



## 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 5<sup>th</sup> March 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).

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.

#### **PL092 – 05/03/2024                      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.

#### **PL093 – 05/03/2024                      Apologies for Absence**

Cllrs Conor Ogilvie-Davidson and Les Sprake were absent without apology.

#### **PL094 – 05/03/2024                      Minutes & Actions**

- i. The minutes of the Planning Committee meeting held on 1<sup>st</sup> August 2023 had been completed but had not been circulated in the pre-reading. It was therefore agreed their approval should be deferred to the April Planning Committee meeting.
- ii. The minutes of the Planning Committee meeting held on 6<sup>th</sup> February 2024 had been completed but had not been circulated in the pre-reading. It was therefore agreed their approval should be deferred to the April Planning Committee meeting.
- iii. The Clerk provided a verbal update on the Actions Register on Planner which had been updated since the last meeting. It was noted that planning application ref. 22/04841/FUL for Peasedown Charcoal Grill and Pizza, Bath Road for erection of three one-bedroom flats and associated works was still pending. However, it appears the delay was likely due to the pending response from the arboriculturist which has now been submitted following revised plans to incorporate their previous recommendations.

#### **PL095 – 05/03/2024                      Items for Urgent Report**

There were no items for urgent report.

#### **PL096 – 05/03/2024                      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: **24/00515/FUL**  
Address: **68 Carlingcott**, Bath, BA2 8AP.

Proposal: Erection of single storey rear extension and porch to front of the dwelling. Erection of first floor extension. Replacing all windows and enlarging some. Install solar panels. Erection of first floor extension of garage.

Applicant: Mr Luke Carroll.

There were no public comments listed on the B&NES Council website relating to this application. It was noted that due to the location of the dwelling and site the proposed development did not appear to have any impact on neighbouring properties. As no concerns were raised it was **resolved** to support the application.

ii. Reference: **24/00568/CLEU**

Address: **Daniel Farm, 9 Carlingcott**, Bath, BA2 8AR.

Proposal: Erection of single dwelling (Class C3) with associated ancillary outbuildings and residential curtilage (Certificate of Lawfulness for an Existing Development).

Applicant: Mr J Copperthwaite.

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

The plans and supporting documents for the application were reviewed and discussed. It was mentioned that at the last meeting the Parish Council objected to a proposed dwelling development in Carlingcott due to various reasons which would also apply to this application and so councillors should be mindful of providing a consistent response.

It was therefore **resolved** to **object** to this application 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 ST2A and ST7 of the Core Strategy and Placemaking Plan as the location is not close to the village amenities and services, 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.

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 PL096i refers). The following points were raised:
  - a. An email had been received from Ward Councillor, Gavin Heathcote, which had been circulated as pre-reading. It provided responses to questions raised to Curo on their Construction Management Plan for the development of 51 homes on land between **Hillside View and Bath Road, Greenlands Road (application 22/03938/FUL)**. The responses were noted however the Clerk was also asked to request that during the construction period the road and pavements in the area are regularly cleaned and monitored for mud etc. to reduce the risk of accidents on a well-used walking and driving route.
- 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.

**PL097 – 05/03/2024 Planning Policy**

Cllr Howard Hartley and the Clerk had attended a Local Plan Options briefing for Somer Valley Parish and Town Councils, a recording of the briefing had been circulated to all councillors and they were encouraged to watch it. The briefing and the copies of the slides presented will also be made available at the upcoming councillor surgeries that are being held with a focus on the Local Plan Options document.

Cllr Richard Clarke had attended the drop-in event hosted by B&NES Council at the Hive.

The dates and times of the Parish Councillor Surgeries were confirmed, and councillors volunteered to host them as follows:

Monday 18<sup>th</sup> March 2024 9am until 2.30pm – Cllrs Gill Auld and Kathy Thomas.

Saturday 23<sup>rd</sup> March 2024 10am until 1pm – Cllrs Howard Hartley and John Ogilvie-Davidson.

It was noted that the aim of the surgeries is to provide information to residents on the Local Plan and what it may mean for Peasedown St John and Bath and North East Somerset as a whole. To encourage them to submit their comments on an individual basis whilst obtaining feedback from residents in order to formulate an informed response to the consultation from the Parish Council.

