



PEASEDOWN ST JOHN PARISH COUNCIL

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Minutes of the Planning Committee Meeting held on Tuesday 6th August 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.

Parish Councillor, Gill Auld, was also present at the meeting, she was in attendance to answer any questions regarding the planning application for solar panels at Beacon Hall, in her capacity as the councillor 'project champion'.

In attendance:

Tanya West – Parish Clerk & RFO.

Public Session

Present at the meeting were B&NES Ward Councillor Gavin Heathcote, Mr Paul Bryant and his partner. Mr Bryant addressed the council regarding planning application 24/02761/FUL for the old quarry site, due to be discussed under agenda item PL027.

Mr Bryant had been working on clearing the site for the past 15 months and had received several visits from B&NES Environmental Services during that time, who had provided advice and tips on clearing the site and improving the wildlife channels etc. He has recently removed old wood, dead trees and stumps and rubbish from the site in order to open it up to show the area he is hoping to redevelop. If planning permission is granted, he plans to plant more trees and vegetation. In the gateway there would be an area where a vehicle could pull in from Whitebrook Lane, then there would be a set of gates to access the site.

Mr Bryant plans to move back to Peasedown St John to live in the house, once it has been completed. Cllr Gavin Heathcote said that he had worked closely with Mr Bryant regarding this application and had recently carried out a site visit with Cllr Karen Walker. The site is outside the Housing Development Boundary (HDB) as it currently stands. Cllr Heathcote reported that he and Cllr Karen Walker are fully in support of the application (despite it being outside the HDB) and they were willing to recommend taking the application straight to committee, by-passing the option for decision by the Planning Officer.

Cllr John Ogilvie-Davidson suggested that it might have been helpful for one or two members of the Parish Council Planning Committee to have been invited to this site meeting as well.

The Public Session closed at 7.08pm.

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

PL023 – 06/08/2024 Attendance Roll Call and Declarations of Interest

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

All Councillors declared a blanket interest in item PL027 – 06/08/2024 planning application ref. 24/002870/SOLPA at Beacon Hall, due to the Parish Council being the applicant. No further interests, to those already disclosed to the Monitoring Officer, were declared.

PL024 – 06/08/2024 Apologies for Absence

The Chair and Vice-Chair of Full Council were both absent without apology, however, as not summonsed to the meeting, and being ex-officio, this was not necessarily a requirement.

7.09pm – Cllrs Mandy Clarke & Richard Clarke arrived at the meeting.

PL025 – 06/08/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 2nd July 2024 had been circulated in advance of the meeting, but not in sufficient time to be read by all members, it was therefore agreed their approval would be deferred until the next meeting.
- ii. It was noted that the outstanding actions were already included as agenda items, and so would be discussed as the meeting progresses.

PL026 – 06/08/2024 Items for Urgent Report

The Clerk reported that she had circulated within the pre-reading folder on Teams a list of planning related frequently asked questions as published by B&NES Council, following a presentation at the recent Parish Liaison meeting.

In accordance with Standing Order 10.a.vi, it was **resolved** to amend the order of the agenda to bring forward planning application ref. **24/02761/FUL** from second to first, to be discussed under agenda item PL027 – 06/08/2024 to enable the members of the public to hear the discussion so they could leave shortly afterwards.

PL027 – 06/08/2024 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: **24/02761/FUL**

Address: **Site Of Old Quarry, Bath Road**, Peasedown St John

Proposal: Erection of 1 no. dwelling with detached garage.

Applicant: Mr Paul Bryant.

There was one public comment listed on the B&NES Council website relating to this application from 'Transition Bath' which objected on the grounds of the lack of documentation relating to sustainable construction and energy consumption etc.

The plans were reviewed, along with councillors' existing knowledge of the site and the feedback provided in the public session. The general feeling was that the proposed development would not have any adverse impact on neighbouring properties and being of dormer bungalow style should not impact on the street scene. It was acknowledged that a significant amount of work has been done to clear the site and was felt that the proposed development would stop any future fly-tipping.

