

SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 20th April 2015 at 6:00 p.m. in the Parish Hall

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

Apologies for Absence: Mr. M. Devenish, Mr. T. Geake

Also Present: Mark Dunningham, Jo Clifford

- 1. 250 15/01434/FUL – Springfield House, Packhorse Lane, South Stoke, Bath BA2 7DL -**
Erection of two storey extension to existing stone building to facilitate conversion to 1 no. dwelling.

Mark Dunningham, speaking on behalf of the applicant, Jo Clifford, outlined the main points of the application. These were that the building dates from circa. 1890 and is very well built so is capable of conversion without re-construction, and hence that is what is proposed. The building is currently derelict with some dangerous elements and this development will remove these issues. Planning policy permits the regeneration of such a derelict building providing any extension is not out of proportion to the existing building. Detailing of the subservience of the extension to the host building, overall design, materials, fenestration, and green credentials were discussed.

In summary the Parish Council will COMMENT on this application.

The Parish Council considers it a good principle to re-use such a venerable building, and supports this. The Parish Council therefore has no objection in principle to this application being only concerned that the completed building should compliment its setting in the South Stoke Conservation Area. We expect the extension to be subservient to its host and window/door detailing, such as recessed windows, to be discreet, emphasising natural stonework quoins. If it is essential to use reconstituted stone heads, these should be of a high quality and blend in with the adjoining natural stone walls.

Geoff Davis (Clerk)

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