



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 April 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.

In attendance:

Tanya West – Parish Clerk & RFO.

Public Session

There were not any members of the public present at the meeting.

PL101 – 09/04/2024 Attendance Roll Call and Declarations of Interest

An attendance roll call was undertaken and those present are detailed above.

In the interests of transparency, Cllrs Mandy Clarke and Richard Clarke advised of a non-pecuniary interest in the fact they were acquainted with the applicant, Mr Peter Morgan, for planning application reference 24/01066/FUL.

No further interests to those already disclosed to the Monitoring Officer were declared.

PL102 – 09/04/2024 Apologies for Absence

Apologies for absence had been received from Cllr Conor Ogilvie-Davidson due to work commitments and Cllr Jonathan Rich due to feeling unwell. Furthermore, from Cllr Kathy Thomas, who had previously requested to attend and participate in the meeting, due to lambing ewes. These apologies were duly noted.

PL103 – 09/04/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 1st August 2023 had been completed and published in the pre-reading but not in sufficient time for councillors to read them before the meeting. It was therefore agreed their approval should be deferred to the May Planning Committee meeting.
- ii. The minutes of the Planning Committee meeting held on 6th 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 May Planning Committee meeting.
- iii. The minutes of the Planning Committee meeting held on 5th March 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 most of the outstanding actions would be covered later in the meeting.

PL104 – 09/04/2024 Items for Urgent Report

There were no items for urgent report.

PL105 – 09/04/2024 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: **24/00771/TPO**

Address: **Tesco Express, Bath Road**, Peasedown St John, Bath, BA2 8DN.

Proposal: 6 no. Ash-significant signs of Ash Die-Back, fell and stumps cut to ground level.

Applicant: Tesco Express.

There were no public comments listed on the B&NES Council website relating to this application. It was considered this application was for essential works due to the presence of significant Ash die-back. It was therefore **resolved** to support the application. It was however queried as to whether the trees would be replaced with an alternative species as the application does not state either way. The Parish Council would appreciate receiving an update on this matter.

ii. Reference: **24/00830/FUL**

Address: **Sunnyview, Huddox Hill**, Peasedown St John, Bath, BA2 8DY.

Proposal: Creation of dormer window to front elevation.

Applicant: Mr Alan Leakey.

There were two public comments listed on the B&NES Council website in support of this application. It was considered that the proposed development would be in-keeping with the existing property and surrounding area and as no concerns were raised it was **resolved** to support the application.

iii. Reference: **24/01066/FUL**

Address: **St Lea, Eckweek Road**, Peasedown St John, Bath, BA2 8EQ.

Proposal: Erection of a single storey rear/side extension to replace existing conservatory.

Applicant: Mr Peter Morgan.

There were no public comments listed on the B&NES Council website relating to this application. It was noted this application included slight amendments to the previously approved application reference 23/01447/HPD. The plans were considered and compared to the already approved plans. It was noted that as the proposed development was at the rear of the property and because there is sufficient garden space to accommodate it, any impact would be minimal. Therefore, Councillors did not raise any concerns and it was **resolved** the application be supported.

iv. Reference: **24/01111/FUL**

Address: **Plot G, Roman Way**, Peasedown St John, Bath.

Proposal: Use of the land and associated works as a temporary car park during the construction phase of the Sulis Elective Orthopaedic Centre approved under planning permission 23/03774/FUL.

Applicant: Royal United Hospitals Bath NHS Foundation Trust.

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

It was noted that this application relates to one of the conditions of the permission granted for planning application ref. 23/03774/FUL for an erection of single storey extension, with roof top plant, landscaping and associated infrastructure (to create Sulis Orthopaedic Elective Centre).

It was noted that the Ecological Impact Assessment report states the following:

***Biodiversity Net Gain** - The proposed development of the car park will result in the temporary loss of on-site grassland habitat. Given that this grassland will be restored to the same or better condition within 2 years, this is not measured as a "Loss" in the biodiversity metric calculator. The hedgerow along the northern boundary of the Site will be retained. Therefore, as determined by that statutory metric calculator, there is no decrease in biodiversity value.*

It was therefore **resolved** to support 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 PL105i refers). The following points were raised:
 - a. The Clerk was asked to investigate with the Case Officer as to why the Parish Council's objection was overruled by the decision to approve application ref. 24/00279/FUL for a conversion of loft with front, rear and side extension at 23 Wellow Lane.
 - b. The Clerk was requested to write to the Case Officer of application ref. 22/03938/FUL for the Erection of 51 homes, open space, landscaping, and all associated infrastructure at Greenlands Road. It has been reported that Curo had undertaken very harsh pruning of the hedge that runs across the site which had been reduced to approximately 18" in height and consequently will not be able to support wildlife for some considerable time to come.

- ii. Recent correspondence from the Chartered Surveyor acting on behalf of the applicant Hudson & Co Unique Developments Ltd. asked councillors to consider the revised plans for application reference **23/04380/FUL** at **1 Bath Road**, Peasedown St John, BA2 8DX for the proposed erection of a 3-bed dwelling and associated garaging, bike and bin store. The comments and objections submitted by the Parish Council on the original application were reviewed against the revised plans. It was **resolved** that the Parish Council does not withdraw the objections raised previously for this application, on the grounds that the dispute on the land ownership has not yet been resolved and although the revised plans mention an increase in the width of the access road to the other nine properties, it does not specify by how much, and it needs to be at least 12ft.
- iii. **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, however, as it was a new financial year with new funding available the Clerk was requested to follow up with B&NES Council Planning Enforcement and Legal Departments accordingly.
- iv. 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.
- v. Councillors had not identified any **actual building developments** they considered required review following permissions granted.

