



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 5th November 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); 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.

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.

PL042 – 05/11/2024 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.

PL043 – 05/11/2024 Apologies for Absence

Apologies for absence had been received from Cllr Conor Ogilvie-Davidson due to work commitments. Cllr Kathy Thomas had also submitted her apologies, although not summonsed to the meeting, she had intended to attend due to her involvement on the HELAA site review project.

These apologies were noted (but not accepted).

PL044 – 05/11/2024 Minutes & Actions

- i. The minutes of the Planning Committee meeting held on 1st October 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 provided a verbal update on the outstanding actions on Planner. The new officer at B&NES Council responsible for the EV charging points had now been appointed and had requested the Clerk contact him later in the month once he has had time to settle in. The Clerk was requested to obtain an update on the funding for this project, especially as there will be a Metro Mayor election next year. A report will be provided at the next meeting.

PL045 – 05/11/2024 Items for Urgent Report

The Clerk explained that a resident had reported issues regarding the lack of signposting in the village for the hospital, which is needed for those people who travel by bus to the village centre. Furthermore, the resident had encountered a blind person who had arrived by bus trying to locate the hospital but had experienced difficulty with the lack of tactile paving to indicate the crossing points, particularly once at the Bath Business Park. It is likely the hospital needs to undertake a Disability Access Review to make their site compatible with the Equality Act 2010. The Clerk was requested to contact B&NES Council Highways to

take this matter forward. It was also suggested to investigate into whether the hospital provides a patient transport service to those with additional needs.

PL046 – 05/11/2024 **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: **24/03824/M6A**

Address: **Field By Bypass West of Braysdown Lane**, Wellow Lane, Peasedown St John, Bath.
Proposal: Modification to the S106 legal agreement and subsequent Deed of Variation associated with Planning Permission 08/03263/FUL, at a site known as Field by Bypass West of Braysdown Lane, in respect of a mortgagee exclusion clause.

Applicant: Anthony Collins Solicitors LLP.

There were no public comments listed on the B&NES Council website relating to this application. The Clerk reported that she had contacted the Case Officer regarding this application requesting some clarification as they were not of a type she had encountered before, and an email had not been received officially inviting the Parish Council to comment. The reply advised that the application is seeking to vary the legal agreements associated with permitted planning applications (referred to as M6A's for short), as such they are not a planning application in themselves and do not trigger formal statutory consultation with Parish Councils. However, if the Council wishes to comment on them, they can do so.

The documents associated with this application were reviewed, however, as councillors were still unclear as to the exact detail that was requesting to be modified it was **resolved** not to make any comment on the application.

ii. Reference: **24/03825/M6A**

Address: **Street Record, Sunnyside View**, Peasedown St John, Bath, BA2 8JN

Proposal: Modification to legal agreement associated with planning permission WB.13907 at a site known as Sunnyside in respect of a mortgagee exclusion clause

Applicant: Anthony Collins Solicitors LLP.

There were no public comments listed on the B&NES Council website relating to this application.

In line with the other M6A application listed above, it was **resolved** not to make any comment on this application.

iii. Reference: **24/03840/FUL**

Address: **15 Albert Avenue**, Peasedown St John, Bath, BA2 8JB

Proposal: Infill development comprising erection of 1no. residential dwelling

Applicant: Mr S Harvey

There were two public comments listed on the B&NES Council website relating to this application; one of support from 'Transition Bath' which stated: "*We are supportive of this SCR6 compliant application with high levels of insulation, solar PV and a heat pump.*". The other was from a neighbouring property owner objecting to proposed development as it was felt it would cause a lack of privacy to their property, a reduction in light, and generate an imposing nature.

It was noted the proposed development is for a smaller property which is much needed within the area. It was further noted there is sufficient allocated parking within the property boundary. The development site is on a corner plot with sufficient size garden to build on however the access road can be quite difficult to manoeuvre due to parked cars and being on a bend. The Parish Council **resolved** to support the application in principle pending a detailed construction plan being submitted and agreed by the LPA due to the confined access issues.

iv. Reference: **24/03925/FUL**

Address: **24 Saxon Way**, Peasedown St John, Bath, BA2 8TR

Proposal: Erection of rear single storey extension.

