SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 26th January 2015 at 6:30 p.m. in the Parish Hall

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

1. 206 14/05511/FUL – Longthorne, Old Midford Road, Midford, Bath BA2 7DQ

Erection of timber frame carport (Retrospective)

South Stoke Parish Council wishes only to COMMENT on this application.

The Parish Council objected to application 12/03395/FUL which was for a replacement dwelling at Longthorne. This application replaced a previous application to extend the existing property which had been permitted. However, different planning policy applied because the new application was for a replacement dwelling. The policy was that a replacement dwelling should "not be materially larger" than the dwelling it replaced. The applicant was therefore seen to have circumvented planning policy in order to obtain a larger dwelling than might otherwise have been permitted. In consequence, and as requested by the Parish Council, in permitting the application, Permitted Development Rights were removed and garages or other outbuildings or extensions were not to be erected unless a further planning permission has been granted by the Local Planning Authority. This was to safeguard the appearance of the development and the amenities of the surrounding area.

Such a garage has been built, and this retrospective application seeks to regularise its planning status. Our objection remains, that the replacement dwelling, together with this new building, is very much materially larger than the dwelling it replaces, this garage being a further significant increase.

This retrospective application is seen by many as a further manipulation of the planning rules, and colours their views on whether it should be permitted. The Parish Council has sought to look beyond this and view the application on solely planning issues.

The Parish Council re-iterates its objection that the new dwelling and garage represent a dis-proportionate increase on the previous dwelling, and that no 'Very Special Circumstances' have been shown, as required by NPPF Para. 88 to justify this. Nonetheless, when viewing the appearance of the development and the amenities of the surrounding area it is difficult to identify significant harm. Indeed the main dwelling itself is viewed as improved and the garage well designed and constructed, and sympathetic to the surrounding area. The Parish Council remains concerned that the approach adopted for this dwelling should not be allowed to establish a precedent that might be followed elsewhere.

2. 207 14/05898/LBA – Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU

External alterations to provide a painted timber porch with lead roof and half glazed painted timber door and side windows located at the external door on the 1930's extension to Midford Castle.

South Stoke Parish Council wishes only to COMMENT on this application.

The Parish Council considers that whilst this is a carefully detailed plan it is nonetheless a further extension on a poor quality 1930's extension. The Parish Council would much prefer to see the removal of the 1930's development, with replacement with something more appropriate.

The Parish Council also trusts that this proposal is drawn to the attention of the relevant conservation groups, the Bath Preservation Trust and the Georgian Society.

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