SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 3rd September 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. G. Davis (Clerk)

1. 614 12/03410/FUL – Street Record, Tucking Mill Lane, Midford, Bath

Creation of a shared use path along former railway line, to form part of the Bath Two Tunnels Greenway (National Cycle Network). Path designed for public access by pedestrians, wheelchair users and cyclists.

The Parish Council supports the main aims of Sustrans and the two tunnels scheme but objects to this proposed development because the fencing is inappropriate and far too industrial for this sensitive rural setting and the landscape works are inadequate. Accordingly the Parish Council asks for the application to be refused unless these issues are properly addressed.

2. 615 12/03395/FUL – Longthorne, Old Midford Road, Midford, Bath

Erection of replacement dwelling.

It was recognised that the revised plans were little different to those approved by B&NES Development Control in the original application for an extension to the property, and which were considered to be an excessive increase in volume of 57% under policy HG15. As this is now an application for a replacement dwelling it will be considered under policy HG14 which has more stringent guidelines on the increase in volume. It is therefore appropriate that the Council again OBJECTS in Principle to this application on these grounds.

Further, if B&NES Development Control is minded to permit this development the Parish Council requests that all further permitted development rights are removed in order to prevent further increase in volume of the property.

3. 616 12/03530/LBA - Midford Castle, Access Road To Midford Castle, Midford, Bath

External alterations to replace painted timber front doors, frame and glazed fanlight over with new doors, frame and glazed fanlight detailed to match existing (Regularisation).

The Council wishes to make the observations that such a retrospective application is inherently incorrect. Whilst the council is delighted to see high quality conservation work, the correct procedure should nonetheless apply. For work on a Grade 1 listed building the detail and method of such work should be scrutinized by those qualified, such as English Heritage and the B&NES Conservation Officer, and advice taken.

4. 617 12/03529/LBA - Midford Castle, Access Road To Midford Castle, Midford, Bath –

Internal and external alterations for the refurbishment of existing lower ground vaults to include replacement timber windows, replacement tanking system and plaster boarding, flooring and services and replacement link roof timbers, roof lights and roof tiles.

The comment detailed in 3 above applies also to this application.

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