



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 2nd July 2024 at 8.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Fiona Carr; Howard Hartley; John Ogilvie-Davidson (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.

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

PL013 – 02/07/2024 Attendance Roll Call and Declarations of Interest

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

In the interests of transparency, Cllr Fiona Carr advised of a non-pecuniary interest in the fact that she lives at Wellow Tynning, the same road as the planning application reference 24/02363/FUL, although not near to No. 39A.

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

PL014 – 02/07/2024 Apologies for Absence

Apologies for absence had been received from Cllrs Mandy and Richard Clarke due to family commitments and Cllr Conor Ogilvie-Davidson due to work commitments.

PL015 – 02/07/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 11th June 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.
- ii. The Clerk advised she would retain any of the old existing outstanding actions on the Planner board until they were resolved, as when tasks are moved to a new Planner board the history and comments are automatically deleted. Any new tasks will be assigned to the new joint committee Planner board and will be assigned to both the Clerk and the Chair.

PL016 – 02/07/2024 Items for Urgent Report

Cllr Les Sprake raised concerns about recent activity on the open land that runs alongside the Cinder Path. The Clerk advised she would walk the area and report back on any activity being undertaken in this area that should be reported or covered by planning regulations.

PL017 – 02/07/2024 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. Reference: **24/02363/FUL**
Address: **39A Wellow Tynning**, Peasedown St John, Bath, BA2 8LJ
Proposal: Erection of two bedroom dwelling.
Applicant: Mrs L Hurst.
There was one objection in the public comments listed on the B&NES Council website relating to this application.
The Parish Council reviewed the plans and resolved to object to this application due to the following reasons:
- The position of the proposed dwelling will be directly on the boundary of the site with footpaths to side and rear.
 - The footpaths to the side and rear will be encroached/compromised. A photograph of the site to be provided as the one taken by the Parish Council for review at the meeting, provides a better perspective of the site and the proximity of the footpaths, as opposed to the one supplied in the plans, which does not show the footpath.
 - There will not be any amenity land on the site for the proposed dwelling.
 - Due to the mass and scale of the proposed dwelling it is overdevelopment of the site. It is basically trying to build a two-bedroom property on the area that is currently occupied by a single garage.
 - The measurements of the property would need to be checked as it was not considered that a proposed dwelling of this size could be built as per the plans, unless it is moved further back to the rear of the site.

- 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 PL017i refers). The following points were raised:
 - a. It was reported that B&NES Council had now approved the Construction Management Plan for 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). A copy of the final plan, the decision notice, and report from Highways had been circulated as pre-reading.
 - 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 making reference to the breach of the Parish Charter by lack response.
 - 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, although it was noted there had been some activity on the site of No. 1 Bath Road, which had not been worked on for several weeks.

PL018 – 02/07/2024 Planning Policy

Councillors received an update on the Local Plan (2022 to 2042) consultation progress. An email had been received from B&NES Council advising that the consultation response would soon be published. Also, that the neighbouring authorities are being consulted from which a 'Statement of Common Ground' will be produced, outlining the cross boundary strategic matters.

Parish Councils had also been invited to attend the B&NES Local Plan, Parish Sites Assessment Toolkit Introduction and Training Workshop. This will take place between 2.30 pm - 5pm on Wednesday 24th July 2024 at the Conygre Hall, Timsbury. As there were only two spaces allocated per council it was agreed for Cllr Howard Hartley and the Clerk to attend this workshop and report back to the next meeting.

Councillors received an update on the Sustainable Construction Checklist Supplementary Planning Document (SPD). It was considered that the consultation was aimed more at developers, architects, and similar bodies, rather than Parish Councils so it was agreed not to make any official response. However, councillors would be invited to respond in a personal capacity if they so wished.

The Clerk continued to follow 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.

PL019 – 02/07/2024 Active Travel Masterplan Consultation

Councillors received an update on the upcoming public consultation on our transport strategy, "Creating Sustainable Communities in North East Somerset," and the "Active Travel Masterplan" which will be launching on 9th July 2024. It was reported that the consultation deadline has been extended until 5th September 2024 due to many parish councils not meeting during August.

Once the consultation has launched, the Clerk to issue the details to all councillors. Councillors are asked to read the documents in preparation for discussion at the next meeting.

PL020 – 02/07/2024 Highways Related Matters

- i. There had not been any Traffic Regulation Orders (temporary or otherwise) within the Parish received since the last meeting.
- ii. Councillors reviewed and made associated decisions any information or requests received on highways related matters as follows:
 - a. There had not been any work carried out on the highway to make good the dip in the highway on Bath Road between Tesco and the vets. The Clerk was requested to follow up accordingly.
 - b. The Police had recently seized the electric bike that was reported at the last meeting as being driven recklessly through the village.
 - c. Overgrown vegetation along Dunkerton Hill, preventing access to the pavement and forcing pedestrians to walk on the road, had been reported via Fix My Street.
 - d. The Clerk was requested to follow up on the reinstatement of the raised tables in the bus lane [from Wellow Lane to the bypass] that were due to be reinstalled by B&NES Council to prevent other vehicles, except buses, from using the lane.
 - e. B&NES Council Highways had informed the Clerk that they would be removing the guerilla planting at the entrances to the village, as it did not conform to their requirements. The plants would be given to the Parish Council for an alternative suitable site to be found so the person who originally planted them could replant.
 - f. The Clerk and Cllr Auld had worked together to produce and deliver letters to residents of Ashgrove and surrounding areas requesting that a data bar be installed at the entrance to Ashgrove provide a much more accurate system of monitoring speeding in this area. Cllr Auld had delivered many letters, and a second batch was required for Eckweek Road.
 - g. It was also suggested that a data bar be considered for other areas such as Wellow Lane and further along Ashgrove, at the brow of the hill. The Clerk was requested to amend the original letter to cover other areas and make them available for residents to complete at the joint councillor surgery due to be held this coming Saturday.

PL021 – 02/07/2024 Electric Vehicle Charging Points

Despite sending chaser emails the Clerk had not received any further updates regarding the installation of public electric vehicle charging points within Peasedown St. John as part of a West of England Combined Authority funded project. A further email to be sent copying Dave Dixon from B&NES Council quoting the breach of the Parish Charter due to the lack of response.

PL022 – 02/07/2024 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 6th August 2024 at 7pm at Beacon Hall.

It was noted that going forward, all Planning Committee meetings would be held at 7pm, unless there is something significant due to be held or discussed on the same evening.

The meeting closed at 9.05pm

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

Appendix PL017i – Planning application updates received since the last Planning Committee meeting on 11th June 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
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	Condition Discharged/Obligation	<p>Condition 7 - Construction Management Plan <i>During the course of the application a revised Construction Management Plan has been submitted amending delivery times. The information submitted is now acceptable. Condition 7 can be DISCHARGED</i></p> <p>Condition 13 - Investigation and Risk Assessment <i>Taking account of the additional report provided, the information submitted is acceptable and condition 13 can be DISCHARGED.</i></p> <p>Condition 14 - Remediation Scheme <i>Taking account of the additional report provided, the information submitted is acceptable and condition 14 can be DISCHARGED.</i></p>	PL017 - 02/07/2024

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
24/01948/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
24/02363/FUL	39A Wellow Tynning, Peasedown St John	BA2 8LJ	Erection of two-bedroom dwelling.	Mrs L. Hurst	PL017 - 02/07/2024	TBC	TBC	TBC	TBC