



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 6th May 2025 at 7.00pm at Beacon Hall, French Close, Peasedown St John, BA2 8SN

Present;

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

In Attendance;

Councillor Kathy Thomas and Conor Ogilvie-Davidson.

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.

PL090 – 06/05/2025

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.

PL091 – 06/05/2025

Apologies for Absence

All required councillor's present

PL092 – 06/05/2025

Minutes & Actions

i. To consider and approve the minutes of the Planning Committee meeting held on 1st April 2025. The minutes were accepted as a true record and signed.

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

The actions register was not reviewed

No response from Cllr G Heathcote re progress on vehicle electric charging points or progress on Enforcement Order on

PL093 – 06/05/2025

Items for Urgent Report

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

None reported

PL094 – 06/05/2025

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: **25/01182/FUL**
 Address: **Greystones 80 Ashgrove**, Peasedown St John, BA2 8SR
 Proposal: Demolition of existing conservatory, construction of new single storey rear extension and new front porch
 Applicant: Mr Seb Mills
 The parish council supports the application.
- ii. Reference: **25/01241/AR (Advertisement Consent)**
 Address: **Dunkerton Hill Roundabout**, Peasedown St John
 Proposal: Display of 3no free standing non-illuminated fascia signs
 Applicant: Peasedown St John Parish Council
 The council did not comment as this is a council application.
- iii. Reference: **25/01500/FUL**
 Address: **45 Under Knoll** Peasedown St John Bath Bath and North East Somerset BA2 8TY
 Proposal: Installation of air source heat pump
 Applicant: Simon David Kempton
 Based on the comment from the Transition Group the Parish Council request that the planners consider the recommendation of a quieter heat pump unit.
- iv. Reference: **25/01577/FUL**
 Address: **78 Wellow Lane** Peasedown St John Bath Bath and North East Somerset BA2 8JS
 Proposal: Proposed erection of small front Porch Extension, Erection of En-Suite Shower Room Extension and Conversion of Garage to Bedroom.
 Applicant: Mr & Mrs R Hurd
 The parish council recommends refusal as over development of the plot and out of keeping with the street scene.
 The committee disagreed with the statement that there will not be loss of parking as the development will mean that it will not be possible to park medium sized/larger vehicles on what would remain of the driveway.

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.
 The decisions as per Annex 1 were noted.

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).
 None received

- ii. Planning enforcement matters.
 No update since previous meeting
- iii. Planning applications from neighbouring parishes.
 No planning applications
- iv. Review of actual building developments following permissions granted.
 Nothing reported.

PL095 – 06/05/2025

Planning Policy

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

Note Somer Valley Design meeting will be held on Friday 16th May 11.00am. Councillors will attend an online meeting/workshop

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).

B&NES has not provided feedback at 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

PL096 – 06/05/2025

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.
No TROs affecting the parish of Peasedown St John notified
- ii. To review and make associated decisions any information or requests received on highways related matters.
No reports received

PL097 – 06/05/2025

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 10th June 2025 at 7pm at Beacon Hall.**

Meeting closed at 20:12.

Annex 1.

Application Reference	Street	Proposal	B&NES Decision	
25/0134/FUL	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.	Application Permitted	closed
24/04609/HPD	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
24/04519/AR	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
24/04775/FUL	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
25/00771/FUL	1 Fairfield Terrace, Peasedown St John, Bath, Bath And North East Somerset, BA2 8HL	Erection of first floor extension.	application permitted	closed
24/03825/M6A	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
25/00506/SOLPA	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.	approved	closed
24/02761/FUL	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
24/02363/FUL	39A Wellow Tynning, Peasedown St John, Bath, Bath And North East Somerset, BA2 8LL	Erection of two bedroom dwelling.	Application Refused APPEAL DISMISSED	closed
25/00906/FUL	59 Underleaf Way, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SR	Installation of Air Source Heat Pump and concrete plinth.	Application Permitted	closed
25/01151/COND	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
25/01182/FUL	Greystones , 80 Ashgrove, Peasedown St John, Bath, Bath And North East Somerset, BA2 8EG	Demolition of existing conservatory, construction of new single storey rear extension and new front porch	Pending Consideration	06/05/2025
25/01241/AR	Dunkerton Hill Roundabout, Peasedown St John Bypass, Peasedown St John, Bath, Bath And North East Somerset,	Display of 3no free standing non-illuminated fascia signs.	Pending Consideration	06/05/2025
25/01500/FUL	45 Under Knoll, Peasedown St John, Bath, Bath And North East Somerset, BA2 8TY	Installation of air source heat pump	Pending Consideration	06/05/2025
25/01577/FUL	78 Wellow Lane, Peasedown St John, Bath, Bath And North East Somerset, BA2 8JS	Proposed erection of small front Porch Extension, Erection of En-Suite Shower Room Extension and Conversion of Garage to Bedroom.	Pending Consideration	06/05/2025