



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 1st October 2024 at 7.00pm at Beacon Hall, French Close, Peasedown St John

Present:

Councillors: Fiona Carr; Mandy Clarke (Vice-Chair); Richard Clarke; John Ogilvie-Davidson (Chair). Parish Councillor, Kathy Thomas, was also present at the meeting, she was in attendance in relation to agenda item PL039 – 01/10/2024 due to the work she had recently undertaken with members of the Committee on the HELAA sites as part of the Local Plan. The Chair had invited Cllr Thomas to join the meeting, so she was able to take part in the discussions, but as she was not a committee member, she was unable to vote.

In attendance:

Tanya West – Parish Clerk.

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.

PL034 – 01/10/2024 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 PL038 – 01/10/2024 planning application ref. 24/03254/AR for the spectator stand at the Recreation Ground, due to the Parish Council being the applicant. No further interests, to those already disclosed to the Monitoring Officer, were declared.

PL035 – 01/10/2024 Apologies for Absence

Apologies for absence had been received from Cllr Jonathan Rich due to personal reasons. This apology was duly noted (but not accepted).

Cllr Les Sprake was absent without apology.

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

Cllr Kathy Thomas had advised she would be late attending the meeting.

PL036 – 01/10/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 2nd July 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 minutes of the Planning Committee meeting held on 6th August 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.
- iii. The Clerk provided a verbal update on the outstanding actions on Planner. It was noted there were two long-standing items for which the solution was pending third party action (planning enforcement and EV charging points), another action related to a larger project for the upgrading of the Parish Council website. The Clerk would continue to monitor them all and report back at each meeting.

PL037 – 01/10/2024 Items for Urgent Report

There were no items for urgent report.

PL038 – 01/10/2024 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: **24/03254/AR**
Address: **Football Ground, Recreation Ground**, Church Road, Peasedown St John, Bath, BA2 8AA
Proposal: Display of non-illuminated hoarding style sign on the front of the spectator stand.
Applicant: Peasedown St John Parish Council.
There were nine comments listed on the B&NES Council website in support of this application. Being the applicant for this proposal, it was felt prudent not to make any comment on this application.
- ii. Reference: **24/03536/FUL**
Address: **98 Faulkland View**, Peasedown St John, Bath, BA2 8TQ
Proposal: Erection of two storey side extension.
Applicant: Mr & Mrs I Evenden.
There were no public comments listed on the B&NES Council website relating to this application. B&NES Ward Councillor, Gavin Heathcote, had advised the Committee of his concerns regarding this application and asked the Committee to consider parking in this application to the extent of how parking would be impacted down the line if the garage was to be absorbed into the main property. The plans were reviewed and one of the councillors, who had visited the site, reported there were other similar conversions and developments along this street. It was noted the application details the garage will be kept as a garage and not converted as part of the proposed development. It was **resolved** to support the application subject to the condition that the garage is retained and not converted to a room/part of the dwelling now or in the future to ensure there is sufficient parking/storage space allocated to this property.

7.15pm – Cllr Kathy Thomas arrived at the meeting during the above discussion.

- 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 PL038i refers). No comments or queries were raised.
 - ii. **Planning enforcement** case ref. **22/00396/UNDEV (previously 14/00806/UNAUTH) for Peasedown Community Farm, Dunkerton Hill**. Since the last meeting, the Clerk had sent an email to B&NES Council chasing an update on this case.
 - 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. Cllr Mandy Clarke confirmed she would continue to check these reports on a weekly basis and report back on any applications she felt would have an impact.
 - iv. Councillors had not identified any **actual building developments** they considered required review following permissions granted.

PL039 – 01/10/2024 Planning Policy

Councillors received an update on progress relating to the Local Plan (2022 to 2042) and the works undertaken on the site assessments for the Housing and Economic Land Availability Assessment (HELAA) sites in the parish.

Since the last meeting B&NES Council had confirmed that of all the sites originally put forward, the Parish Council would only need to assess six of them, four of which had already been actioned a few years before, therefore the previous assessments would need reviewing and updating.

Due to the changes to the National Planning Policy Framework, B&NES Council had extended the deadline date for response on the site assessments. The documents could therefore continue to be worked on, so long as they are submitted by December 2024.

Cllrs Fiona Carr, John Ogilvie-Davidson, Kathy Thomas, and the Clerk had met twice in September to review the HELAA sites using the Assessment Toolkit provided by B&NES Council. Cllr Thomas has also

taken photographs of all the sites; these were reviewed at the meeting, along with the written assessment forms.

The Committee members were in general agreement with the proposals put forward on the assessments, however, as additional comments were raised at the meeting, these would be added to the reports and the maps identifying the locations of the photographs would be redone on suitable software or on a larger printed map making them easier to read. The reports to be brought back to the November Planning Committee meeting for final sign off before submitting them to B&NES Council.

Cllrs Fiona Carr, John Ogilvie-Davidson, and Kathy Thomas to work on the maps and photographs and the Clerk to update the reports.

The Clerk had published as pre-reading, the response from NALC to the Government consultation on the proposed reforms to the National Planning Policy Framework and other changes to the planning system. NALC had consulted with the County Associations on the matter and the responses to the questions were published in the document. Councillors did not raise any comments on this document.

The Clerk had published as pre-reading, a press release from B&NES Council advising they had written to the Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government, stating they welcome the Government's commitment to tackling the housing crisis but warned the housing target set for B&NES is 'unrealistic'. The new mandatory housing targets would see an increase from the current 717 houses per annum to 1,466 per annum in the housing numbers that B&NES needs to plan for. It went on to identify the concerns and restrictions for B&NES to meet such targets. Councillors did not raise any comments on this matter, but any further updates would be circulated by the Clerk in due course.

