SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 29th September 2014 at 6:00 p.m. in the Parish Hall

Present: **Mr. R. Hellard (Vice Chairman)** **Mr. T. Geake**
Mr. G. Davis (Clerk) **Mr. R. Hellard**
Mrs. S. Dustin **Mrs. J. John**
Mr. P. Dawson **Mr. C. Winpenny**

Apologies for Absence: Mr. M. Devenish

1. 14/03941/TCA – The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU
Fell 13x trees, prune 8x trees, coppice 2 individuals and 1 group, thin out trees in two groups as detailed.

South Stoke Parish Council have considered this application carefully, following our site visit on Tuesday 23rd September 2014 and comment as follows.
We understand the need for a considerable amount of careful management of the largely unkempt and overgrown trees and shrubs in the grounds of the Old Vicarage at South Stoke.
Generally we agree that the works listed are necessary and should be approved.
However:
Tree 2: We have particular concern for the Mulberry Tree, which we believe should be carefully trimmed and perhaps reduced by 500 to 1000mm all over. We do not believe it would survive "coppicing" and indeed the mature shape of this venerable tree would be ruined by such radical treatment.
Tree 4. We are concerned that felling this tree may be unduly harsh treatment. We would prefer to see significant but careful "pruning" of this comparatively rare specimen.
In groups 20 and 45: We would like the better specimens of Holly to be trimmed and retained to keep diversity in the "streetscape".
Tree 53: We believe this is the Neighbour's tree so should be dealt with sensitively and by agreement.
We note also that the Applicant plans to carry out works to the trees next to Old School Hill in due course. We would be pleased to see careful and limited pruning of these (largely Yew) trees but because of the possible impact on the "Street Scene" would like to attend a meeting on site with all concerned to discuss the implications, before any application is submitted.
Finally we ask that particular care is taken to preserve the important Lime and Cypress trees that are not listed on this application.

2. 14/03917/FUL – Hay Tor, Old Midford Road, Midford, Bath BA2 7DH
Installation of rooflights and roof extension to existing garage/side extension.

South Stoke Parish Council has no objection to the plans as submitted but notes that, since all provision for garaging and garden machinery storage has effectively been removed, the provision of any future garage or substantial garden store should require a separate further application.
The site is within the Green Belt and Cotswold AONB and outside South Stoke Housing Development Boundary, so any other possible development should only be considered on this basis.

3. 14/04115/FUL – Brewery Cottage, Packhorse Lane, South Stoke, Bath BA2 7DL
Erection of first floor extension, single storey extension and replacement of existing ground floor flat/pitched roof with flat roof and lantern light.

South Stoke Parish Council has no objections to the plans as submitted but would make the following comments.
The proposed render should be lime based and not cementitious. Its colour and texture should be as a sample panel, which should be prepared and approved by the LPA before work starts. We recommend that the existing cement based render on the lower level of the South wall be removed and replaced with new, to approved detail.
We feel that the drawings should make clear that the principle Northerly elevations should be built in random rubble stone to match the existing buildings.

The Stone tabling at the West end should be supported properly (at North & South) on stone "Kneelers" to conventional detail.
Consideration should be given to use of Stone Quoins on the North and South corners of the West elevation. This might improve the relationship between the North facing rubble stone wall and the West & South elevations which are to be rendered.
A note on Drawing 1404/06 A points to the stone 'Tabling' (Coping Stones) as 'Bath Stone Coloured Render'. Please amend to point to the wall below that and make certain that the "Tabling & Kneelers" are to be in Bath Stone.
Finally we note that there has been some discussion of the possible installation of Solar Panels on the South Facing Roof. The Parish Council is of the view that this might affect the amenity of the Conservation Area, so could only be considered as part of a separate detailed planning application.

4. 14/03889/FUL - Three Ways School, 180 Frome Road, Odd Down, Bath BA2 5RF

Erection of extension at lower ground level comprising cafe/additional teaching facilities.

South Stoke Parish Council has no comment to make on this application.

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