



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
Tel: 01761 433686 E-mail: clerk@peasedownstjohnparishcouncil.gov.uk
www.peasedownstjohnparishcouncil.gov.uk

Minutes of the Planning Committee Meeting held on Tuesday 7th May 2024 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: 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.

PL110 – 07/05/2024 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.

PL111 – 07/05/2024 Apologies for Absence

Apologies for absence had been received from Cllr Conor Ogilvie-Davidson due to work commitments and Cllr Gill Auld was absent without apology.

PL112 – 07/05/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 1st August 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.
- 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 Full Council meeting.
- iii. The minutes of the Planning Committee meeting held on 9th April 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.

PL113 – 07/05/2024 Items for Urgent Report

Cllr Mandy Clarke reported she had received the following requests:

- To move the bollards at the entrance to the footpath from Wellow Lane towards Orchard Way, so that there is space for a mobility scooter to fit through. The Clerk advised that she thought one of the Ward Councillors was making arrangements for these to be removed but would investigate further.
- To install a bench seat to be placed outside the chip shop. It was mentioned this is likely private land owned by the chip shop. However, the Parish Council's street furniture request form to be supplied to the residents requesting it, in order to take things forward.

PL114 – 07/05/2024 Planning Applications

- A. To review the plans, consider any feedback and to **resolve** to determine the Parish Council's official response regarding the following planning applications:
- i. No new applications have been received.
- 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 PL114i refers). The following points were raised:
 - a. The Clerk was requested to write to the Case Officer of 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** to establish why the application is taking so long to be determined.
 - b. There had been no further updates on the Greenlands Road Curo development for **land Between Hillside View and Bath Road, Greenlands Road**, Peasedown St John application **22/03938/FUL** (Erection of 51 homes, open space, landscaping, and all associated infrastructure).
 - c. Notification had been received that refusal of planning application ref. **22/01315/OUT** for the erection of a single dwelling in the garden of existing dwelling (outline application with all matters reserved) (resubmission) at **5 Bloomfield Cottages, Bloomfield Way** had been **lodged under an appeal (ref. 24/00020/RF)**. The Parish Council's objection comments to this application would be forwarded to the Planning Inspectorate as a matter of course. Any additional comments must be submitted by 5th June 2024
 - d. Councillors received an update on planning 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. It was noted that due to the Parish Council's objections the application will be determined by B&NES Council's Planning Committee at a meeting on 8th May 2024. The Parish Council's representation at this meeting was discussed; Cllr Howard Hartley volunteered to attend to speak in the public session of this meeting, which was endorsed by the Committee. The Clerk to liaise with Cllr Hartley accordingly to provide him with the necessary details. The adverse possession claim, by the applicant, for the land at the front of the property had been rejected by the Land Registry.
 - 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. The Clerk was requested to continue to follow up.
 - 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.

PL115 – 07/05/2024 Planning Policy

It was noted that B&NES Council had received over 7,000 responses to the Local Plan Options document consultation. Further briefings would be issued in due course.

The suggestion of undertaking a Local Housing Needs Assessment for Peasedown St John was discussed. The Bath & North East Somerset Local Housing Needs Assessment report of findings document dated January 2024 as also discussed and the Clerk was requested to contact B&NES Council Community Engagement Officer to find out if any other parishes had undertaken such an exercise as opposed to a full Neighbourhood Plan. The Clerk was also requested to find out that if it was actioned, would it have any impact or authority on the planning policies and regulations in place for the parish.

PL116 – 07/05/2024 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. The Public Rights of Way Officer had emailed to advise that the new footbridge with steel supports, at Carlingcott Mill, is now in place and the public footpath is now back open.
 - b. Temporary road closure in the length of Stoneage Lane, Tunley from a point outside Elm Tree House, extending north to a point outside Hillgrove House. Due to drainage improvement works to

be executed on or near the road on 13th May 2024 for approximately 5 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. It was noted this work is not in the parish, but the proposed diversion route is through Carlingcott and Withyditch Lane - THTTC3471.

- ii. There was no further progress on the parish highways strategy review project, and it was not looking likely that it would be taken forward by parish councillors in the near future. It was therefore suggested that the information received from residents is shared with B&NES Council Highways and the Ward Councillors so they can try to progress and resolve the issues raised.

PL117 – 07/05/2024 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. The Clerk to continue to follow up.

PL118 – 07/05/2024 Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is to be determined.

The meeting closed at 8.41pm

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

Appendix PL1114i – Planning application updates received since the last Planning Committee meeting on 9th April 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
23/04380/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
24/00333/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

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	Lawful	There is sufficient evidence to conclude that, on the balance of probability that the use of the site C3 residential ancillary use commenced more than 10 years prior to the date of this application. For this reason, a Certificate of Lawfulness for the use of the land as C3 ancillary residential can be issued.	PL114 - 07/05/2024
24/00771/TPO	Tesco Express, Bath Road	BA2 8DN	6 no. Ash-significant signs of Ash Die-Back, fell and stumps cut to ground level.	Tesco Express	PL105 – 09/04/2024	Support	Consent	To works in accordance with your application or as otherwise agreed between you or your agent and the Arboricultural Case Officer.	PL114 - 07/05/2024
24/00830/FUL	Sunnyview, Huddox Hill, Peasedown St John	BA2 8DY	Creation of dormer window to front elevation.	Mr Alan Leakey	PL105 – 09/04/2024	Support	Permitted	Subject to the usual standard conditions.	PL114 - 07/05/2024
24/01050/COND	Land Between Stowborough Cottages and Highfield Road, Greenlands Road, Peasedown St John		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	Not Invited to Comment	Condition Discharged	Photo evidence has been provided showing two garages which can provide sufficient space for bicycles. You are advised that this information is acceptable to fulfil the requirements of Condition 6	PL114 - 07/05/2024
24/01066/FUL	St Lea, Eckweek Road, Peasedown St John	BA2 8EQ	Erection of a single storey rear/side extension to replace existing conservatory.	Mr Peter Morgan	PL105 – 09/04/2024	Support	Permitted	Subject to the usual standard conditions.	PL114 - 07/05/2024
24/01111/FUL	Plot G, Roman Way, Peasedown St John		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	Support	Permitted	Subject to the usual conditions and those relating to: 1. Temporary Permission (the use will cease at the end of the same construction phase, or within two years of this permission date, whichever is the sooner and the site will be reinstated to its original condition). 2. Wildlife Mitigation Scheme and 3. External Lighting.	PL114 - 07/05/2024

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