It was **resolved** to support the application as it will provide sympathetic development alongside improvement of a site that has been frequently subject to fly tipping. The proposed development site is outside of the Housing Development Boundary (albeit adjacent the boundary line) and due to this fact, it is noted this is a one-off consideration by the Parish Council.

7.18pm – Cllr Gavin Heathcote and other members of the public left the meeting.

ii. Reference: **24/02757/FUL**

Address: **Bath Fertility Centre, Roman Way**, Peasedown St John, Bath, BA2 8SG

Proposal: Proposed endoscopy unit and associated infrastructure works.

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 Highways had submitted their response and had not raised any objections or conditions they felt should be applied to the proposal.

No concerns were raised regarding the application, so it was **resolved** that it be supported.

iii. Reference: **24/02870/SOLPA**

Address: **Beacon Hall, French Close**, Peasedown St John, BA2 8SN

Proposal: Prior approval request for the installation of 38no. (500W) solar panels and LuxPower TriP 220kW hybrid inverter on the south facing pitched roof of Beacon Hall.

Applicant: Peasedown St John Parish Council.

There were two public comments listed on the B&NES Council website relating to this application; one from 'Transition Bath' which stated: "We are very supportive of this application to install solar PV panels on the roof of this community building to reduce its carbon emissions and running costs." The other requested a condition be applied that the panels are suitably designed so as not to enhance solar glare off the panels which could have an impact on neighbouring properties.

Being the applicant for this proposal, it was felt prudent that only a comment should be submitted. It was agreed for the following to be submitted: 'The application is for the benefit of village and the users of Beacon Hall; it supports the Green Agenda to which B&NES Council and the West of England Combined Authority is committed.'

- 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 PL027i refers). The following points were raised:
 - a. The Clerk reported she had been in touch with Curo on an update on works to the development of **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 following response had been received:
"The team have let me know that we're projecting Spring 2025 for start on site. However, we're still out for tender on a few things so this is subject to change."
The Clerk was requested to publish this information on the Parish Council Facebook page to keep residents updated and to contact the resident from Hillside View who had previously contacted the Parish Council about the Construction Management Plan for the development.
 - 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 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. It was raised about a porch at the front of a property in North Meadows, it was commented that it was likely to be within the limits of development permitted without the requirement of an application.

PL028 – 06/08/2024

Planning Policy

Councillors received an update on progress relating to the Local Plan (2022 to 2042), with a view to making decisions on how to undertake site assessments. This included a report from Cllr Hartley following his and the Clerk's attendance to the Parish Sites Assessment Toolkit Introduction and Training Workshop. They had also attended a subsequent meeting with B&NES Council Planning Officers and Cllrs Fiona Carr and John Ogilvie-Davidson about the HELAA sites, suggestions for their prioritisation, and timeframes for the survey works.

Cllr Hartley advised there is a list of 14 sites which have been put forward, which the Parish Council will have to consider with regards to their suitability for development. The toolkit provided will be used to analyse each site, so there is consistent information and evidence provided based on the questions and criteria applied at each location. The Parish Council's views will have to be presented to B&NES Planning Department in October, so the task needs to be completed in either August or early September.

The proposed developments would be part of a 5% increase in housing across the whole B&NES area, in order to address local housing needs. In Peasedown St John this would equate to a minimum of 133 houses. They would need to be sustainable and preserve the character of the village, as well as considering factors such as wildlife conservation, etc.

From the first part of the consultation, Peasedown St John was given a rating of 3 out of 5 for its suitability for development, with some concerns raised regarding infrastructure, proportionate growth and the impact of further development on local services.

Looking at the suggested sites, it was thought that only four of them could realistically be put forward for development. These were put in priority order for review as: PEA11, S2PS29, PEA10 and PEA15.

The site assessments undertaken a few years ago could be used as a starting point for the 'PEA' labelled site, however, it was still considered it would likely to take a day to complete the work. Cllr Howard Hartley volunteered to lead one group and Cllr Kathy Thomas (who had previous experience) to lead the other. The Clerk to obtain some possible dates to share with the rest of the Planning Committee as well as other councillors and ex-councillors and members of the public, who may also wish to help. The updated toolkit documents to be brought back to the next Committee meeting for review.

