



## **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 6<sup>th</sup> February 2024 at 8.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Gill Auld; Mandy Clarke (Chair); 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 two members of the public present, both residents of Carlingcott, in connection with planning application ref. 24/00177/FUL for conversion of The Church, Carlingcott, from Church (Use class F1) to Residential (Use class C3).

They raised the following concerns regarding the likely impact of this conversion on the already over-used on street parking in the area:

- Every road into Carlingcott is single track, which already greatly restricts the space available for on-street parking.
- Alongside the conversion of the church to a domestic dwelling, two on-street parking spaces are being requested.
- The available street parking is already full, with residents being forced to park where the road is narrow or outside the area. This has resulted in residents receiving fines or damage to their vehicles.
- Previous applications were turned down due to lack of amenities in the immediate area. There were already a number of objections on B&NES website, and it seems likely that there will be more.

The residents left at 8.10pm.

#### **PL083 – 06/02/2024                      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.

#### **PL084 – 06/02/2024                      Apologies for Absence**

Apologies for absence had been received from Cllr Richard Clarke due to illness. This apology was duly noted.

Cllr Conor Ogilvie-Davidson was absent without apology.

Cllr Jonathan Rich advised he would be leaving the meeting early.

#### **PL085 – 06/02/2024                      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. It was therefore agreed their approval should be deferred to the March Planning Committee meeting.

- ii. The minutes of the Planning Committee meeting held on 5<sup>th</sup> December 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 9<sup>th</sup> January 2024 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.
- iv. The Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting. The task of additional planting in relation to the planning conditions for the canteen continued to be worked on by the Caretakers.

**PL086 – 06/02/2024                      Items for Urgent Report**

There were no items for urgent report.

**PL087 – 06/02/2024                      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: **24/00013/FUL**

Address: **50 Faulkland View**, Peasedown St John, Bath, BA2 8TG

Proposal: Erection of single storey extension to a private dwelling.

Application Status: Mr Matthew Hubbard.

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

It was noted that as the proposed development was at the rear of the property and is single storey, any impact would be minimal, therefore, Councillors did not raise any concerns and it was **resolved** the application be supported.

ii. Reference: **24/00177/FUL**

Address: **The Church, Carlingcott**, Carlingcott, Bath, BA2 8AN

Proposal: Conversion from Church (Use class F1) to Residential (Use class C3).

Applicant: Mildon

There were two comments, four objections, and one support comment listed on the B&NES Council website relating to this application.

The application, together with the Listed Building Consent application was discussed at length. It was **resolved** to object to both applications for the following reasons:

- The application is contrary to Policy SV1 of the Core Strategy and Placemaking Plan as it is outside the Housing Development Boundary for Peasedown St John.
- The application is contrary to Policy ST1, ST5 & ST7 of the Core Strategy and Placemaking Plan as the location is not close to the village amenities and services (all of which are located within Peasedown St John), there are not any pavements to the village amenities from the site location and the development so does not promote the reduction of car dependency nor encourage alternative modes of transport such as walking and cycling etc.
- The application is contrary to Policy H3 of the Core Strategy and Placemaking Plan as the conversion of the Church into a residential building would create a severe transport impact as it would require on-street parking on a daily basis, whereas when used as a church parking was only required for a short period on a Sunday morning.

iii. Reference: **24/00178/LBA**

Address: **The Church, Carlingcott**, Carlingcott, Bath, BA2 8AN

Proposal: Conversion from Church (Use class F1) to Residential (Use class C3).

Applicant: Mordan.

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

This application, was discussed with the full planning application, listed above. It was **resolved** to object to both applications for the reasons as listed above.

iv. Reference: **24/00279/FUL**

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

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

Applicant: Mr Lee Burnell

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

In discussion, it was thought that the overall footprint of the proposed development looked very close to being 50% of the original footprint of the dwelling. It was also thought that the side porch was incongruous with the original dwelling, and therefore had a negative impact on the overall appearance of the property and street scene. For the reasons outlined above it was **resolved** to object to the application.

8.45pm – Cllr Jonathan Rich left the meeting.

