



## 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 10th June 2025 at 7.00pm at Beacon Hall, French Close, Peasedown St John, BA2 8SN

Present;

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

In Attendance;

Councillor Kathy Thomas and Parish Clerk Sam Nash.

#### **Public Session.**

5 members of the public attended the meeting to give views on planning applications 25/01491/FUL and 25/02082/FUL being considered at this meeting.

Cllr Gavin Heathcote also attended the public session in the capacity of Ward Councillor.

The Chair asked if any persons were recording the meeting. No one responded that they were.

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#### **PL001 – 10/06/2025                      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, noting that “no comment” would be offered on applications 25/01491/FUL and 25/01918/FUL.

#### **PL002 – 10/06/2025                      Apologies for Absence**

To receive and approve, if necessary, any apologies for absence.

Not required as all members were present

#### **PL003- 10/06/2025**

Appointment of Vice Chair

It was resolved to appoint Cllr Amanda Clarke as Vice Chair

#### **PL004– 10/06/2025                      Minutes & Actions**

i. To consider and approve the minutes of the Planning Committee meeting held on 6<sup>th</sup> May 2025.

It was resolved to approve the minutes of the meeting held on the 6<sup>th</sup> May 2025 and the minutes were signed by the chair

Carried unanimously

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

It was noted that the Actions register had not been updated

#### **PL005 – 10/06/2025                      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 other than the meeting regarding the Radstock Conservation Area the proposed date is the 25<sup>th</sup> June am. This event will be advertised to all councillors when confirmed.

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: [25/01634/PIP](#)

Address: **Land adjacent to Greystones 80 Ashgrove**, Peasedown St John, BA2 8SR

Proposal: Permission in Principle infill residential development of a minimum of three and a maximum of five dwellings.

Applicant: Chapel Hill Homes Ltd.

The chair had agreed with the administrative officer that as the council had not been given an extension and that the time has passed for comments for council to submit the council's previous comments;

"It was resolved to object to the application for permission in principle for an infill residential development of 2 no dwellings due the development being within green belt and an extension to the village street scene."

it was resolved to ratify the chair's decision to object to the application which was carried Unanimously

ii. Reference: [25/01771/FUL](#)

Address: **31 Hillside View** Peasedown St John Bath BA2 8ES

Proposal: Erection of fence to front garden and replace front window with French door.

Applicant: Mr Joshua Croxton

It was resolved to support the application.

Carried unanimously

iii. Reference: [25/01491/FUL](#)

Address: **Football Ground Recreation Ground** Church Road Peasedown St John Bath BA2 8AA

Proposal: Installation of a War Memorial

Applicant: Peasedown St John Parish Council

It was resolved that the parish council will not comment as it is a parish council supported application Carried.

iv. Reference: [25/01918/FUL](#)

Address: **Land Between Underleaf Way And Bypass** Underleaf Way Peasedown St John

Proposal: Creation of a new 10 metre wide wildlife pond within Ecewiche Green, inclusive of protection fencing, new pedestrian access path and three bench areas.

Applicant: Peasedown St John Parish Council

It was resolved that the parish council will not comment as it is a parish council supported application Carried unanimously

v. Reference: [25/02035/TCA](#)

Address: **Old Colliery Tip Woodborough Hill** Peasedown St John Bath

Proposal: Various works to trees 5348, 5355, 5356, 5364, 5365, 0176, 0178 and 0192 as identified in tree survey

Applicant: Young's Roofing Bath Ltd

It was resolved to support the application.

Carried unanimously

vi. Reference: [25/02024/FUL](#)

Address: **1 Westerleigh Villas** Bath Road Peasedown St John Bath BA2 8DS

Proposal: Erection of a semi-detached dwelling with parking provisions following demolition of existing garage.

Applicant: Rudge

It was resolved to support the application

Carried unanimously

vii. Reference: [25/01935/FUL](#)

Address: **Webbs Cottage 140 - 142 New Buildings** Peasedown St John Bath BA2 8LB

Proposal: Change of use of outbuilding from Bed and Breakfast to ancillary residential use.

Applicant: Mrs Jane French

It was resolved to support the application

Carried unanimously

viii. Reference: [25/02082/FUL](#)

Address: **13 Ford Road** Peasedown St John Bath BA2 8DG

Proposal: Erection of single storey rear and side extension.

Applicant: Yanfei Jones

This was considered as over development of the property, would create lack of light and privacy for the adjoining properties due to the 2 story erection which replaces the previous wooden structure.

It was resolved to object to the application

Carried unanimously.

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).

Nothing to report

- ii. Planning enforcement matters.

The Chair reported that he had spoken to Cllr Heathcote, and will do so again, who will report back

- iii. Planning applications from neighbouring parishes.

