



## 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](mailto:clerk@peasedownstjohnparishcouncil.gov.uk)  
[www.peasedownstjohnparishcouncil.gov.uk](http://www.peasedownstjohnparishcouncil.gov.uk)

4<sup>th</sup> June 2025

### To Councillors:

Fiona Carr; Mandy Clarke; Richard Clarke; John Ogilvie-Davidson (Chair); Audrey Gillard-Sprake, 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 10<sup>th</sup> June 2025 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.

Debbie Parish  
Administration Officer

## 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.

### **PL001 – 10/06/2025**

### **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.**

### **PL002 – 10/06/2025**

### **Apologies for Absence**

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

### **PL003- 10/06/2025**

Appointment of Vice Chair

#### **PL004– 10/06/2025                      Minutes & Actions**

- i. To consider and approve the minutes of the Planning Committee meeting held on 6<sup>th</sup> May 2025.
- ii. To review updated copy of the Actions Register on Planner.

#### **PL005 – 10/06/2025                      Items for Urgent Report**

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

#### **PL006 – 10/06/2025                      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: [25/01634/PIP](#)  
Address: **Land adjacent to Greystones 80 Ashgrove**, Peasedown St John, BA2 8SR  
Proposal: Permission in Principle infill residential development of a minimum of three and a maximum of five dwellings.  
Applicant: Chapel Hill Homes Ltd.
- ii. Reference: [25/01771/FUL](#)  
Address: **31 Hillside View** Peasedown St John Bath BA2 8ES  
Proposal: Erection of fence to front garden and replace front window with french door.  
Applicant: Mr Joshua Croxton
- iii. Reference: [25/01491/FUL](#)  
Address: **Football Ground Recreation Ground** Church Road Peasedown St John Bath BA2 8AA  
Proposal: Installation of a War Memorial  
Applicant: Peasedown St John Parish Council
- iv. Reference: [25/01918/FUL](#)  
Address: **Land Between Underleaf Way And Bypass** Underleaf Way Peasedown St John  
Proposal: Creation of a new 10 metre wide wildlife pond within Ecewiche Green, inclusive of protection fencing, new pedestrian access path and three bench areas.  
Applicant: Peasedown St John Parish Council
- v. Reference: [25/02035/TCA](#)  
Address: **Old Colliery Tip Woodborough Hill** Peasedown St John Bath  
Proposal: Various works to trees 5348, 5355, 5356, 5364, 5365, 0176, 0178 and 0192 as identified in tree survey  
Applicant: Young's Roofing Bath Ltd
- vi. Reference: [25/02024/FUL](#)  
Address: **1 Westerleigh Villas** Bath Road Peasedown St John Bath BA2 8DS  
Proposal: Erection of a semi-detached dwelling with parking provisions following demolition of existing garage.  
Applicant: Rudge
- vii. Reference: [25/01935/FUL](#)  
Address: **Webbs Cottage 140 - 142 New Buildings** Peasedown St John Bath BA2 8LB  
Proposal: Change of use of outbuilding from Bed and Breakfast to ancillary residential use.  
Applicant: Mrs Jane French
- viii. Reference: [25/02082/FUL](#)  
Address: **13 Ford Road** Peasedown St John Bath BA2 8DG  
Proposal: Erection of single storey rear and side extension.  
Applicant: Yanfei Jones

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.

**PL007 – 10/06/2025**

**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.

**PL008 – 10/06/2025**

**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.

**PL009 – 10/06/2025**

**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 8<sup>th</sup> July 2025 at 7pm at Beacon Hall.**