



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 9th January 2024 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. 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 at the meeting.

PL074 – 09/01/2024 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.

PL075 – 09/01/2024 Apologies for Absence

Apologies for absence had been received from Cllr Conor Ogilvie-Davidson due to work commitments. This apology was duly noted.

PL076 – 09/01/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 1st August 2023 had not been circulated in the pre-reading. It was therefore agreed their approval should be deferred to the February Planning Committee meeting.
- ii. The minutes of the Planning Committee meeting held on 5th December 2023 had been published, but not in sufficient time for all councillors to read them. It was therefore agreed their approval should be deferred to the February Planning Committee meeting.
- iii. The Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting; most of the outstanding actions were already included as an agenda item for this meeting. The task of additional planting in relation to the planning conditions for the canteen was currently being worked on by the Caretakers.

PL077 – 09/01/2024 Items for Urgent Report

There were no items for urgent report.

PL078 – 09/01/2024 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: **23/04502/FUL**

Address: **34 North Meadows**, Peasedown St John, Bath, BA2 8PS

Proposal: Erection of single storey rear extension to replace existing kitchen extension and conservatory.

Applicant: Mr & Mrs James.

There were no public comments listed on the B&NES Council website relating to this application. It was noted that an application was granted in 2006 to erect a conservatory, and that this application is to replace that conservatory.

It was considered that as the proposed development is at the rear of the property and is single storey, it is not visible from the road and would be minimal impact on neighbouring properties. No concerns were raised, and so it was **resolved** to support the application.

ii. Reference: **23/04737/FUL**

Address: **51 Underleaf Way**, Peasedown St John, Bath, BA2 8SR

Proposal: Conversion of existing garage loft space to provide Granny Annexe with provision of future platform lift on ground floor.

Applicant: Mr Steve Gray.

There were no public comments listed on the B&NES Council website relating to this application. It was noted that the proposed development would have a window looking out onto Orchard Way, which is no different to other properties along this road. It was also noted that no.51 provides parking for at least 5 cars, plus 2 in the garage. It was considered, therefore, that the proposed increase in bedroom spaces from 4 to 5 would not adversely impact the application site or wider area. It was **resolved** to support the application provided that the development is not made into a separate dwelling at a later date.

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 PL078i refers). The following points were raised:

a. An email had been received from Curo providing an update on the Greenlands Road Curo development as follows:

Progress on the development at Greenland Road is continuing with a view to starting ground works on site in late Spring 2024. Curo's current focus is on preparing a submission for the required pre-commencement planning conditions to B&NES officials, and continuing to progress the scheme's detailed design.

Curo's Development Communications Manager is available for direct contact and welcomes any additional comments from Councillors [contact details were provided]. Curo look forward to working closely with the Council and local residents to bring this parcel of much-needed affordable housing to Peasedown.

b. There were no further updates on the Call for Sites submission from Vistry Group plc.

ii. **Planning enforcement** case ref. **22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill**. The Clerk read out the following response that had been issued from the Planning & Enforcement Team Manager at B&NES Council:

The issue with this case is simple: to take the case forward we have to bring prosecution proceedings against the landowner, but this has to be outsourced in terms of the actual prosecution work because our legal services do not have the resource capacity. The cost of that outsourcing has to be borne by the planning dept, but we in turn do not have any specific budget to pay for prosecution work, so that it has to come out of our general budget.

As I am sure you're aware the council-wide budget position is very tight and all non-essential spending is effectively restricted until the end of the current financial year. Given that there is no certainty that we would be able to recover our costs in the proceedings, that the harm from the breach of these notices is less severe than for other cases also awaiting prosecution proceedings and it is not a time-limited offence, I have not been able to justify taking this one forward at the present time.

In terms of a date for when this might change, I would expect that the earliest we can review this position will be at the beginning of the new financial year.

I do understand that this will be frustrating for your councillors and apologise for this.

The Clerk was asked to respond advising of the Council's disappointment as the enforcement case has been outstanding for the last ten years. Also, that the Council looks forward to the prioritising of

this case in the new financial year when budget hopefully permits B&NES Council to continue with enforcement cases.

- 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. The Clerk confirmed she had now published these reports within the meeting pre-reading folder as discussed at the last meeting.
- iv. Councillors had not identified any **actual building developments** they considered required review following permissions granted. The issues raised at the last meeting in relation to the muddy and blocked pavements caused by vehicles working on the installation of a ground source heat pump system and new plant room at the Primary School now appear to have been resolved.

PL079 – 09/01/2024 Planning Policy

Councillors received the following update from B&NES Council on the nominated Local Green Spaces currently and the Local Plan Option document:

The nominated Local Green Spaces are currently being reviewed against the National Planning Policy Framework (NPPF) criteria. It is proposed that in the Local Plan Options document (due to be considered by Cabinet on 1st Feb) we will set out those spaces which it is proposed to designate as Local Green Spaces. These proposed designations (as well as those spaces we do not propose to designate with reasons) will be subject to consultation. Subject to approval by Cabinet the Options document (incorporating Local Green Spaces) and supporting evidence (including assessment of nominated spaces) will be subject to public consultation from early February to mid-March. The Options document will be first published/publicly available as part of the Cabinet meeting papers – published on or around 24th January.

Nearer to the start of the Options consultation we will specifically write to community representative groups that nominated Local Green Spaces with details of the public consultation, where the Options document/supporting evidence can be viewed and how they can submit comments.

The Clerk to follow up on the documents to ensure that the Old Quarry site is removed from being a designated Local Green Space. Any revisions to the parish will be brought back to the next meeting.

