



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 7th November 2023 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

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

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.

Public Session

There were not any members of the public present.

PL056 – 07/11/2023 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.

PL057 – 07/11/2023 Apologies for Absence

Apologies for absence had been received from Cllr Jonathan Rich due personal commitments. This apology was duly noted.

PL058 – 07/11/2023 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 1st August 2023 had not been circulated in the pre-reading due to technical issues with the Clerk's computer. However, Cllr John Ogilvie-Davidson advised that he had read the section detailing the planning applications considered at that meeting (minute PL027 – 01/08/2023 refers) and noted they were correct. The Clerk to ensure the full document is made available for sign off at the next meeting.
- ii. The minutes of the Planning Committee meeting held on 5th September 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.
- iii. The minutes of the Planning Committee meeting held on 3rd October 2023 had been circulated in advance of the meeting; it was noted that the member of the public present at the meeting was actually in attendance regarding planning application ref. 23/03551/FUL for Braysdown Lodge, and not ref. 23/03414/FUL for 4 Ecweek Lane as recorded. With this amendment, it was **resolved** that they be accepted as a true and correct record of that meeting and were signed by the Chair accordingly.
- iv. The Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting; this included that the task to publish the planning log onto the Parish Council website could be incorporated into the possible future project of upgrading the website.

8.26pm – Cllr Conor Ogilvie-Davidson joined the meeting.

PL059 – 07/11/2023 **Items for Urgent Report**

There were no items for urgent report.

PL060 – 07/11/2023 **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: **23/03620/FUL**

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

Proposal: Conversion of loft with front and rear extension (Resubmission).

Applicant: Mr Lee Burnell.

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

It was noted that this application was a resubmission of a previous similar application which was withdrawn and the differences between the two applications were reviewed at the meeting.

It was considered that this revised application was more in keeping with the street scene, with other nearby properties having a similar extension to the front of the property.

It was therefore **resolved** to support the application.

ii. Reference: **23/03774/FUL**

Address: **Sulis Hospital Bath**, Foxcote Avenue, Peasedown St John, Bath, BA2 8SQ

Proposal: Erection of single storey extension, with roof top plant, landscaping, and associated infrastructure (to create Sulis Orthopaedic Elective Centre)

Applicant: Royal United Hospitals Bath.

There was one public comment listed on the B&NES Council website relating to this application, which objected to the application on the basis of an overbearing nature of the proposed development and issues with parking availability.

The plans were discussed, and it was resolved to support the application with the comment that the applicant is encouraged to purchase/rent an additional vacant plot within the Bath Business Park to provide some additional parking and address some of the concerns raised regarding parking.

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 PL060i refers). The following points were raised:

a. It was noted that planning application ref. **22/04841/FUL** for the erection of three one-bedroom flats and associated works at Peasedown Charcoal Grill And Pizza, 11 Bath Road was still pending decision and had been since January 2023. The Clerk to follow up with the Case Officer on why this application is still outstanding.

b. The Clerk was still awaiting a copy of the Construction Management Plan from Curo or B&NES Council for the approved development reference **22/03938/FUL** for the erection of 51 homes at land between Hillside View and Greenlands Road.

c. The Clerk was requested to include an update from Vistry Group plc as a standard agenda item to ensure any progress updates are included on their proposals for land south-west of Peasedown St John as part of the B&NES Council Call for Sites under the new Local Plan.

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 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.

PL061 – 07/11/2023 **Parish Highways Strategy Review**

At the last meeting it was suggested that Cllr Gill Auld may wish to take forward the holistic parish highways strategy review as a project for the new financial year. The Clerk to share the information obtained to date with Cllr Auld in order that she can decide on this matter. Councillors to be updated in due course.

PL062 – 07/11/2023 Electric Vehicle Charging Points

It was reported that a short article had been included in the winter issue of the Parish Council newsletter asking residents for their feedback on whether they think the public electric vehicle charging points should be installed at Greenlands Road car park or at Beacon Hall car park.

The Clerk advised she had sent an email to Dr. Alex Rowbotham (Electric Vehicle Infrastructure Lead) asking for a progress update of the installation of public electric vehicle charging points within Peasedown St. John as part of a West of England Combined Authority funded project. Although he had read the email, no response has been forthcoming.

Cllr Gill Auld advised that she was currently investigating into obtaining funding from WECA for solar panels to be installed at Beacon Hall, and the application suggests that electric vehicle charging points are installed at locations where WECA funded solar panels are installed so they can utilise the energy generated from them. It was acknowledged that this may help to determine which site is selected.

PL063 – 07/11/2023 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.

PL064 – 07/11/2023 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 5th December 2023 at 8pm at Beacon Hall.

The meeting closed at 8.54pm

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

Appendix PL060i – Planning application updates received since the last Planning Committee meeting on 3rd October 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
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	Permitted	Subject to the usual standard conditions and that the development shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Den, 65A Church Road and shall not be occupied as an independent dwelling unit. The development is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers contrary to Policy D6.	PL060 – 07/11/2023
23/03337/FUL	112 Wellow Lane, Peasedown St John	BA2 8JS	Conversion of loft with two small bonnet dormers to the side elevation.	Mr Mark Keen	PL049 – 07/11/2023	Make No Comment	Pending Consideration	TBC	TBC
23/03414/FUL	4 Eckweek Lane, Peasedown St John	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 Clutton and Sheridan Smith	PL049 – 07/11/2023	Support	Permitted	Subject to the usual standard conditions and that all external walling and roofing materials to be used shall match those of the existing building.	PL060 – 07/11/2023

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
23/03551/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 – 07/11/2023	Object	Pending Consideration	TBC	TBC
23/03620/FUL	23 Wellow Lane, Peasedown St John	BA2 8JQ	Conversion of loft with front and rear extension (Resubmission).	Mr Lee Burnell	PL060 – 07/11/2023	TBC	Pending Consideration	TBC	TBC
23/03774/FUL	Sulis Hospital Bath, Foxcote Avenue	BA2 8SQ	Erection of single storey extension, with roof top plant, landscaping, and associated infrastructure (to create Sulis Orthopaedic Elective Centre)	Royal United Hospitals Bath	PL060 – 07/11/2023	TBC	Pending Consideration	TBC	TBC
23/03928/COND	10 Woodborough Hill Cottages, Woodborough Hill	BA2 8LN	Discharge of conditions 2 and 3 of application 17/05022/FUL (Erection of a two-storey side extension (Resubmission)).	Mr Colin Camm	PL060 – 07/11/2023	Not Invited to Comment	Pending Consideration	TBC	TBC