

SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 13th June 2011 at 6:30 p.m. in the Parish Hall

Present: Mr. M. Devenish (Chairman)
Mrs. S. Dustin
Mr. T. Geake
Mr. T. Haines
Mrs. R. Harvey
Mr. R. Hellard (Vice Chairman)
Mrs. J. John
Mr. G. Davis (Clerk)

**Also present: Mrs. R. Whittington & Mr N South (Applicants) and a Representative
from G.L. Hearn (Planning Consultants acting for ‘Wych Elm’ Applicants)**

1. 355 11/02218/FUL – Croftlands, Southstoke Lane, South Stoke, Bath

Erection of conservatory to side elevation

Whilst the Council does not encourage the use of UPVC structures it has no other specific objection to this proposal.

2. 356 11/02090/FUL - Wych Elm House, Packhorse Lane, South Stoke, Bath BA2 7DJ

Erection of a replacement dwelling and associated works.

The Council Objects in Principle to these proposals. The Council does not consider that a sufficiently clear case has been made for the “very special circumstances” needed to justify such a development in the Green Belt. Under Government Policy PPG2 the development is by definition ‘inappropriate’, and as such this must be outweighed by other considerations in all respects, if permission is to be granted.

The Council agreed that a careful re-assessment of the proposed increase in volume would be undertaken before any formal response to the Planning Department.

Should B&NES Development Control be minded to Permit this development the Council seeks conditions in respect of Landscaping, Light Pollution and the Reflective nature of the Glass used, in order to mitigate the impact on the Green Belt and the Cotswold Area of Outstanding Natural Beauty.