: **Braysdown Lodge, Woodborough Hill**, Peasedown St John, Bath, BA2 8LN  
 Proposal: Conversion of storage and office building to single storey residential dwelling.  
 Applicant: Young's Roofing Ltd.  
 There were no public comments listed on the B&NES Council website relating to this application. Concerns were raised that previous applications for the site were to create structures for storage, however, this proposed development would result in a significant loss of storage, the reasons for which have not been addressed. It was also noted that the proposed dwelling is outside of the housing development boundary and if a request to build a new house, as opposed to a conversion, was submitted for this site, it would likely be rejected, consequently a change of use should be viewed in the same way. On this basis it was **resolved** to object to 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 PL049i refers). The following points were raised:
    - a. It was noted that B&NES Council had now approved planning application reference **22/03938/FUL** for the erection of 51 homes at land between Hillside View and Greenlands Road which was subject to numerous conditions [a copy of the 12-page decision notice document listing all the conditions was circulated to councillors as pre-reading]. The Clerk was asked to contact B&NES Council and Curo to obtain a copy of the Construction Management Plan which must be signed off prior to works commencing.
  - ii. **Planning enforcement** case ref. 22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill. No further updates had been received; the Clerk was requested to continue to chase the matter for escalation.
  - 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.

**PL050 – 03/10/2023                      Neighbourhood Plans**

Following the presentation at the last meeting, B&NES Council Planning Officer had forwarded further information regarding Neighbourhood Plans. This had been circulated to councillors for information and it was discussed as to whether there was any appetite for establishing a Neighbourhood Plan. Cllr Howard Hartley commented that in the near future the Parish Council will need to establish a Green Strategy, also an Emergency Plan, both of which would link into a Neighbourhood Plan. However, from the presentation and subsequent information provided, a Neighbourhood Plan is likely to be very expensive and very time consuming. Also, that the Parish Council does not have sufficient resource at the current time to undertake the works and so would likely end up having to pay a consultant, which would likely cost in the region of £20k, which at the present time could be better spent elsewhere. It was therefore **resolved** not to undertake a Neighbourhood Plan in the near term, but to consider it again in the future.

**PL051 – 03/10/2023                      Parish Highways Strategy Review**

Following the decision made regarding Neighbourhood Plans, next steps for a holistic parish highways strategy review was considered. It was agreed that this should be taken forward as a future project with

clear definitions as to what issues it aims to address. It was thought that Cllr Gill Auld may wish to take this forward, in her absence the Clerk to speak with her to determine if she is happy to do so. Cllr Howard Hartley said he was willing to support and work with her on the project.

**PL052 – 03/10/2023                      Public Right of Way BA19/22 Skylark Farm**

Councillors received notice of a public footpath diversion order (under Section 119 of the Highways Act 1980) for Public Footpath BA19/22, Skylark Farm, Peasedown St John, and reviewed the information provided in relation to the submission to the Secretary of State for Environment, Food and Rural Affairs for determination. It was **resolved** to forward onto the Inspector, the comments previously raised by the Parish Council in support of this footpath diversion.

**PL053 – 03/10/2023                      Electric Vehicle Charging Points**

A report had been received from Dr. Alex Rowbotham (Electric Vehicle Infrastructure Lead) regarding the installation of public electric vehicle charging points within Peasedown St. John. The report advised that funding for the project has been further delayed whilst WECA address some legal concerns. Funding is now scheduled to come through in November 2023 at the earliest. In the meantime, progress on site selection is being undertaken.

This was discussed and it was felt sensible to continue to proceed with including an article in the winter issue of the Parish Council newsletter but ensuring that it specifies the project is subject to the funding being received.

**PL054 – 03/10/2023                      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.

**PL055 – 03/10/2023                      Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 7<sup>th</sup> November 2023 at 8pm at Beacon Hall.

The meeting closed at 9.08pm

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

**Appendix PL049i – Planning application updates received since the last Planning Committee meeting on 5<sup>th</sup> September 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	Subject to the usual standard conditions and many others including those relating to retaining structures, hard and soft landscaping, construction management, highway works, pedestrian access, dwelling access, bicycle storage, travel plans, trees, lighting, risk, biodiversity, water, etc. The full 12-page document can be found in Teams under the meeting date or the application reference.	PL049 - 03/10/2023
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	Lawful	<i>The proposals are lawful under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.</i>	PL049 - 03/10/2023

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
23/02600/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	Permitted	Subject to the usual standard conditions and that relating to landscaping. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme of implementation agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of 10 years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the current or first available planting season with other trees or plants of species, size and number as originally approved unless the Local Planning Authority gives its written consent to any variation. All hard and soft landscape works shall be retained in accordance with the approved details for the lifetime of the development.	PL049 - 03/10/2023
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	Support	Permitted	Subject to the usual standard conditions.	PL049 - 03/10/2023
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	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
23/03157/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	Condition Discharged	Within 3 months of the date of this permission, full details of soft landscape proposals and programme of implementation shall be submitted to and approved by the Local Planning Authority.	PL049 - 03/10/2023
23/03337/FUL	112 Wellow Lane	BA2 8JS	Conversion of loft with two small bonnet dormers to the side elevation.	Mr Mark Keen	PL049 – 03/10/2023	TBC	Pending Consideration	TBC	TBC
23/03414/FUL	4 Eckweek Lane	BA2 8PH	Erection of a first-floor rear extension and raise roof of rear bedroom. Erection of a new detached garage to follow demolition of existing garage.	Mr and Ms Nigel and Nichola Clutten and Sheridan Smith	PL049 – 03/10/2023	TBC	Pending Consideration	TBC	TBC
23/03551/FUL	Braysdown Lodge, Woodborough Hill	BA2 8LN	Erection of a first-floor rear extension and raise roof of rear bedroom. Erection of a new detached garage to follow demolition of existing garage.	Young's Roofing Ltd.	PL049 – 03/10/2023	TBC	Pending Consideration	TBC	TBC