

PEASEDOWN ST JOHN PARISH

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COUNCIL

John, Bath BA2 8SN

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5th November 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 11th of November 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

Meeting of the Planning Committee

7.07pm

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).

Present: Cllrs Ogilvie-Davidson; Carr, M. Clarke and R. Clarke (no declarations of interest)

Others Present: Cllr Rich (no declarations of interest) and Parish Clerk

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.

PL038 – 11/11/2025 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.

PL048 – 11/11/2025

Apologies for Absence

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

None received

Cllr Sprake and Gillard-Sprake not present no apologies

Cllr Thomas sent apologies although is not a member of the committee

PL049 – 11/11/2025

Minutes & Actions

- i. To consider and approve the minutes of the Planning Committee meeting held on 14/10/2025.
Accepted as true record of minutes unanimous
- ii. To review updated copy of the [Actions Register on Planner](#). **All items on the agenda tonight**

PL050 – 11/11/2025

Items for Urgent Report

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

[Planning application received 11/11/2025](#)

Resubmission of application from a year ago which the Council supported at the time if BANES Case officer agreed the plans

Object to this planning application on the grounds of design, siting, scale, massing and layout. Loss of privacy, close proximity to boundary and the fact that it will be looking down into neighbours' property and amenity space. This application is discussed at short notice due to time frames between Parish Council meetings and Parish Council would have preferred an extension to the date of consultation. Unanimous decision

PL051 – 11/11/2025

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
25/04038/ADC OU	Land Parcel 6100 Dunkerton Hill, Dunkerton, Bath	Prior approval request for the conversion of part of existing agricultural buildings to residential use.	Mr Samuel James Carlisle Samuel Carlisle
Peasedown Parish Councillors note that this is not in the parish of Peasedown but is close to it's boundary. The Council would object to this development because it has grave concerns regarding access to this development being via White Ox Mead onto the A367 unanimous			
25/04063/FUL	4 Naishes Avenue Peasedown St John Bath	Erection of single storey rear conservatory	Mrs Warren

Propose 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:

In a statement provided... Curo said: “Since securing planning permission for this scheme, wider economic factors – including rising build costs and a stagnant sales environment – mean that we need to look again at the project’s viability. We have placed work on hold while we consider our options.” 31st October 2025, Radstock Journal

Planning committee happy for this to now be removed from future agenda.

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
- ii. Planning applications from neighbouring parishes.
- iii. Planning Enforcement Review - **reviewed**
- iv. Review of actual building developments following permissions granted.

Nothing to note

PL052 – 11/11/2025

Planning Policy

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

Consultation began 03rd October and runs until 14th November – Feedback on consultation held on 18/10/2025 by Councillors at Beacon Hall

Concerns remain Peasedown high street is already stressed and if there is any development how the village will be joined

Also, consultations out on [Somer Valley Consultation](#) and [Movement Strategy for Bath](#) - Phase 2 will consider movement into and around the outskirts of Bath so will link into decisions made in phase one.

Council encourages all residents to use the above links to record their comments on the consultations that are currently open.

PL053 – 11/11/2025

Project to create signage for Mercedes Roundabout to promote the Parish Council

Decision on signage plans for Peasedown St John Parish Council to submit to Parish Office to ready for planning approval.

Propose to use advert information from newsletter to go on signs unanimous – Chair to book time with parish staff through teams to create artwork to submit to BANES planning once full council has approved.

PL054 – 11/11/2025

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.
Council has requested from BANES yellow line sitings following resident concerns.

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

PL055 – 11/11/2025 Consideration of a Budget Requirement for year 2026/2027
Budget of £1000 pounds requested.

PL056 – 011/11/2025 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 09th December 2025 at 7pm in Beacon Hall.**

08:38 meeting closed

DRAFT