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 PL087i refers). The following points were raised:
  - a. A resident of Hillside View and the Ward Councillors had emailed the Clerk to advise of their concerns relating to application ref. **24/00333/COND** for **land Between Hillside View and Bath Road, Greenlands Road**, Peasedown St John for the discharge of conditions 7, 13 & 14 of application 22/03938/FUL (Erection of 51 homes, open space, landscaping, and all associated infrastructure). Both emails had been circulated to councillors as pre-reading. A proposed **Construction Management Plan (CMP)** had been submitted by Curo to the Planning Authority, which included the following points:
    - No construction and delivery vehicles shall enter Peasedown St John from the roundabout at A367 and Dunkerton Hill and will use the town bypass to access the site. Signage will be erected along the A367 restricting access via Dunkerton Hill and to direct construction traffic to the site.
    - It is noted that a gateman will be in place to control and manage deliveries, sub-contractors and visitors to site and act as a banksman when required.
    - There would also be sufficient parking within the site to accommodate all vehicles and deliveries. There will not be any parking allowed on the adjacent residential roads.

The Highways Authority had reviewed this document and made the following comment:

*The highway authority comments relate to Condition 7 which requires the approval of a Construction Management Plan. Having reviewed the detail of the submitted Plan, the highway authority has no significant issues with the presented approach. However, due to the delivery route being adjacent to a primary school and this being a highly sensitive part of the highway network at times when young children would be present and crossing the road outside the school, the highway authority requires that no deliveries occur between 8:15 – 9:00 and 15:15 – 15:45 on weekdays (term time only).*

The Parish Council discussed the proposed CMP, along with the emails mentioned above, and although not formally asked to comment on the application, **resolved** that the following comments should be submitted to the Case Officer requesting they be included within the CMP:

- That no deliveries should be made to site before 9am and after 3pm, Monday to Friday to prevent issues with school traffic.
  - That the Parish Council supports the request from residents that Curo ensure they include suitable measures to prevent staff and contractor light vehicles using Hillside View, in particular as a rat-run to and from the site compound, given it as no footway and is regularly used by pedestrians, including children, going to and from the village centre.
- ii. **Planning enforcement** case ref. **22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill**. Since the last meeting, no further updates had been received on this matter.
  - 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.

#### **PL088 – 06/02/2024                      Planning Policy**

Councillors reviewed the Local Plan Options document, with particular reference to proposed developments for Peasedown St John with a view to starting to formulate a response from the Parish Council in preparation for the official consultation (the deadline date is yet to be published).

It was suggested that councillors should take time to read the document and raise any questions ready for the February Full Council meeting, when representatives from Vistry Group plc and McLoughlin Planning will

be attending to answer any questions. An article will also be included within the next Parish Council newsletter to keep residents informed.

**PL089 – 06/02/2024                      Highways Related Matters**

- i. The Parish Council had not been notified of any Traffic Regulation Orders issued for the parish since the last meeting.
- 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 was continuing to respond to residents advising them that the project will now be looked at in new financial year.

**PL090 – 06/02/2024                      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.

**PL091 – 06/02/2024                      Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 5<sup>th</sup> March 2024 at 8pm at Beacon Hall.

The meeting closed at 9.16pm

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

**Appendix PL087i – Planning application updates received since the last Planning Committee meeting on 9<sup>th</sup> January 2024**

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
23/03774/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
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	Support	Permitted	Subject to the usual standard conditions.	PL087 – 06/02/2024

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
23/04737/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	Support	Pending Consideration	TBC	TBC
24/00013/FUL	50 Faulkland View, Peasedown St John	BA2 8TG	Erection of single storey extension to a private dwelling.	Mr Matthew Hubbard	PL087 – 06/02/2024	TBC	Pending Consideration	TBC	TBC
24/00177/FUL	The Church, Carlingcott	BA2 8AN	Conversion from Church (Use class F1) to Residential (Use class C3).	Mildon	PL087 – 06/02/2024	TBC	Pending Consideration	TBC	TBC
24/00178/LBA	The Church, Carlingcott	BA2 8AN	Conversion from Church (Use class F1) to Residential (Use class C3).	Mordan	PL087 – 06/02/2024	TBC	Pending Consideration	TBC	TBC
24/00279/FUL	23 Wellow Lane, Peasedown St John	BA2 8JQ	Conversion of loft with front, rear and side extension (Resubmission).	Mr Lee Burnell	PL087 – 06/02/2024	TBC	Pending Consideration	TBC	TBC
24/00333/COND	Land Between Hillside View and Bath Road, Greenlands Road, Peasedown St John		Discharge of conditions 7, 13 & 14 of application 22/03938/FUL (Erection of 51 homes, open space, landscaping and all associated infrastructure)	Miss Hannah Davies	PL087 – 06/02/2024	Submitted Comments although Not Officially Invited to Comment	Pending Consideration	TBC	TBC