



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 Tuesday 11th March 2025 at 7.00pm at Beacon Hall, French Close, Peasedown St John, BA2 8SN

Present;

Councillors: Fiona Carr; John Ogilvie-Davidson (Chair); Mandy Clarke (Vice chair), Richard Clarke.

In Attendance;

Councillor Kathy Thomas.

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.

PL074 – 11/03/2025

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.

PL075 – 11/03/2025

Apologies for Absence

No apologies were tendered

PL076 – 11/03/2025

Minutes & Actions

i. To consider and approve the minutes of the Planning Committee meeting held on 11th February 2025.

The minutes were accepted as a true record

ii. To review updated copy of the Actions Register on Planner.

Action: Cllr John Ogilvie-Davidson to contact Cllr Gavin Heathcote for an update on Electric Points

Action: Cllr John Ogilvie-Davidson to contact Cllr Gavin Heathcote for an update on Enforcement issue Dunkerton Hill

To Note; 1 Bath Road 11/03/2025 land no longer contested as detailed in email from the residents living close by.

To Note; Planning log to record essential information

PL077 – 11/03/2025

Items for Urgent Report

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

There were no items for urgent report

PL078 – 11/03/2025 **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: **25/00771/FUL**
Address: **1 Fairfield Terrace**, Peasedown St John, BA2 8SS
Proposal: Erection of first floor extension
Applicant: Mr Dom Baressi

It was proposed that the application is supported as other properties of Fairfield Terrace have similar extensions and providing material used match existing construction.

It was unanimously resolved by the committee to support the application.

- ii. Reference: **25/00506/SOLPA**
Address: Peasedown St John Primary School, Bath Road, Peasedown St John BA2 8DH
Proposal: Prior approval request for the installation of a 80kWp Solar PV System to the roof of Peasedown St. John Primary School.
Applicant: LASER Energy

It was agreed that fitting of solar panels on the roof does not detract from the appearance of the buildings and is environmentally friendly and it was resolved to support the fitting of solar panels.

- 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.

See Planning Log

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).

No update has been received since the last meeting.

- ii. Planning enforcement matters.

No update however see the action raised at **PL076 – 11/03/2025**

- iii. Planning applications from neighbouring parishes.

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

PL079 – 11/03/2025**Planning Policy**

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

Response from Alice Barnes re update on Local Plan - see below

"I don't have any updates yet, but we will be contacting parish councils with regards to further engagement in the spring".

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).

HELAA site assessments were submitted to Alice Barnes of Bath and North East Somerset Council on the 28th February 2025

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.

PL080 – 11/03/2025**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.

Nothing to report.

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

No requests received

PL081 – 11/03/2025**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 1st April 2025 at 7pm at Beacon Hall.**

Meeting closed 8:10PM.