With regards to the establishment of a Local Housing Needs Assessment for Peasedown St John, the Clerk had undertaken some investigation on the 'Locality' website as had been recommend at the workshop, but the information had not been very helpful and so she advised she would check back with the Planning Policy Officer at B&NES Council.

PL029 – 06/08/2024 Active Travel Masterplan Consultation

Councillors received an update on B&NES Council's public consultation the "Active Travel Masterplan". The aim of the plan is to set out the existing and future network of active travel infrastructure required to enable and provide for sustainable and healthy forms of transport, as well as addressing the climate emergency, reducing inequalities, improving air quality, tackling obesity and reducing traffic congestion across Bath and North East Somerset. The plan will be for all types of active travel whether it is for commuting, leisure, business, or everyday journeys such as travelling to a local shop, school or doctor's surgery. It also aims to make walking, wheeling and cycling the natural choice for a lot more of our journeys, as currently, over a third of car trips across Bath and North East Somerset are less than 5km.

The consultation questions were reviewed; however, it was considered they were very much aimed at individual responses and so was not considered appropriate for a formal response from the Parish Council to be submitted. Therefore, it was felt prudent to encourage as many residents to submit responses as possible. The following was agreed to be actioned; the Clerk to publish on Facebook and the Parish Council notice boards; to email the link to all councillors to encourage them to submit their responses; to email it to Peasedown Environment Group for it to be distributed via their networks; for paper copies of the consultation questionnaire to be printed and distributed by councillors to the Hive, church, shops, doctors surgery. The Clerk, Cllrs Mandy Clarke, Richard Clarke and Howard Hartley to organise the distribution between themselves. It was noted the consultation deadline is 5pm on Friday 23rd August 2024.

PL030 – 06/08/2024 Creating Sustainable Communities Consultation

Councillors received an update on B&NES Council's public consultation document "Creating Sustainable Communities in North East Somerset – The Journey to Net Zero", with particular reference to the proposals for the Somer Valley. The issues and challenges identified and to potential improvements to address these issues can be found as appendix PL030i.

The consultation questions were reviewed; however, it was considered they were very much aimed at individual responses and so was not considered appropriate for a formal response from the Parish Council to be submitted. It was therefore agreed to deal with this consultation in exactly the same way as the Active Travel Masterplan consultation as detailed above. The deadline for this consultation is also 5pm on Friday 23rd August 2024.

PL031 – 06/08/2024 Highways Related Matters

- i. The following Traffic Regulation Orders (temporary or otherwise) within the Parish had been received since the last meeting.
 - a. Temporary no waiting at any time restriction along Foxcote Avenue, Peasedown St John. Due to works to be executed on or near the road to enable contractors to facilitate the passing and re-passing of construction traffic during building works at Sulis Hospital on the 31st July 2024 for a maximum period of 6 months. 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. This is anticipated to be for FIVE MONTHS – THTTC3582.
- ii. Councillors reviewed and made associated decisions any information or requests received on highways related matters as follows:

- a. There had been some recent issues with streetlighting that had their covers removed and the electrical wiring being exposed.
- b. There had been several incidents of two people on an electric bike riding around the parish and accessing the bypass via the bus lane. The Police have been informed.

PL032 – 06/08/2024 Electric Vehicle Charging Points

The Clerk reported she had made contact with the Executive Director of Sustainable Communities at B&NES Council regarding the 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 following response had been received:

“Apologies for the delay in responding. A new officer has been recruited now to replace Alex [Dr Rowbotham] and they will be starting at the beginning of September. We will ask them to get in touch as soon as they start in order to progress this project further with you. I can however unfortunately update you that the LEVI funding Alex mentions in his email to you below has been delayed by a year because of a procurement issue affecting all local authorities nationally. More information is available in this paper to the West of England Committee in July (para 187 onwards). While the delay is disappointing, it does mean we haven’t lost out as a result of our local recruitment of a replacement for Alex taking a little while.”

The Clerk was requested to circulate this information to all the Parish Councillors and the B&NES Ward Councillors.

PL033 – 06/08/2024 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 10th September 2024 at 7pm at Beacon Hall.

