

PL061 – 14/01/2025**Items for Urgent Report**

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

PL062 – 14/01/2025**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: [24/04519/AR](#)
Address: **Beacon Hall, French Close** Peasedown St John Bath Bath And North East Somerset BA2 8SN
Proposal: Display of 8 free-standing heritage information boards and one large map
Applicant: Peasedown St John Parish Council
 - ii. Reference: [24/04775/FUL](#)
Address: **1 Westerleigh Villas**, Bath Road BA2 8DS
Proposal: Erection of single storey rear extension following demolition of existing, and conversion of loft space to include rear dormer.
Applicant: Mr Rudge
 - iii. Reference: [24/04609/HPD](#)
Address: 42 Underleaf Way, Peasedown St John, BA2 8SY
Proposal: Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.15 metres, 2) have a maximum height of 3.20 metres and 3) have eaves that are 3.20 metres high.
Applicant: AM Wilson
- 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.

PL063 – 14/01/2025**Planning Policy**

To receive an update regarding the Local Plan reset and the recent National Planning Policy Framework (NPPF) revisions.

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.

PL064 – 14/01/2025**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 review and make associated decisions any information or requests received on highways related matters.

PL065 – 14/01/2025**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 11th February 2025 at 7pm at Beacon Hall.**

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