PL080 – 09/01/2024 Highways Related Matters

- i. Councillors noted the following Traffic Regulation Order and the Clerk advised the information had already been posted to the Parish Council Facebook page to help make residents aware. No formal comments to be submitted to Highways on this matter.
 - a. Temporary road closure from the junction with Carlingcott Lane extending west to a point outside the property known as Foggetts Folly, 70 Carlingcott. Due to works to be executed on or near the road to enable Openreach to carry out overhead cabling works on the 26th January 2024 for a maximum period of 2 days. The road will only be restricted as and when traffic signs are in position and may not be affected for the whole of the period but only for so long as is necessary to execute the works. This is anticipated to be for ONE DAY between 08:00 – 18:00hrs - THTTC3329.
- ii. Councillors received an update on the parish highways strategy review noting that the project has been included in the project list for consideration by Full Council. The Clerk advised she had received recent communications from residents about the project and would respond advising them that the project will now be looked at in new financial year.

PL081 – 09/01/2024 Electric Vehicle Charging Points

There had been no further updates on progress of the installation of public electric vehicle charging points within Peasedown St. John as part of a West of England Combined Authority funded project. It was noted that the funding is due to be confirmed in May 2024 at the earliest and so any updates are not likely to be received before this date.

PL082 – 09/01/2024 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 6th February 2024 at 8pm at Beacon Hall.

The meeting closed at 8.43pm

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

Appendix PL078i – Planning application updates received since the last Planning Committee meeting on 5th December 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
23/03620/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	Support	Withdrawn	<p>In line with the pre-application advice, I would not be able to find the proposal acceptable.</p> <p>The property has a public footpath running adjacent to the side of the property and as such, the side and rear views of the dwelling are prominent from the public domain. There also appears to be some inconsistencies when measuring the proposed dwelling, where the ridge height measures 5.7 meters on one elevation, 5.8 meters on another and 6.0 meters on another.</p> <p>The 2-storey rear extension is particularly large addition and dominant given the sites context. It spans the full width of the dwelling, incorporating a flat roof element between the pitches at a height of 5.8m, which is half a meter higher than the existing bungalows main ridge.</p> <p>The pre-application advised that the formation of the flat roof within the centre of the roof would not be acceptable and that an alternative design should be explored. This still applies. The addition of timber cladding at the ground and first floor on the north west corner of this extension, closest to the footpath, is also out of character with the design of the host property or surrounding area.</p> <p>The pre-application advise also recommended that the front extension should be reduced in depth, matching the depth of the neighbouring porch. However, the proposal seeks to project</p>	PL078 – 09/01/2024

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								<p>this extension 2.2 meters further forward from the principle elevation which has not been reduced since the Withdrawn application. The scale of this extension is also found to be overly dominant, failing to remain subservient to the host.</p> <p>The pre-application also recommended that the front of the property should retain the existing materials and the extensions should match these.</p> <p>I note that a new render is proposed on all elevations of the dwelling, however in line with the pre-application advice, it is still recommended that the existing materials are retained.</p> <p>As it stands, I would have to recommend this application for refusal again. Please confirm if you would rather withdraw this application.</p> <p>The summary is that I can concede to the use of the render. Since my email to Councillor Walker, I have re-measured the front and I do find that the 2.25 meter front projection aligns with the neighbours porch.</p> <p>The consideration for the rear extension still applies, where the extension is overly dominant, forms an incongruous addition to the property and represents over development of the existing building. I am finalising a draft copy of my report which recommends refusal which I will forward to the chair of the planning committee, unless you would rather withdraw the application.</p>	
23/03774/FUL	Sulis Hospital Bath, Foxcote Avenue, Peasedown St John	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	Support	Pending Consideration	TBC	TBC

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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	Condition Discharged	<p>Condition 2 - External Lighting <i>The submitted information fulfils the aims of the condition and the matters reserved by Condition 2 can therefore be APPROVED.</i></p> <p>Condition 3 - Bat Mitigation <i>The submitted information demonstrates that the development has been implemented in accordance with the recommendations, precautionary working methods, and proposed bat mitigation described in the approved Protected Species Survey and Assessment dated September 2017 by Seasons Ecology. The matters reserved by Condition 3 can therefore be APPROVED.</i></p>	PL078 – 09/01/2024
23/04149/CLPU	36 Wellow Mead, Peasedown St John	BA2 8SB	Erection of single storey rear extension and detached garden room (Certificate of Lawfulness for a Proposed Development).	Mr I Bates	PL069 – 05/12/2023	Not Invited to Comment	Pending Consideration	TBC	TBC
23/04380/FUL	1 Bath Road, Peasedown St John	BA2 8DX	Erection of a 3-bed dwelling and associated garaging, bike and bin store.	Hudson & Co Unique Developments Ltd.	PL069 – 05/12/2023	Object	Pending Consideration	TBC	TBC
23/04502/FUL	34 North Meadows, Peasedown St John	BA2 8PS	Erection of single storey rear extension to replace existing kitchen extension and conservatory.	Mr & Mrs James	PL078 – 09/01/2024	TBC	Pending Consideration	TBC	TBC
23/04737/FUL	51 Underleaf Way, Peasedown St John	BA2 8SR	Conversion of existing garage loft space to provide Granny Annexe with provision of future platform lift on ground floor.	Mr Steve Gray	PL078 – 09/01/2024	TBC	Pending Consideration	TBC	TBC

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24/00013/FUL	50 Faulkland View, Peasedown St John	BA2 8TG	Erection of single storey extension to a private dwelling.	Mr Matthew Hubbard	TBC	TBC	Pending Consideration	TBC	TBC

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