Applicant: Mr And Ms Gobe and Annamarie Russell and Pritchard

There were no public comments listed on the B&NES Council website relating to this application. It was noted that the proposed development replaced an existing conservatory at the rear of the property and remained as a single storey extension. It was felt that any impact would be minimal, and councillors did not raise any concerns. It was therefore **resolved** to support the application.

- 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 PL046i refers). The Clerk advised she would follow up on the applications for the old Methodist Church at Carlingcott as these applications has been outstanding since February 2024. It was also reported that the building works on the Greenlands Road Curo development was due to commence in the spring 2025. The Clerk had received updates from Ward Councillor, Gavin Heathcote, who had recently met with representatives from Curo that had confirmed on details regarding the construction management plan for the site.
 - 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 another email to B&NES Council chasing an update on this case. This request had also been copied to the Ward Councillor, Gavin Heathcote, asking for his assistance in following up the matter with the Case Officer.
 - 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, however, reported that building works had recommenced at 1 Bath Road, with the new garages on the site recently having been erected.

PL047 – 05/11/2024 Planning Policy

Councillors received an update regarding the Local Plan. They were advised that B&NES Council is hosting an online briefing specifically for Parish Councils regarding the Local Plan reset and the recent National Planning Policy Framework (NPPF) revisions. The webinar is scheduled to take place on 7th November 2024 at 5.30pm via MS Teams. Cllrs John Ogilvie-Davidson and Kathy Thomas will come to the Parish Office to attend the briefing with the Clerk. Cllr Carr advised she would join from home. The remaining committee members advised they were unlikely to attend.

The Clerk reported she had spoken to the Planning Officer at B&NES Council regarding the Parish Council's submissions following the review of the HELAA sites to be fed into the Local Plan (2022 to 2042). They had advised that due to the changes to the NPPF they have postponed the deadline date to early January 2025 and so further work on the maps and reports will wait until after the aforementioned briefing. A provisional date of Tuesday 12th November at 7pm had been pencilled in to undertake these works.

With regards to the establishment of a Local Housing Needs Assessment for Peasedown St John, the Clerk will take this forward once the NPPF briefing has been attended.

PL048 – 05/11/2024 Highways Related Matters

- i. The following Traffic Regulation Orders (temporary or otherwise) within the Parish had been received since the last meeting.
 - a. **Temporary road closure** (managed by a traffic marshal to allow access for residents) along a section of **Under Knoll** from the junction with Chapel Field extending north to outside No. 11 Under Knoll from Monday 18th November to Tuesday 19th November 2024 to enable Wessex Water to undertake a replacement of a manhole cover in the carriageway. Ref. THTTC3613 & USRN: 47960425.
 - b. **Temporary traffic control** (managed by stop/go boards) along a section of **Bath Road** from 5th to 7th November 2024 to enable repairs to ironworks in the carriageway. Ref. QD0191028974.
 - c. **Temporary traffic control** (managed by two-way signals) along a section of the **A367 bypass** on 7th November 2024 to enable bollard replacement. Ref. QD11393443374.
 - d. **Temporary traffic control** (managed by stop/go boards) along a section of **Whitebrook Lane** from 5th to 7th November 2024 to enable hand lay patching to the carriageway. Ref. QD0191028719.
- 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 trail between a resident and B&NES Council regarding vehicles parking so close to the cycle lanes between the end of Wellow Lane and Bath Road, making it very difficult for access. B&NES Council Traffic Management Team had subsequently put forward a proposal for No Waiting At Any Time (NWAAT) and Double-Yellow Lines (DYL) road markings to be applied at Wellow Lane with the junction of Bath Road (see appendix

PL048i). This issue was discussed, and it was **resolved** to support the NWATT and DYL proposals for Wellow Lane as per the plan supplied so long as enforcement will be carried out to ensure the markings are complied with.

