



PEASEDOWN ST JOHN PARISH COUNCIL

The Beacon Hall, French Close, Peasedown St John, Bath BA2 8SN
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3rd September 2025

To Councillors:

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

You are hereby summoned to attend a meeting of the Planning Committee of Peasedown St John Parish Council to be held at Beacon Hall on **Tuesday 9th of September 2025 at 7.00pm** for the purpose of transacting the business detailed below.

CC Councillors:

Conor Ogilvie-Davidson; Jonathan Rich as ex-officio members of the Committee – Please advise, by return, if you will be attending this meeting.

Sam Nash
Clerk to Parish Council

Minutes of Peasedown St John Planning Committee

Minutes of the Planning Committee Meeting held on Tuesday 9th September 2025 at 7.00pm in Beacon Hall, French Close, Peasedown St John

Meeting started at 7:00pm

Present: Councillors: Carr; J Ogilvie-Davidson (Chair) Spake and Gilliard-Spake
Cllr Thomas also present

Apologies: Cllrs M and R Clarke

In attendance: Sam Nash – Parish Clerk

Public Session There were no members of the public present at the meeting.

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.

Meeting recorded for purposes of minute-taking

PL029 – 09/09/2025 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.

No declarations of interest

PL030 – 09/09/2025 Apologies for Absence

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

PL031 – 09/09/2025 Minutes & Actions

- i. To consider and approve the minutes of the Planning Committee meeting held on 12/08/2025.
- ii. To review updated copy of the [Actions Register on Planner](#).

Action Register not updated as no new information

Minutes not signed as Chair was not present – deferred to next meeting

PL032 – 09/09/2025 Items for Urgent Report

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

No items raised

PL033 – 09/09/2025 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
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No planning applications for our parish have been submitted for this period

- 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.

None received

Planning enforcement matters.

- i. 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 Cllr Heathcote has not received**
- ii. Planning applications from neighbouring parishes.
- iii. Planning Enforcement Review
- iv. Review of actual building developments following permissions granted.

None

PL034 – 09/09/2025 Planning Policy

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

Delayed and awaiting updated documentation from BANES

Consultation period should be in October.

PL035 – 09/09/2025 Project to create signage for Mercedes Roundabout to promote the Parish Council

Cllr Olgivie Davidson presented ideas for Signage for Mercedes Roundabout and asked Cllrs to consider designs of their own they could present for 14th October. Cllrs discussed proportion of words to logo / pictorial design for impact of sign.

PL036 – 09/09/2025 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.
- ii. To review and make associated decisions on any information or requests received on highways related matters.

None

PL037 – 09/09/2025 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 14th October 2025 at 7pm in Beacon Hall.**

Meeting ended 8:30pm