The Clerk to work with those councillors who will be hosting the surgeries to provide the necessary documents and equipment, along with a copy of the questions being asked as part of the consultation. It was mentioned that the landowner of the site proposed within the plan for housing development had provided a plan of the land identifying that it spans between both the parishes of Camerton and Peasedown St John. It was mentioned that the water main pipe runs alongside this pocket of land. It was also mentioned that a mini park and ride in this area with the aim of easing congestion along the A367 should be included within the Parish Council's response.

**PL098 – 05/03/2024 Highways Related Matters**

- i. Councillors received an update regarding Traffic Regulation Orders (temporary or otherwise) within the Parish received since the last meeting as follows:
  - a. **Public footpath ~BA4/40 and BA19/1 near Carlingcott Mill, Camerton/Peasedown St John –** Temporary Traffic Regulation Order 2023. Notice of extension of Order Section 14 of the Road Traffic Regulation Act 1984 made by B&NES Council on 14th September 2023 will be continued in force until a replacement bridge is installed or until 28 September 2024 whichever is the earlier. The Clerk was requested to contact the Public Rights of Way Officer to find out how long the bridge would need to be closed before the access rights are removed as this was raised as a concern.
  - b. **Bath Road, Peasedown St John - 07 March - 20 March - Roadworks, Delays possible.**  
Traffic management: Traffic control (multi-way signals), Responsibility for works: National Grid.  
Works reference: LN0732437161A
  - c. **Belle Vue Close, Peasedown St John - 07 March - 20 March - Roadworks, Delays possible.**  
Traffic management: Traffic control (multi-way signals), Responsibility for works: National Grid.  
Works reference: LN0732437161B
  - d. **Firgrove Lane, Peasedown St John - 07 March - 07 March - Roadworks, Delays likely.**  
Traffic management: Road closure, Responsibility for works: National Grid.  
Works reference: LN0760727632.
- ii. The Clerk was continuing to respond to residents regarding the parish highways strategy review noting that the project has been included in the project list for consideration by Full Council and will be looked at in the new financial year.

**PL099 – 05/03/2024 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.

**PL100 – 05/03/2024 Date and Time of Next Meeting & Future Agenda Items**

The next meeting of the Planning Committee is scheduled to be held on Tuesday 9<sup>th</sup> April 2024 at 8pm at Beacon Hall.

The meeting closed at 8.44pm

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

**Appendix PL096i – Planning application updates received since the last Planning Committee meeting on 6<sup>th</sup> February 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	Lawful	<i>The proposal complies with Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and as such is found Lawful.</i>	PL096 – 05/03/2024
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

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	Permitted	Subject to the usual standard conditions and that relating to ancillary use: the development shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 51 Underleaf Way and shall not be occupied as an independent dwelling unit.	PL096 – 05/03/2024
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	Support	Permitted	Subject to the usual standard conditions.	PL096 – 05/03/2024
24/00177/FUL	The Church, Carlingcott	BA2 8AN	Conversion from Church (Use class F1) to Residential (Use class C3).	Mildon	PL087 – 06/02/2024	Object	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	Object	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	Object	Pending Consideration	TBC	TBC
24/00333/CON D	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

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24/00515/FUL	68 Carlingcott	BA2 8AP	Erection of single storey rear extension and porch to front of the dwelling. Erection of first floor extension. Replacing all windows and enlarging some. Install solar panels. Erection of first floor extension of garage.	Mr Luke Carroll	PL096 – 05/03/2024	TBC	Pending Consideration	TBC	TBC
24/00568/CLEU	Daniel Farm, 9 Carlingcott	BA2 8AR	Erection of single dwelling (Class C3) with associated ancillary outbuildings and residential curtilage (Certificate of Lawfulness for an Existing Development).	Mr J Copperthwaite	PL096 – 05/03/2024	TBC	Pending Consideration	TBC	TBC
24/00771/TPO	Tesco Express, Bath Road, Peasedown St John	BA2 8DN	6 no. Ash-significant signs of Ash Die-Back, fell and stumps cut to ground level.	Tesco Express	TBC	TBC	Pending Consideration	TBC	TBC