



## 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  
www.peasedownstjohnparishcouncil.gov.uk

---

Minutes of the Planning Committee Meeting held on Tuesday 1<sup>st</sup> April 2025 at 7.00pm at Beacon Hall, French Close, Peasedown St John, BA2 8SN

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

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.

### **PL082 – 01/04/2025**

#### **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.

### **PL083 – 01/04/2025**

#### **Apologies for Absence**

Councillors Mandy Clarke and Richard Clarke

### **PL084 – 01/04/2025**

#### **Minutes & Actions**

i. To consider and approve the minutes of the Planning Committee meeting held on 11<sup>th</sup> March 2025.

The minutes were accepted as a true record and signed.

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 – ongoing

Action; Cllr John Ogilvie-Davidson to contact Cllr Gavin Heathcote for an update on Enforcement issue Dunkerton Hill – ongoing.

### **PL085 – 01/04/2025**

#### **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.

### **PL086 – 01/04/2025**

#### **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: **25/00906/FUL**

Address: **59 Underleaf Way**, Peasedown St John, BA2 8SR

Proposal: Installation of Air Source Heat Pump and concrete plinth

Applicant: Mrs Donna Parrett

It was agreed that the fitting of a heat pump will not distract the appearance of the surroundings and is environmentally friendly by reducing the burning of fossil/gas fuel. It was unanimously resolved by the committee to support the application.

Reference: 25/00931/CLPU,

Address: 63 Hillside View, Peasedown St John, Bath, BA2 8ET,

Loft conversion consisting of rear dormer window and 3no. front rooflights (Certificate of Lawfulness for a Proposed Use).

Although not on the agenda the committee was made aware of planning application 25/00913/CLPU, as this is a CLPU the parish council would not normally comment there for no comments offered.

- 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.  
Details are in appendix 1

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 has been received since the last meeting.
- iii. Planning applications from neighbouring parishes.  
There were no Planning applications from neighbouring parishes that the councillors were aware of.
- iv. Review of actual building developments following permissions granted.  
Nothing significant to report at the present time.

#### **PL087 – 01/04/2025**

#### **Planning Policy**

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

Waiting for notification from Alice Barnes (B&NES) of details of a meeting to be held in April/May 2025, it was agreed that depending upon availability and numbers of councillors invited to attend Peasedown St John Parish Council will be represented.

It was resolved that when the date is published the chair if available and other members of the committee should participate.

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).

No feedback as this time.

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.

**PL088 – 01/04/2025**

**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. There were no TROs affecting the parish of Peasedown St John
- ii. To review and make associated decisions any information or requests received on highways related matters.  
It was brought up at the meeting a possible concern regarding potholes on the roads within the Peasedown St John Parish. The mechanism for reporting this type of issue is the B&NES Fix My Street for which residents can use. <https://fix.bathnes.gov.uk/>  
It was resolved that the parish office should publicise Fix my Street on Facebook and to consider an article in the newsletter.

**PL089 – 01/04/2025**

**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 6<sup>th</sup> May 2025 at 7pm at Beacon Hall.**

Meeting closed 8.28pm.

Appendix 1.

| Application Reference          | Street   | Proposal  | B&NES Decision                                    |            |
|--------------------------------|--|---|---|------------|
| <a href="#">25/0134/FUL</a>    | 29 Russet Way, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SS                                | Conversion and extension of garage to form annexe, new garage and rear extension to replace conservatory.   | pending consideration                             | 01/04/2025 |
| <a href="#">24/04609/HPD</a>   | 42 Underleaf Way, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SY                             | 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.                      | approved  | closed     |
| <a href="#">24/04519/AR</a>    | Beacon Hall, French Close, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SN                    | Display of 8 free-standing heritage information boards and one large map and key (on the side of Beacon Hall) showing their location and different walking routes in different locations within the parish.                                       | pending consideration                             | 01/04/2025 |
| <a href="#">24/04775/FUL</a>   | 1 Westerleigh Villas , Bath Road, Peasedown St John, Bath, Bath And North East Somerset, BA2 8DS             | Erection of single storey rear extension following demolition of existing, and conversion of loft space to include rear dormer.   | application permitted                             | closed     |
| <a href="#">25/00771/FUL</a>   | 1 Fairfield Terrace, Peasedown St John, Bath, Bath And North East Somerset, BA2 8HL                          | Erection of first floor extension.  | Pending Consideration                             | 01/04/2025 |
| <a href="#">24/03825/M6A</a>   | Street Record, Sunnyside View, Peasedown St John, Bath, Bath And North East Somerset, BA2 8JN                | Modification to legal agreement associated with planning permission WB.13907 at a site known as Sunnyside in respect of a mortgagee exclusion clause  | Pending Consideration                             | 01/04/2025 |
| <a href="#">25/00506/SOLPA</a> | Peasedown St John Primary School , Bath Road, Peasedown St John, Bath, Bath And North East Somerset, BA2 8DH | Prior approval request for the installation of a 80kWp Solar PV System to the roof of Peasedown St. John Primary School.  | Pending Consideration                             | 01/04/2025 |
| <a href="#">24/02761/FUL</a>   | Site Of Old Quarry, Bath Road, Peasedown St John, Bath, Bath And North East Somerset                         | Erection of 1 no. dwelling with detached garage.  | Application Permitted                             | closed     |
| <a href="#">24/02363/FUL</a>   | 39A Wellow Tynning, Peasedown St John, Bath, Bath And North East Somerset, BA2 8LJ                           | Erection of two bedroom dwelling.   | Application Refused<br>APPEAL DISMISSED           | closed     |
| <a href="#">25/00913/CLPU</a>  | 63 Hillside View, Peasedown St John, Bath, BA2 8ET   | Loft conversion consisting of rear dormer window and 3no. front rooflights (Certificate of Lawfulness for a Proposed Use).  | new application Cert of Lawfulness (Proposed) 192 | 01/04/2025 |
| <a href="#">25/00906/FUL</a>   | 59 Underleaf Way, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SR                             | Installation of Air Source Heat Pump and concrete plinth.   | Pending Consideration                             | 01/04/2025 |
| <a href="#">25/01151/COND</a>  | Sulis Hospital Bath , Foxcote Avenue, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SQ         | Discharge of condition 2 of application 23/03774/FUL (Erection of single storey extension, with roof top plant, landscaping and associated infrastructure (to create Sulis Orthopaedic Elective Centre)).   | Pending Consideration                             | 01/04/2025 |
| <a href="#">25/01179/FUL</a>   | Braysdown Stables Ltd , Gassons, Peasedown St John, Bath, Bath And North East Somerset, BA2 8FE              | Erection of new stable block, 6-horse walker and enlarged parking area.   | Pending Consideration                             | 01/04/2025 |
| <a href="#">25/00937/COND</a>  |  | Discharge of conditions 2 (Biodiversity Net Gain Plan (Pre-commencement)) and 3 (Ecological and Biodiversity Net Gain Compliance Report (Pre-Occupation)) of application 24/03281/FUL (Erection of a covered outdoor lunge pen and gallop track). | Pending Consideration                             | 01/04/2025 |