Cllr Les Sprake reported that the public right of way that runs alongside the cemetery to Under Knoll has been marked up (likely by Highways) highlighting the faults/raised areas on it.

Cllr Richard Clarke asked about the Government’s proposals for the National Planning Policy Framework. It was replied that B&NES Council had already advised they would publish any update in due course, also, that it may well delay the process of the Local Plan.

The meeting closed at 8.28pm

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

Appendix PL027i – Planning application updates received since the last Planning Committee meeting on 2nd July 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	Permitted	<p>Condition headings are as follows:</p> <ol style="list-style-type: none"> 1 Standard Time Limit (Compliance) 2 Flood Risk and Drainage - Infiltration Testing and Wessex Water Confirmation (Precommencement) 3 Biodiversity Net Gain Plan (Pre-commencement) 4 Housing Accessibility (Pre-commencement) 5 Materials - Submission of Detailed Construction Specifications and Samples (Bespoke Trigger) 6 Arboricultural Method Statement (Pre-occupation/Compliance) 7 Wildlife Enhancement Scheme (Pre-occupation) 8 Cycle Parking (Pre-occupation) 9 Bin & Recycling Storage (Pre-occupation) 10 Parking (Pre-occupation) 11 Bound/Compacted Vehicle Access (Pre-occupation) 12 SCR6 Residential Properties (Pre-occupation) 13 External Lighting (Bespoke Trigger) 14 Retain Boundary Walls (Compliance) 15 Water Efficiency - Rainwater Harvesting (Pre-occupation) 16 Water Efficiency (Compliance) 17 Contaminated Land - Unexpected Contamination (Compliance) 18 Plans List (Compliance) 	PL027 - 06/08/2024
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

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
24/00178/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
24/01948/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	Object	Pending Consideration	TBC	TBC
24/02743/COND	1 Bath Road, Peasedown St John	BA2 8DX	Discharge of condition(s) 2 (Badger Licence and Wildlife Mitigation Scheme) and 3 (Biodiversity Gain and Habitat Management Plans) from application 23/04380/FUL (Change of use of land to residential curtilage and erection of a 3-bed dwelling and associated garaging, bike and bin store).	Hudson & Co Unique Developments Ltd.	PL027 - 06/08/2024	Not 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
24/02757/FUL	Bath Fertility Centre, Roman Way, Peasedown St John	BA2 8SG	Proposed endoscopy unit and associated infrastructure works.	Royal United Hospitals Bath NHS Foundation Trust	PL027 - 06/08/2024	TBC	Pending Consideration	TBC	TBC
24/02761/FUL	Site Of Old Quarry, Bath Road, Peasedown St John		Erection of 1 no. dwelling with detached garage.	Mr Paul Bryant	PL027 - 06/08/2024	TBC	Pending Consideration	TBC	TBC
24/02870/SOLPA	Beacon Hall, French Close, Peasedown St John	BA2 8SN	Prior approval request for the installation of 38no. (500W) solar panels and LuxPower TriP 20kW hybrid inverter on the south facing pitched roof of Beacon Hall.	Peasedown St John Parish Council	PL027 - 06/08/2024	TBC	Pending Consideration	TBC	TBC




Appendix PL030i – Creating Sustainable Communities in North East Somerset – The Journey to Net Zero. List of the issues and challenges identified and to potential improvements to address these issues.

Somer Valley




Issues and Challenges


The transport issues and challenges facing the Somer Valley have been informed by what you, the community, have told us. These are summarised below in **Table 3**.

Table 3: Somer Valley – Issues and Challenges

Transport Challenges		
	Topography and Distance to Major Centres	<ul style="list-style-type: none"> The Somer Valley is hilly and settlements and facilities are spread over a wide area. This can make it harder to travel on foot or by bike within the Somer Valley. Distances to major centres such as Bristol, Bath and Frome result in high levels of car dependency.
	Lack of Local Job Opportunities	<ul style="list-style-type: none"> There are more homes than jobs in the Somer Valley. There is a mismatch between the type of jobs available within the Somer Valley and the local labour force. This results in a high level of out-commuting. Significantly more people in the Somer Valley travel more than 10km to their place of work, compared with the B&NES average.
	Public Transport	<ul style="list-style-type: none"> Residents need to travel to Bath, Bristol or Frome to access national rail services. Recent loss of bus services within the Somer Valley. Limited bus connections between the east and west of the Somer Valley, poor services in rural areas and lack of connections between villages. This can leave people with limited alternatives to travelling by car.