- b. The Clerk reported that B&NES Council had made contact to ask the Parish Council to put forward proposed street names for the new Curo development at Greenlands Road. This was discussed and Lowfield Road had been suggested (linking to the nearby Highfield Road). Other suggestions included Hillside Way or something relating to the adjacent Cinder Path. The Clerk was requested to send an email out to all councillors asking for any suggestions and then submitting them all to B&NES Council for consideration.
- c. Following discussions at the last meeting regarding Speed Indicator Devices, the Clerk advised she had contacted B&NES Council about the possibility of installing more of these devices around the village. They had confirmed they no longer have sufficient budget to purchase any new devices but only to maintain the ones in situ. However, they would be willing for a third party to purchase and maintain the devices subject to an agreement being signed beforehand and the locations being agreed by the Traffic Management Team prior to implementation. They also informed that Avon & Somerset Police can help to fund these signs via a Road Safety Grant.
After further investigation the Clerk advised that a Westcotec battery powered sign can be purchased for approximately £4,000, which is a B&NES Council recommended model that can be moved between different locations. Cllr Rich advised that two of these signs had recently been installed in Westfield and it would be worth finding out how they were funded. The Clerk to follow up and report back at the next meeting along with further details on the models and funding options available.
- d. Councillors raised concerns regarding electric bicycles being ridden around the parish in a dangerous manner and without wearing helmets. The Clerk to report to the Police and it was suggested that this could be discussed at the multi-agency surgery due to take place on 4th January 2025 how this recurring issue could be prevented in the future.
- e. The Clerk was asked to report that the traffic islands at the entrances to the village need clearing of the debris build up and the weeds growing in it.
- f. The Clerk was asked to report a sign missing at the Radstock entrance to the village – the posts are still in situ, but the sign has been removed.
- g. The Clerk was asked to investigate when the ‘no vehicle access’ signs from the pedestrian section of Eckweek Lane is due to be replaced. The old signpost rusted out and was removed some time back but is still missing.

PL049 – 05/11/2024

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 December 2024 at 7pm at Beacon Hall.

The meeting closed at 8.09pm

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

Appendix PL046i – Planning application updates received since the last Planning Committee meeting on 1st October 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	Condition Discharged	The condition is discharged as the s106 has been completed to secure contributions to the Council of £25,000 towards additional parking restrictions in the local area and a contribution of £4,775, for Travel Plan monitoring.	PL046 - 05/11/2024
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
24/02761/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
24/03254/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	Make No Comment	Consent	The consent expires after five years. Also the advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.	PL046 - 05/11/2024
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	Support	Pending Consideration	TBC	TBC
24/03824/M6A	Field By Bypass West of Braysdown Lane, Wellow Lane		Modification to the S106 legal agreement and subsequent Deed of Variation associated with Planning Permission 08/03263/FUL, at a site known as Field by Bypass West of Braysdown Lane, in respect of a mortgagee exclusion clause.	Anthony Collins Solicitors LLP	PL046 - 05/11/2024	TBC	Pending Consideration	TBC	TBC
24/03825/M6A	Street Record, Sunnyside View	BA2 8JN	Modification to legal agreement associated with planning permission WB.13907 at a site known as Sunnyside in respect of a mortgagee exclusion clause.	Anthony Collins Solicitors LLP	PL046 - 05/11/2024	TBC	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
24/03840/FUL	15 Albert Avenue	BA2 8JB	Infill development comprising erection of 1no. residential dwelling	Mr S Harvey	PL046 - 05/11/2024	TBC	Pending Consideration	TBC	TBC
24/03925/FUL	24 Saxon Way	BA2 8TR	Erection of rear single storey extension.	Mr and Ms Gobe and Annamarie Russell and Pritchard	PL046 - 05/11/2024	TBC	Pending Consideration	TBC	TBC

Appendix PL048i – Proposal for No Waiting At Any Time (NWAAT) Double-Yellow Lines (DYL) road markings to be applied at Wellow Lane (in red).

