



## 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 11<sup>th</sup> June 2024 at 7.00pm at Beacon Hall, French Close, Peasedown St John**

#### **Present:**

**Councillors:** Fiona Carr; Mandy Clarke (Vice-Chair); Richard Clarke; Howard Hartley; John Ogilvie-Davidson (Chair); Les Sprake.

#### **In attendance:**

Tanya West – Parish Clerk & RFO.

#### **Public Session**

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

The Chair asked if any persons were recording the meeting. No one responded that they were.

#### **PL001 – 11/06/2024                      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.

#### **PL002 – 11/06/2024                      Apologies for Absence**

Apologies for absence had been received from Cllr Conor Ogilvie-Davidson and Cllr Jonathan Rich due to work commitments.

#### **PL003 – 11/06/2024                      Election of Vice-Chair**

One nomination for the position of Vice-Chair had been received and so it was resolved to elect Cllr. Mandy Clarke as the Vice-Chair of the Planning Committee.

#### **PL004 – 11/06/2024                      Minutes & Actions**

- i. It was noted that the minutes of the last Planning Committee meeting held on 7<sup>th</sup> May 2024 had already been approved at the Annual Full Council meeting in May.
- ii. It was noted that the bulk of the outstanding items on the Actions Register on Planner are already included as agenda items for discussion. The Clerk reported that it had been suggested at the Staffing Committee that the Planner boards are amalgamated to one board with separate buckets for each Committee to provide a better overall picture of the workload and outstanding actions.

#### **PL005 – 11/06/2024                      Items for Urgent Report**

There were no items for urgent report.

#### **PL006 – 11/06/2024                      Advisory Panels**

It was **resolved** to appoint a Planning Committee Advisory Panel to investigate specific projects/matters and make recommendations in line with the agreed Terms of Reference.

#### **PL007 – 11/06/2024                      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 PL007i refers). The following points were raised:
    - a. 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). The Clerk was requested to follow up with Curo as to when works are likely to commence on the site and any updates regarding the Construction Management Plan.
    - b. The decision for planning application ref. **23/04380/FUL** for **1 Bath Road** had been issued. It was noted that although permission had been granted there were several conditions applied including those relating to badger and wildlife mitigation, external lighting, ecological compliance, and rainwater harvesting. It was also noted that it specified the garage must be retained or the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.
  - 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.

**PL008 – 11/06/2024                      Planning Related Policies, Training, and Information**

It was noted there are not any policies specifically allocated to the Planning Committee, as detailed on the Strategic Documentation Register. The requirement for any new policies and procedures was discussed. It was suggested that it might be worth establishing a set procedure for when highways issues are logged, to help identify which issues might fall under different organisations, for example B&NES Council and Avon & Somerset Police.

If the Administration Officer were to put together a procedure in Visio, it was thought that this could potentially be published so that local residents are informed.

It was recommended that planning training is undertaken by councillors, an online course is available via Avon Local Councils' Association. Any councillors wanting to enrol on the course to advise the Clerk.

**PL009 – 11/06/2024                      Planning Policy**

The next update/consultation following the review of the responses to the Local Plan Options document consultation is due towards the end of summer 2024. The Clerk to advise once an update is received. The Clerk was still following up on what impact or authority the establishment of a Local Housing Needs Assessment for Peasedown St John would have on the planning policies and regulations in place for the parish. Once a response has been received, the matter will be brought back to a future meeting.

**PL010 – 11/06/2024                      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. **Temporary road closure** for through traffic from **outside No. 44 Hillside View [Firgrove Lane] to outside No. 9 Keels Hill from Monday 24<sup>th</sup> June to Friday 28<sup>th</sup> June 2024** to enable Wessex Water to undertake works on the relining of the sewer.
  - b. **Temporary traffic control** (give & take) on **Jubilee Road**. Due to Nexfibre installation works due to be executed on **12<sup>th</sup> to 14<sup>th</sup> June 2024**.
- ii. A significant dip in the highway on Bath Road between Tesco and the vets was reported by councillors. It was requested that it be logged via Fix My Street as a previous repair has sunk and the dip is has created is quite hazardous.
- iii. Councillors further reported that a rider of an electric bike has been seen riding recklessly through the village. The Police to be advised accordingly and asked to up their patrols.

iv. The only progress on the parish highways strategy review project was an email request from Cllr Gill Auld had been received and was considered at the meeting. Following a conversation with the local PCSOs regarding residents' complaints about speeding on Ashgrove, they had suggested a request be sent to Stefan Chiffers at B&NES Council asking for a temporary data bar to be installed at Ashgrove. The aim is to record accurate information, 24 hours a day, on traffic volumes and compliance to the 20mph speed limit. The results of which could help to support any request to reduce the speed limit on the approach from Dunkerton. Cllr Auld asked the Committee to approve a letter be drafted regarding this request, that residents could sign and then be submitted together to B&NES Council, as they had advised this would be more effective than a petition. Cllr Auld would deliver and co-ordinate the collection of the letters.

This was discussed and it was **resolved** to request that a data bar be installed at the entrance to Ashgrove and that the Clerk works with Cllr Auld in getting a letter drafted for residents to sign and be submitted to B&NES Council Highways.

**PL011 – 11/06/2024                      Electric Vehicle Charging Points**

The Clerk reported that in the process of trying to obtain updates on the installation of public electric vehicle charging points within Peasedown St. John as part of a West of England Combined Authority funded project, she had established that Dr Alex Rowbotham no longer working for B&NES Council. She had consequently tried to follow up with other officers to find out who was now dealing with this project but as yet had not been notified. It was suggested to liaise with the Ward Councillors on this as they may be able to assist.

Cllr Richard Clark commented that before the charging points are installed it should be ensured they are ones that wheelchair users can reach, also that the parking bays are made sufficiently wide enough for wheelchair user access. This to be raised with the officer who is taking on the lead of this project in due course.

**PL012 – 11/06/2024                      Date and Time of Next Meeting & Future Agenda Items**

The date of the next meeting of the Planning Committee is scheduled to be held on Tuesday 2<sup>nd</sup> July 2024 at 8pm at Beacon Hall.

The meeting closed at 7.49pm

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

**Appendix PL007i – Planning application updates received since the last Planning Committee meeting on 7<sup>th</sup> May 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	Permitted	Subject to the usual conditions and those relating to: Badger Licence and wildlife mitigation scheme; Biodiversity gain and habitat management plans; External lighting; Ecological compliance report; Garages to be retained for that purpose only; Parking; Rainwater harvesting; Water efficiency.	PL007 - 11/06/2024
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
24/00333/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
24/01948/COND	Sulis Hospital Bath, Foxcote Avenue, Peasedown St John	BA2 8SQ	Discharge of condition 10 (Securing Legal Agreement) of application 23/03774/FUL (Erection of single storey extension, with roof top plant, landscaping and associated infrastructure (to create Sulis Orthopaedic Elective Centre)	Royal United Hospitals Bath NHS Foundation Trust	PL007 - 11/06/2024	Not Invited to Comment	Pending Consideration	TBC	TBC