PL106 – 09/04/2024 Planning Policy

It was acknowledged that the minutes from the Full Council Extraordinary meeting held on 2nd April 2024 had been published. The Parish Council's formal response to the Local Plan Options document consultation was determined at this meeting and draft minute would be submitted by the Clerk as supporting evidence to the Parish Council's comments.

The Clerk advised that a written reply would be sent to all the residents that had submitted comments to the Parish Council on the Local Plan Options advising the outcome. Also, that their comments would be sent to B&NES Council with a covering letter explaining about the Parish Councillor surgeries and what sections of the document their comments relate to.

It had been suggested at this meeting that a Local Housing Needs Assessment for Peasedown St John is undertaken. The Clerk had circulated as pre-reading a copy of Bath & North East Somerset Local Housing Needs Assessment report of findings dated January 2024. No comments were raised.

Cllr Kathy Thomas had asked the Clerk to pass on comments relating to the Local Plan (she had hoped to attend the meeting but was unable to do so at the last minute). She encouraged councillors to look at the WECA B&NES Active Travel plan as it fully explains about the proposed 'mobility hubs' which all links into the Local Plan proposals. The Clerk was requested to reissue the links to these documents for councillors to read.

PL107 – 09/04/2024 Highways Related Matters

- i. There were not any updates regarding Traffic Regulation Orders (temporary or otherwise) within the Parish received since the last meeting.
- ii. There was no further progress on the parish highways strategy review project.
- iii. The Clerk reported that after local residents raised concerns regarding the misuse of the bus lane from Wellow Lane to the A367, an email was sent to B&NES Highways to ask whether the lane was still used by buses. A response was received indicating that the bus lane was no longer used and advising that B&NES Council would make arrangements to install a bollard to prevent its unauthorized use. Subsequently, a post on the Parish Council Facebook page received comments suggesting that the lane was still being used by Arleen Coaches for school transport. These comments were immediately relayed to B&NES Highways who advised they would investigate accordingly.

PL108 – 09/04/2024 Electric Vehicle Charging Points

To receive an update (if available) 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. However, being a new financial year, the Clerk was requested to follow up on the current situation with this project.

PL109 – 09/04/2024 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 7th May 2024 at 8pm at Beacon Hall.

The meeting closed at 9.04pm

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

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Appendix PL105i – Planning application updates received since the last Planning Committee meeting on 5th March 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	Permitted	Subject to usual standard conditions plus many others as detailed below: 1 Standard Time Limit (Compliance); 2 Arboricultural Compliance (Bespoke Trigger); 3 Unexpected Contamination (Compliance); 4 Materials - Submission of Materials Schedule (Bespoke Trigger); 5 Wildlife Mitigation & Enhancement Scheme (Compliance condition); 6 Biodiversity Gain and Habitat Management Plans (Bespoke Trigger); 7 Ecological Compliance Report (Pre-occupation); 8 External and Internal Lighting (Bespoke trigger- requires approval of details prior to installation of new lighting); 9 Plant Noise (Compliance); 10 Securing Legal Agreement (Bespoke Trigger); 11 Temporary car parking during the construction period (Bespoke Trigger); 12 Car Parking Management Plan (Bespoke Trigger); 13 Parking (Pre-occupation); 14 Turning Space (Pre-occupation); 15 Travel Plan (Pre-occupation); 16 Implementation of Landscaping Scheme (Bespoke Trigger); 17 Fencing Details (Bespoke Trigger); 18 Plans List (Compliance).	PL105 – 09/04/2024

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
23/04380/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
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	Permitted	Subject to the usual standard conditions.	PL105 – 09/04/2024
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
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	Support	Permitted	Subject to the usual standard conditions and that relating to ancillary use. The new garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 68 Carlingcott; and shall not be occupied as an independent dwelling unit.	PL105 – 09/04/2024

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
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	Object	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	PL105 – 09/04/2024	TBC	Pending Consideration	TBC	TBC
24/00830/FUL	Sunnyview, Huddox Hill	BA2 8DY	Creation of dormer window to front elevation.	Mr Alan Leakey	PL105 – 09/04/2024	TBC	Pending Consideration	TBC	TBC
24/01050/COND	Land Between Stowborough Cottages and Highfield Road, Greenlands Road		Discharge of condition 6 (Bicycle Storage (Pre-occupation)) of application 21/01428/FUL (Erection of a pair of semi-detached bungalows).	Mr D Bissex	PL105 – 09/04/2024	N/A	Pending Consideration	TBC	TBC
24/01066/FUL	St Lea, Eckweek Road	BA2 8EQ	Erection of a single storey rear/side extension to replace existing conservatory.	Mr Peter Morgan	PL105 – 09/04/2024	TBC	Pending Consideration	TBC	TBC
24/01111/FUL	Plot G, Roman Way		Use of the land and associated works as a temporary car park during the construction phase of the Sulis Elective Orthopaedic Centre approved under planning permission 23/03774/FUL.	Royal United Hospitals Bath NHS Foundation Trust	PL105 – 09/04/2024	TBC	Pending Consideration	TBC	TBC