Nothing significant to report

- iv. Review of actual building developments following permissions granted.

See spreadsheet at Annex

**PL007 – 10/06/2025 Planning Policy**

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

The Somer Valley Design Meeting was attended by Cllrs John Ogilvie-Davidson, Fiona Carr and Administrator Debbie Parish - a transcript is available.

The Local Plans Options Meeting by Bath and North East Somerset on Monday 2<sup>nd</sup> June 2025 was attended by Cllrs Kathy Thomas and Fiona Carr the link for this recording which is stored in teams is here.

<https://secure.bathnes.gov.uk/secureshare/index.php/s/H5GssZnaDTKe36o>

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).

Alice Barnes has confirmed that Peasedown St John HELAA submissions will be considered when preparing the plan. E-mail From: Alice Barnes [alice\\_barnes@bathnes.gov.uk](mailto:alice_barnes@bathnes.gov.uk)

Sent: Tuesday, June 10, 2025 11:34:00 AM

To: Kathy Thomas <[CllrKMThomas@peasedownstjohnparishcouncil.gov.uk](mailto:CllrKMThomas@peasedownstjohnparishcouncil.gov.uk)>

Subject: RE: Local Plan reset

"We have received your work on the HELAA sites and will take it into account when considering potential development sites."

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

**PL008 – 10/06/2025                      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.

None received

**PL009 – 10/06/2025                      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 8<sup>th</sup> July 2025 at 7pm at Beacon Hall.**

Meeting closed at 8.40pm

## Annex A

Application Reference	Street	Proposal	B&NES Decision	
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
24/03825/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
<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="#">25/01182/FUL</a>	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
<a href="#">25/01241/AR</a>	Dunkerton Hill Roundabout, Peasedown St John By-pass, Peasedown St John, Bath, Bath And North East Somerset,	Display of 3no free standing non-illuminated fascia signs.	Pending Consideration	06/05/2025
<a href="#">25/01577/FUL</a>	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
<a href="#">25/01918/FUL</a>	Land Between Underleaf Way And Bypass, Underleaf Way, Peasedown St John, Bath, Bath And North East Somerset,	Creation of a new 10 metre wide wildlife pond within Ecewiche Green, inclusive of protection fencing, new pedestrian access path and three bench areas.	Pending Consideration	06/10/2025
<a href="#">25/01991/CLEU</a>	4 Heritage Close, Peasedown St John, Bath, Bath And North East Somerset, BA2 8TJ	Creation of driveway with 2m high access gates, pedestrian gate and fencing to front garden. (Certificate of Lawfulness for an Existing Use).	Pending Consideration	06/10/2025
<a href="#">25/01182/FUL</a>	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	Application Permitted	06/10/2025
<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	06/10/2025
<a href="#">25/01930/CLPU</a>	7 Wellow Mead, Peasedown St John, Bath, Bath And North East Somerset, BA2 8SA	Block up the garage entrance and install window (Certificate of Lawfulness for a Proposed Development)	Pending Consideration	06/10/2025
<a href="#">25/01491/FUL</a>	Football Ground, Recreation Ground, Church Road, Peasedown St John, Bath, Bath And North East Somerset, BA2 8AA	Installation of war memorial on the Miners' Welfare Recreation Ground.	Pending Consideration	06/10/2025
<a href="#">25/01935/FUL</a>	Webbs Cottage, 140 - 142 New Buildings, Peasedown St John, Bath, Bath And North East Somerset, BA2 8LB	Change of use of the building and outbuilding from mixed use C3 Dwellinghouse and Bed and Breakfast use to C3 dwellinghouse.	Pending Consideration	06/10/2025
<a href="#">25/01771/FUL</a>	31 Hillside View, Peasedown St John, Bath, Bath And North East Somerset, BA2 8ES	Erection of fence to front garden and replace front window with french door.	Pending Consideration	06/10/2025
<a href="#">25/02035/TCA</a>	Old Colliery Tip, Woodborough Hill, Peasedown St John, Bath, Bath And North East Somerset,	Various works to trees 5348, 5355, 5356, 5364, 5365, 0176, 0178 and 0192 as identified in tree survey.	Pending Consideration	06/10/2025
<a href="#">25/02024/FUL</a>	1 Westerleigh Villas , Bath Road, Peasedown St John, Bath, Bath And North East Somerset, BA2 8DS	Erection of a semi-detached dwelling with parking provisions following demolition of existing garage.	Pending Consideration	06/10/2025
<a href="#">25/02082/FUL</a>	13 Ford Road, Peasedown St John, Bath, Bath And North East Somerset, BA2 8DG	Erection of single storey rear and side extension.	Pending Consideration	06/10/2025
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