



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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3rd April 2024

To Councillors:

Gill Auld; Mandy Clarke (Chair); Richard Clarke; Howard Hartley; John Ogilvie-Davidson (Vice-Chair); Les Sprake.

You are hereby summoned to attend a meeting of the Planning Committee of Peasedown St John Parish Council to be held at Beacon Hall on **Tuesday 9th April 2024 at 8.00pm** for the purpose of transacting the business detailed below.

CC Councillors:

Conor Ogilvie-Davidson; Jonathan Rich as ex-officio members of the Committee – Please advise, by return, if you will be attending this meeting.

Tanya West
Parish Clerk & RFO

AGENDA

Meeting of the Planning Committee

8.00pm

Public Session - 10 minutes at which **members of the public can attend to express their view on matters relevant to this agenda or the parish in general**. Please be aware that if matters are raised not related to this agenda, they cannot be further discussed by the Council at this meeting but may be considered at a later meeting. Once the meeting has been opened, then only members of the Council may speak, unless officially adjourned for specific reason. Members of the public are welcome to stay and observe the rest of the meeting (apart from those items which state they will be discussed in closed session).

Please be aware that this Parish Council meeting may be recorded, in accordance with the Openness of Local Government Bodies Regulations 2014. We kindly ask that anybody intending to record the meeting please inform the Chair or Clerk beforehand in order that any necessary arrangements can be made.

PL101 – 09/04/2024

Attendance Roll Call and Declarations of Interest

To action the attendance register and to receive any declarations of Members' Interests in any item on the agenda, which have not already been disclosed to the Monitoring Officer.

Members are reminded of their obligation to declare any interests they may have in any issues arising at the meeting which might conflict with the business of the council and how these interests impact on their involvement with discussions and voting.

PL102 – 09/04/2024

Apologies for Absence

To receive and approve, if necessary, any apologies for absence.

PL103 – 09/04/2024**Minutes & Actions**

- i. To consider and approve the minutes of the Planning Committee meeting held on 1st August 2023.
- ii. To consider and approve the minutes of the Planning Committee meeting held on 6th February 2024.
- iii. To consider and approve the minutes of the Planning Committee meeting held on 5th March 2024.
- iv. To review updated copy of the Actions Register on Planner.

PL104 – 09/04/2024**Items for Urgent Report**

Items which, in the opinion of the Chair, should be reported on as a matter of urgency.

PL105 – 09/04/2024**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: **24/00771/TPO**
Address: **Tesco Express, Bath Road**, Peasedown St John, Bath, BA2 8DN.
Proposal: 6 no. Ash-significant signs of Ash Die-Back, fell and stumps cut to ground level.
Applicant: Tesco Express.
 - ii. Reference: **24/00830/FUL**
Address: **Sunnyview, Huddox Hill**, Peasedown St John, Bath, BA2 8DY.
Proposal: Creation of dormer window to front elevation.
Applicant: Mr Alan Leakey.
 - iii. Reference: **24/01066/FUL**
Address: **St Lea , Eckweek Road**, Peasedown St John, Bath, BA2 8EQ.
Proposal: Erection of a single storey rear/side extension to replace existing conservatory.
Applicant: Mr Peter Morgan.
 - iv. Reference: **24/01111/FUL**
Address: **Plot G, Roman Way**, Peasedown St John, Bath.
Proposal: Use of the land and associated works as a temporary car park during the construction phase of the Sulis Elective Orthopaedic Centre approved under planning permission 23/03774/FUL.
Applicant: Royal United Hospitals Bath NHS Foundation Trust.
- B. To receive a report and to consider any of the following points raised since the last meeting:
- i. Planning decisions issued by B&NES Council / Planning applications not invited to comment / appeals / pending applications all issued since the last meeting. To include update (if available) 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).
 - ii. To receive an update on the works undertaken at the site and to consider the revised plans for application reference **23/04380/FUL** at **1 Bath Road**, Peasedown St John, BA2 8DX for the proposed erection of a 3-bed dwelling and associated garaging, bike and bin store. Following correspondence from the Chartered Surveyor acting on behalf of the applicant Hudson & Co Unique Developments Ltd.
 - iii. Planning enforcement matters.
 - iv. Planning applications from neighbouring parishes.
 - v. Review of actual building developments following permissions granted.

PL106 – 09/04/2024**Planning Policy**

To receive an update on the Local Plan Options document following the recent Full Council meeting at which the Parish Council's formal response to this consultation was determined. To consider the suggestion for the undertaking of a Local Housing Needs Assessment for Peasedown St John and to receive an update on the relating information obtained to date.

PL107 – 09/04/2024

Highways Related Matters

- i. To receive an update and determine whether to make any formal comments regarding Traffic Regulation Orders (temporary or otherwise) within the Parish received since the last meeting.
- ii. To receive an update on the parish highways strategy review and make any associated decisions regarding this project and responses to residents.

PL108 – 09/04/2024

Electric Vehicle Charging Points

To receive an update (if available) on 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.

PL109 – 09/04/2024

Date and Time of Next Meeting & Future Agenda Items

The next meeting of the Planning Committee is scheduled to be held on Tuesday 7th May 2024 at 8pm at Beacon Hall.