Transport Challenges



		<ul style="list-style-type: none"> • Bus services are often infrequent, circuitous and expensive with long journey times, compared to the same journey by car.
	Town Centre Congestion	<ul style="list-style-type: none"> • Road traffic in town centres makes it harder to walk and cycle, worsens air quality, and dominates public space. • The double-mini-roundabout in Radstock creates an unpleasant environment and makes it hard to walk and cycle. • A limited road network results in congestion on key routes into, out of, and within the Somer Valley.
	Active Travel Network	<ul style="list-style-type: none"> • Limited dedicated and joined up cycle infrastructure to connect towns and villages within the Somer Valley.
	Distance to Road Links and Severance / Barriers to movement	<ul style="list-style-type: none"> • Significant distance to the strategic road network, with the M5 and M4 motorways a long drive from the Somer Valley. • Roads in the Somer Valley carry a mix of short and long-distance traffic, including freight, travelling for many different purposes. • High levels of HGV traffic travel through the communities on A Roads in the Somer Valley e.g. Radstock & Westfield on the A367, Farrington Gurney, Clutton and Temple Cloud along the A37 and parts of Midsomer Norton on the A362. This can be intimidating for people walking and cycling. • Many residents live on or close to a major A road or need to travel along one to access services or town centres. This can both make car usage a natural choice for journeys due to ease of access, and make it harder to walk and cycle.




Transport Challenges		
	Limited Travel Choices	<ul style="list-style-type: none"> No access to e-scooters, no car clubs, limited buses, no rail services and lack of a comprehensive cycle network results in higher private car ownership and usage. Factors set out above result in long travel distances, limiting the number of alternatives to car usage.

Potential Improvements

We have listened to the concerns of the community, and have identified a number of potential solutions for consultation. The potential improvements for the Somer Valley are outlined in **Table 4**.

Table 4: Somer Valley – Potential Interventions

Intervention	Description	How it could be achieved
	Local Living	Enable a greater proportion of residents to live, shop and undertake leisure activities within the Somer Valley.
	Public Realm	Reduce the current impact that vehicles are having on our towns by improving the public realm and reducing the dominance of traffic.

Intervention	Description	How it could be achieved
	Radstock Town Centre	<p>The road network in Radstock creates barriers for people, and affects the quality of the environment.</p> <p>Investigate potential options to reduce the impact of traffic in Radstock Town Centre to support sustainable transport and the economic prosperity of the Town. Options would be worked up with the community and could include:</p> <ul style="list-style-type: none"> • Increasing space available to pedestrians through widening footways and increasing crossing points. • Making cycling routes better connected. • Improving public transport facilities, potentially including bus priority. • Simplifying traffic network and junction arrangements, reducing barriers to walking and cycling. • Improving the public realm and making the environment more pleasant for people to spend time in.
	Quiet Lanes	<p>The villages need to be better connected for walkers and cyclists. Identifying minor rural roads that can work as “Quiet Lanes” would provide safer routes for pedestrians, cyclists and horse riders away from traffic.</p> <ul style="list-style-type: none"> • Review the purpose of the highway network, i.e. which lanes should connect settlements by vehicle, and which would be more suited to active travel. • Create a network of Quiet Lane links. Identify whether targeted traffic management e.g. modal filters, reduced speed limits, traffic calming, would be needed to support walking and cycling. • Improve wayfinding.
	Micromobility	<p>Shared and e-mobility schemes can support people in travelling short and medium distances by sustainable modes. Extension of short-term e-scooter and e-bike rental within the Somer Valley.</p> <ul style="list-style-type: none"> • E-bike hire stations within towns / villages. • Expanding the coverage of the e-scooter network to the Somer Valley • Trial e-cargo bikes around industrial areas within the Somer Valley. • Improved storage with appropriate range of services e.g. charging, maintenance, lockers.