SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 18th June 2012 at 6:30 p.m. in the Parish Hall

Present: Mr. M. Devenish (Chairman) Miss. R. Harvey
Mrs. S. Dustin Mr. R. Hellard
Mr. T. Geake

1. 581 **12/02248/VAR– Longthorne, Old Midford Road, Midford, Bath**
Variation of condition 8 (plans list) of application 10/04185/FUL (Alterations and extensions to existing dwelling (Resubmission)).
It was recognised that the revised plans were no different to those approved by B&NES Development Control in the original application, except that this now constituted a demolition and rebuild of the property. As such the proposed volume increase of 57% should have been considered under policy HG14, and not HG15 as in the original application. As it would then have been unlikely to gain approval, the Council considers this a manipulation of the planning application process. It was therefore resolved that the Council should object in principle to this application. This was proposed by Robert Hellard, seconded by Sue Dustin and carried unanimously.

2. 582 **Sale of Packhorse Pub** – New Owners, Possible Change of Use, and Register of Community Assets.
Robert Hellard read the notes of the meeting with Mr. Sherry. The Parish Council concluded that it can only respond to a Planning Application, Listed Building Application, or to the start of works which might result in contraventions of Planning or Listed Building regulations.
The Parish Council resolved that it should write to Mr. Sherry providing an accurate record of the meeting between them, and clarifying the position and role of the Council.
The Clerk confirmed that the Packhorse Pub has been included on the provisional list of community assets filed with B&NES Council. However, he pointed out that the full process of creating the formal register had yet to be defined by central government.

3. 583 **Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document –** Preferred Options consultation paper and Call for Sites. Consultation Response.
The Council will agree its formal response at the Parish Council meeting on 2nd July 2012. Michael Devenish and Tom Geake will attend the B&NES Council exhibition and Q&A session on 26th June 2012.

4. 584 **Article 4 Direction applying to land in the City of Bath in Bath and North East Somerset Council –** Removal of permitted development rights relating to the material change of use from residential dwellings (Use Class C3) to Houses in Multiple Occupation (HMOs) (Use Class C4), applying to the whole of the City of Bath.
The Parish Council has no comment to make on this consultation.

5. 585 **Little Barrow at the foot of Miles Grove** – Ground Works and request for Tree Preservation Order.
The Parish Council has referred the matter of the damaged tree to B&NES Parks Arboreal Officer and will maintain a close watch on further developments on this site.

6. 585 **Fullers Earthworks Site -** Planning Enforcement Notices issued by B&NES Council in respect of unauthorised activities at the Site.
The clerk read the letter from B&NES Council informing them of the enforcement action that has been commenced.

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