



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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30th October 2024

To Councillors:

Fiona Carr; Mandy Clarke (Vice-Chair); Richard Clarke; John Ogilvie-Davidson (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 5th November 2024 at 7.00pm** 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

AGENDA

Meeting of the Planning Committee

7.00pm

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.

PL042 – 05/11/2024

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.

PL043 – 05/11/2024

Apologies for Absence

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

PL044 – 05/11/2024**Minutes & Actions**

- i. To consider and approve the minutes of the Planning Committee meeting held on 1st October 2024.
- ii. To review updated copy of the Actions Register on Planner.

PL045 – 05/11/2024**Items for Urgent Report**

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

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
 - 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
 - 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
 - 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
- 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. Planning enforcement matters.
 - iii. Planning applications from neighbouring parishes.
 - iv. Review of actual building developments following permissions granted.

PL047 – 05/11/2024**Planning Policy**

To receive an update regarding the online briefing provided by B&NES Council to Parish Councils regarding the Local Plan reset and the recent National Planning Policy Framework (NPPF) revisions. Webinar to take place on 7th November 2024 at 5.30pm via MS Teams.

To consider the revised proposed submissions to B&NES Council following the review of the HELAA sites using the Assessment Toolkit provided by B&NES Council. Assessments to be fed into the updated Local Plan (2022 to 2042).

To receive an update on the suggestion for the undertaking of a Local Housing Needs Assessment for Peasedown St John and make any associated decision.

PL048 – 05/11/2024

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. To include an update on the 'No Parking at Anytime' restrictions to be applied to Wellow Lane.
- ii. To review and make associated decisions any information or requests received on highways related matters. To include:
 - a. Consideration of proposed street names for the new Curo development at Greenlands Road.
 - b. Consideration of additional speed indicator devices for the parish, cost (budget implications), highway restrictions for locations and advice from B&NES Council.

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.