



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 the 11th February 2025 at 7.00pm at Beacon Hall, French Close Peasedown St John.

Present.

Councillors: Fiona Carr; John Ogilvie-Davidson (Chair); Les Sprake.

In Attendance.

Councillor Jonathan Rich ex officio

Councillor Kathy Thomas. (Note taker)

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.

PL066 – 11/02/2025. [OBJ] Attendance Roll Call and Declarations of Interest

An attendance roll call was undertaken and those present are detailed above. All confirmed NO declarations of interest.

PL067 – 11/02/2025. [OBJ] Apologies for Absence

Apologies for absence had been received from Cllrs Mandy and Richard Clarke due to illness, Cllr Conor Ogilvie-Davidson due to work commitments.

PL068 – 11/02/2025. [OBJ] Minutes & Actions

- i. The minutes of the 10th December 2024 were signed the minutes of the Planning Committee meeting held on Tuesday 14th January 2025 were accepted with one alteration.
- ii. The Actions Register on Planner was updated.
 - a. Cllr Gavin Heathcote has been actioned to chase up the Enforcement Issue on Dunkerton Hill;
 - b. Debbie Parish to investigate the position re Electric Charging Points.

PL069 – 11/02/2025 Items for Urgent Report

No items were reported on as a matter of urgency at the meeting.

PL070 – 11/02/2025 Planning Applications

To review the plans, consider any feedback and to resolve to determine the Parish Council's official response regarding the following planning applications:

Reference: 25/00134/FUL

Address: 29 Russet Way, Peasedown St John, BA2 8SS

Proposal: Conversion and extension of garage to form annexe, new garage and rear extension to replace conservatory. Applicant: Mr & Mrs Edwards

It was unanimously resolved by the committee to object due to size, scale and mass.

Overdevelopment of the site.

- A. 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).
<https://www.bathnes.gov.uk/webforms/planning/#mapSearch>
It was agreed that the planning spreadsheet should be updated before the next meeting. The parish council suggested Tutton's as the name for the Greenlands development. It was agreed that a current update on the development is required.
 - ii. **Planning enforcement matters. - See actions register**
 - iii. There were no Planning **applications from neighbouring parishes** that the councillors were made aware of.
 - iv. Review of actual building developments following permissions granted. Nothing reported.

PL071 – 11/02/2025 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.

Cllrs John Ogilvie-Davidson; Fiona Carr, Kathy Thomas and the Parish Clerk attended the B&NES council webinar on the 7th November via MS Teams. The revised dates of the Local Plan Reset are not yet fully defined and are to be advised by B&NES council.

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).

See <https://www.bathnes.gov.uk/local-plan-reset-feb-2025> Dates to be advised by Alice Barnes for a workshop "Design Coding in the Somer Valley"

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).

A final check of documents will be undertaken on Friday 14th February and uploaded into the pre reading for full council on Tuesday 25th February 2025 before submission to B&NES.

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.

Nothing to report

PL072 – 11/02/2025 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.

See <https://www.bathnes.gov.uk/traffic-regulation-orders>

- ii. To review and make associated decisions any information or requests received on highways related matters.

Nothing to report

PL073 – 11/02/2025 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 March 2025 at 7pm at Beacon Hall.**

The meeting closed at 8:32 pm