With regards to the establishment of a Local Housing Needs Assessment for Peasedown St John, the Clerk will continue to follow up on this once there is further information regarding the changes to the NPPF from B&NES Council.

PL040 – 01/10/2024 Highways Related Matters

- i. The following Traffic Regulation Orders (temporary or otherwise) within the Parish had been received since the last meeting.
 - a. Temporary traffic management (Stop/Go boards) along the A367 Peasedown St John Bypass from Tuesday 1st October to Thursday 3rd October 2024 to enable B&NES Council to undertake litter picking along the main road verges and clearing the traffic islands.
- ii. Councillors reviewed and made associated decisions on information or requests received on highways related matters as follows:
 - a. The Parish Council had been copied into an email to B&NES Council, sent by a parish resident regarding speeding vehicles along Wellow Lane, Peasedown St John. The email requested information on the process involved in obtaining a review of this problem. The Clerk to reply asking if they have received a response, and if so, to ask if they can share the reply, if not to refer to the Ward Councillors to follow up.
 - b. The Clerk read out an email received from a resident regarding Speed Indicator Devices, it requested the Parish Council consider installing more of these devices around the village to help combat the issue of speeding vehicles. The Clerk was requested to follow up with B&NES Council, obtaining details on pricing and permissions. This result of which will be reported back and the costs versus potential effectiveness and benefit would be considered at the November Committee meeting, with any resultant budget requests then being submitted for the new financial year.

PL041 – 01/10/2024 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 5th November 2024 at 7pm at Beacon Hall.

The meeting closed at 9.06pm

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

Appendix PL038i – Planning application updates received since the last Planning Committee meeting on 6th August 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
24/00177/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
24/01948/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	Condition Discharged / Obligation	<p>APPROVE: 1. The Badger Licence dated 16th July 2024, demonstrates that a licence has successfully been granted from Natural England (NE).</p> <p>2. The Method Statement produced by Country Contracts dated 5th June 2024, provides details of how badgers will be safeguarded during the development works, which includes retention of the badger sett and its protection in perpetuity. The Technical Note prepared by Country Contracts dated 29th July 2024 confirms that no vegetation clearance will be carried out during the bird nesting season. No measures to safeguard bats were considered necessary by the consultant, as the outbuilding was assessed as offering negligible roost potential.</p> <p>3. The Technical Note (Country Contracts, 29th July 2024) confirms that a bat loft will be created over the new garage, two hole-fronted bird boxes will be installed, and a bee brick incorporated into the building. In addition, the note states that no new fencing is proposed, therefore the need for hedgehog gaps is not required.</p> <p>The matters reserved by condition 2 can be approved</p> <p>APPROVE: A) The Proposed Site Plan (Dwg no. COBCS-23-096-03C) submitted for the full planning application (Ref. 23/04380/FUL) shows proposed on-site habitats, for completeness of records this should be submitted for the current application.</p> <p>B) There are no longer any trees present on site that require protection.</p> <p>C) The Technical Note (Country Contracts, 29th July 2024) provides a specification for the native hedgerow and lawn and provides details of how they will be established.</p> <p>D) The Technical Note stipulates how the new habitats will be managed.</p> <p>E) The Technical Note specifies that any whips that do not take/survive will be replaced within the first 12months by the developer.</p> <p>F) The Technical Note confirms that management of the hedgerow will be subject to a covenant attached to the property conveyance.</p> <p>The matters reserved by condition 3 can be approved.</p>	PL038 – 01/10/2024
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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	Support	Permitted	<p>Subject to the usual standard conditions and those relating to:</p> <p>2 Boundary Details (Bespoke Trigger) No construction of the boundary treatment shall take place until final details of such treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.</p> <p>3 Temporary Permission - Building (Compliance) This permission shall expire on 18 months after first occupation and the development hereby permitted shall be removed and the use hereby permitted discontinued, and the land restored in accordance with a scheme of works and a programme of implementation which shall be submitted to and approved by the Local Planning Authority on or prior to first occupation.</p> <p>4 Unexpected Contamination (Compliance) In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority.</p> <p>5 Sensitive Working Measures (Compliance) The development must proceed only in accordance with the Sensitive Working Measures as set out within the Ecological Impact Assessment</p>	PL038 – 01/10/2024
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	Support	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
24/02870/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	Comment Only	Approve	Prior Approval in this instance is GIVEN for the installation of solar PV panels on the roof of Beacon Hall, French Close, Peasedown St John BA2 8SN, under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).	PL038 – 01/10/2024
24/03177/NMA	Sulis Hospital Bath, Foxcote Avenue, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SQ	BA2 8SQ	Non Material Amendment to 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 Trust	PL038 – 01/10/2024	Not Invited to Comment	Approve	The amendments set out in the application 24/03177/NMA received on the 21.08.2024 are considered to be non-material and can be applied to planning permission 23/03774/FUL approved on 06.03.2024.	PL038 – 01/10/2024
24/03254/AR	Football Ground, Recreation Ground, Church Road, Peasedown St John	BA2 8AA	Display of non-illuminated hoarding style sign on the front of the spectator stand.	Peasedown St John Parish Council	PL038 – 01/10/2024	TBC	Pending Consideration	TBC	TBC
24/03536/FUL	98 Faulkland View, Peasedown St John	BA2 8TQ	Erection of two storey side extension.	Mr & Mrs I Evenden	PL038 – 01/10/2024	TBC	Pending Consideration	TBC	TBC