SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 8th December 2014 at 6:30 p.m. in the Parish Hall

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

Also Present for part of the meeting: Mr. T. John

1. 164 14/05040/FUL – West Wing, Southstoke House, Packhorse Lane, South Stoke, Bath BA2 7DJ - *Erection of front porch and two storey rear extension.*

The Parish Council noted that the existing extension and the proposed extension together represent a volume increase of 35 – 40% which it considers not unreasonable. As the existing extension has been constructed of stone-faced blocks the proposal would represent an improvement to the external appearance of the building. The Parish Council therefore has **No Objection in Principle** to this proposal.

However, this development is in a highly visible location, and it will be difficult to find real or reconstructed stone to match the existing extension. Furthermore, the materials to be used have not been properly defined in the application. The Parish Council therefore **OBJECTS** to this application unless there is a condition that requires that samples of the materials to be used are approved prior to construction, and that the Parish Council is involved in this process.

The Parish Council also considers the use of UPVC to be somewhat disappointing as it does not think it will meet the intended objective of the design and access statement, of improving the appearance of the building.

2. 165 14/05276/TCA – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - *1x Leylandi – remove.*

South Stoke Parish Council has NO OBJECTION to this application.

3. 166 14/05203/FUL – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - *Erection of side garage with first floor storage area.*

Mr. T. John addressed the meeting and highlighted the main features of this application. That it is a Green Oak building which will weather quickly to match the house, that the tiles are also chosen to match the house, and that the building is concealed in a court yard and so is not visible to most neighbours, if any.

South Stoke Parish Council agreed with these comments and noted that although there were no volume calculations the proposal seemed unlikely to exceed the accepted norms. The Parish Council has NO OBJECTION to the proposed works.

4. 167 14/05204/LBA – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - *External alterations for erection of garage.*

South Stoke Parish Council has NO OBJECTION and considers that materials have been chosen well to match the existing building.

5. 168 Sulis Down Development MasterPlan – *Update and further actions.*

It was reported that letters, one from the Parish Council and one from a village group, numbering 154 signatories, has been sent to the Hignett Family Trust (HFT) and copied widely to other parties. The letters raise reservations about the developers approach to the Master plan process, and to their view that the Core Strategy represents guidance only. To date no response to either letter has been received from HFT. A reply from Jacob Rees-Mogg MP was read out. The Parish Council considered the response unhelpful.

It was further reported that following a meeting with the owners of Sulis Manor, it is the case that no contractual arrangement between the three landowners exists.

The Parish Council has written to the B&NES Senior Planning policy team highlighting these concerns and emphasising the requirement for B&NES to deliver the Core Strategy as defined and adopted. In response to this a meeting between the Parish Council and Lisa Bartlett (Divisional Director: Development), Richard Daone, Simon de Beer, Cleo Newcombe-Jones (Policy and Environment), Councillors Tim Ball and Neil Butters has been arranged for Monday 22nd December at Lewis House, to discuss these issues.

Finally, it was re-emphasised and re-affirmed that the draft Master Plan will go to the Development Control Committee for comment, and not for approval.

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