



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 the Tuesday 14th January 2025 at 7:00pm 2015
at
Beacon Hall, French Close Peasedown St John.

Present.

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

PL058 – 14/01/2025. 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.

PL059 – 14/12/2025. Apologies for Absence

No apologies for absence had been received, but noted Parish Clerk Tanya West was not in attendance due to illness.

PL060 – 14/01/2025 Minutes & Actions

- i. With the following typo amendment 054/10/12/24 24/04299/FUL 16 Morgan Way, “undertaken by may properties” should read “undertaken by many properties” the minutes were accepted as a true record. November and December minutes will be signed in due course.
- ii. Due to absence of the Parish Clerk no review of the Actions Register on Planner was undertaken. All updates, including from the November meeting will be reviewed at the February 2025 Planning Meeting.

PL061 – 14/01/2025 Items for Urgent Report

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

PL062 – 14/01/2025 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: **24/04519/AR**

Address: **Beacon Hall, French Close** Peasedown St John Bath Bath And North East Somerset BA2 8SN

Proposal: Display of 8 free-standing heritage information boards and one large map

Applicant: Peasedown St John Parish Council

As this consultation has been submitted by Peasedown St John Parish Council it was considered inappropriate to comment.

ii. Reference: **24/04775/FUL**

Address: **1 Westerleigh Villas**, Bath Road BA2 8DS

Proposal: Erection of single storey rear extension following demolition of existing, and conversion of loft space to include rear dormer.

Applicant: Mr Rudge

No were comments listed on the B&NES web site. This is predominately is a single storey extension to the rear which replaces existing structure and fitting of dormer windows to the rear of the property, It was therefore resolved to support the application.

iii. Reference: **24/04609/HPD**

Address: 42 Underleaf Way, Peasedown St John, BA2 8SY

Proposal: 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.

Applicant: AM Wilson

(Note that this is a permitted development application and the Parish Council is not a Statutory Consultee, but can submit comments if they wish).

No comments were made.

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).
No report had been received by the parish council on the Greenlands Road development.
- ii. No update on **Planning enforcement** case ref **22/00396/UNDEV** (previously **14/00806/UNAUTH**)**Peasedown Community Farm, Dunkerton Hill** has been received.
- iii. No update on **Planning enforcement** case ref **22/00396/UNDEV** (previously **14/00806/UNAUTH**)**Peasedown Community Farm, Dunkerton Hill** has been received.
- iv. There were no Planning **applications from neighbouring parishes** that the councillors were made aware of.
- v. **Building developments following permissions granted**, none reported.

PL063 – 14/01/2025

Planning Policy

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

No further update has been received from B&NES

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).

The Parish Council HELLA “team” will undertake further work on the Part C documentation of the Assessment Toolkit to enable submission to B&NES by January 2025. In the absence of the Parish Clerk confirmation will be requested from B&NES on the format for presentation and date for submission. The HELLA team are to meet again on 16 January 7:30 pm for further verification.

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.

Remains under consideration

PL064 – 14/01/2025 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.

None have been advised, Cllr Mandy Clarke volunteered to investigate the B&NES web site for traffic updates in the short term for the February meeting.

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

None raised.

PL065 – 14/01/2025 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 February 2025 at 7pm at Beacon Hall.**

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