



## 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 12<sup>th</sup> August 2025 at 7:00pm at Beacon Hall

#### Meeting of the Planning Committee

7.05 pm

#### Public Session

No members of the public are present

#### **PL021 – 12/08/2025 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.**

**Jonathon Rich in capacity of Chairman of Council is present**

#### **PL022 – 12/08/2025 Apologies for Absence**

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

JOD apologies

#### **PL023 – 12/08/2025 Minutes & Actions**

- i. To consider and approve the minutes of the Planning Committee meeting held on 08/07/2025.  
Agreed and signed at meeting
- ii. To review updated copy of the [Actions Register on Planner](#).

#### **Actions noted**

#### **PL024 – 12/08/2025 Items for Urgent Report**

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

Chair Referral Report noted

Officer Decision Report noted

TPO planning request– Council has no objection but would like to request that the homeowner consider replacing the tree with a suitable replacement. One abstention motion carried

#### **PL025 – 12/08/2025 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
25/03052/TPO	48 Westbury View Peasedown St John Bath BA2 8TZ	Ash (T5) - Fell and grind the stump. Tree indicate due to fungal decay.	Mrs Margaret Hopkins

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.

#### 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

- ii. Planning applications from neighbouring parishes.
- iii. [Planning Enforcement Review - 19/01892/FUL](#)
- iv. [Review of actual building developments following permissions granted. Delegated report](#)

#### PL026 – 12/08/2025

#### Planning Policy

To receive an update regarding the Local Plan Reset and the recent [National Planning Policy Framework](#) (NPPF) revisions. Noted

[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 be distributed to all councillors for a response to be formulated at full council

[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.](#)

Put out to full council to feed-back ideas ready to formulate response at Full Council from Council

#### PL027 – 12/08/2025

#### 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.

**Support plan 1 clearway of school Unanimous**

**Wellow Lane Plan 7.**

**Object to stopping parking on Wellow lane as it would move problems of parking into residential areas – Wellow Tynning. Suggestion would be for Highways to work with residents and local business to come up with a better solution to meet needs. Unanimous**

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

None noted

**PL028 – 12/08/2025**

**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 9<sup>th</sup> September 2025 at 7pm at Beacon Hall. Meeting ended 8:30pm**

DRAFT