



## 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 8<sup>th</sup> July 2025 at Beacon Hall, French Close, Peasedown St John, BA2 8SN**

#### **Meeting of the Planning Committee**

**7.40pm**

**Public Session** - 10 minutes at which members of the public can attend to express their view on matters relevant to this agenda or the parish in general. Please be aware that if matters are raised not related to this agenda, they cannot be further discussed by the Council at this meeting but may be considered at a later meeting. Once the meeting has been opened, then only members of the Council may speak, unless officially adjourned for specific reason.

Members of the public are welcome to stay and observe the rest of the meeting (apart from those items which state they will be discussed in closed session).

No members of the public present

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Please be aware that this Parish Council meeting may be recorded, in accordance with the Openness of Local Government Bodies Regulations 2014. We kindly ask that anybody intending to record the meeting please inform the Chair or Clerk beforehand in order that any necessary arrangements can be made.

#### **PL013 – 08/07/2025      Attendance Roll Call and Declarations of Interest**

To action the attendance, register and to receive any declarations of Members' Interests in any item on the agenda, which have not already been disclosed to the Monitoring Officer.

**Members are reminded of their obligation to declare any interests they may have in any issues arising at the meeting which might conflict with the business of the council and how these interests' impact on their involvement with discussions and voting.**

Jonathan Rich here as ex-officio and exercise voting rights today, Fiona, John OD present, Kathy Thomas present no voting rights

#### **PL014 – 08/07/2025      Apologies for Absence**

Clls Sprake and Gilliard Sprake apologies - accepted

Clls M and R Clarke apologies - accepted

#### **PL015– 08/07/2025      Minutes & Actions**

- i. **To consider and approve the minutes of the Planning Committee meeting held on 10/06/2025.** Approved and seconded Chair to sign minutes
- ii. **To review updated copy of the [Actions Register on Planner](#).**  
Proposed to add to full council agenda for Cllr Ogilvie-Davidson to discuss and ask for comments from wider council – Cllr concern re. preservation orders on trees that some might

need work. Discussed this work would be essential work and would follow Tree Preservation Process

**Action to write into Traffic regulation orders:**– pulling into French close parking can cause an obstruction, suggest a proposal to consider keep clear or double yellow lines – suggested by Cllr. Resolved to Report to Highways

**Refer to ref from BANES re. Greenlands update**

Resolved to update planning register of new planning and decisions

**Russet Drive** – note councillor attention

**Electric charging points maintain interest** – Resolved to write to WECA re any future round of funding that may become available

## PL016 – 08/07/2025

### Items for Urgent Report

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

**Foxcote parking restriction** – Resolved information to be put out for the parish to be made aware of.

## PL017 – 08/07/2025

### 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:

Reference	Address	Proposal	Applicant
<a href="#"><u>25/02377/FUL</u></a>	Woodborough Farmhouse Woodborough Hill Peasedown St John Bath And North East Somerset BA2 8LN	Erection of single storey rear family room and boot room/shower room	D R Mills & Associates
Resolved to support the application - unanimous			
<a href="#"><u>25/02535/FUL</u></a>	19 Naishes Avenue Peasedown St John Bath And North East Somerset BA2 8TF	Erection of single storey front and rear extension	Mr A Carpenter
Resolved to support the application - unanimous			

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).

[24/00333/COND](#) Last update: June 2024 when all conditions were discharged following new information submitted to planners on latest (January 2024) planning application.

## **Noted**

### **25/00134/FUL Application originally opposed by Peasedown St John Parish Council**

Application Type: Full Application

Application No: 25/00134/FUL

Address to which the proposal relates: 29 Russet Way Peasedown St John Bath And North East Somerset

Description of Proposal: Conversion and extension of garage to form annexe, new garage and rear extension to replace conservatory. Application submitted by: Mr & Mrs Edwards

Decision: **Permitted**

**See delegated report**

Councillors noted

**Planning enforcement matters.**

**Application has been made to BANES for an update on enforcement regarding the old community farmland on Dunkerton Hill where an illegal build of a residence has been constructed. No response has been received from BANES**

Councillors duly noted

- ii. Planning applications from neighbouring parishes.  
**Shoscombe Parish: Ref. 25/01179/FUL has been granted planning permission for stables**  
Councillors noted: no comments
- iii. Review of actual building developments following permissions granted.  
None

## **PL018 – 08/07/2025**

### **Planning Policy**

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

Nothing yet reported – predicted to be out September

**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).**

**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.**

**To note and discuss meeting between BANES and Peasedown St John Parish Council regarding the reassignment of the Radstock Preservation Boundary**

See above note

## **PL019 – 08/07/2025**

### **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.  
**Notification of rerouting of traffic through Carlingcott temporarily**  
Publish on facebook for public knowledge  
Main road Radstock and Westfield closure for two weeks may cause indirect issues for Peasedown residents

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

Nothing to report

**PL020 – 08/07/2025**

**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 12 August 2025 at 7pm at Beacon Hall.**

**Notice for Councillors: August is holiday season – if you are unable to attend, please delegate to ensure sub-committee is quorate. Post in teams channels request for substitution.**

**20:41pm meeting closed.**

DRAFT