

SOUTH STOKE PARISH COUNCIL

**Minutes of the Planning Meeting held on 5th August 2015 at 6:30 p.m.
in the Parish Hall**

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

Apologies for Absence: Mr. P. Dawson, Mrs. C. Fox

**1. 340 15/02919/TPO – Longthorne, Old Midford Road, Midford, Bath BA2 7DQ - 3x
Conifers - fell**

The Parish Council considers that it must OBJECT in PRINCIPLE to this application. Many of the trees in Longthorne are fine specimens, but whilst it is recognised that it may be acceptable to remove some of the less significant ones, and that others may need tree surgery the Parish Council considers that a full professional survey of those covered by the Tree Preservation Order should be carried out by a competent and suitably qualified Arboricultural specialist, before any piecemeal felling is undertaken. The Parish Council notes that when such trees are allowed to be felled carefully planned replacement should be required.

It is possible that if such a survey were to be undertaken, as was recently the case at the Old Vicarage in South Stoke, the Parish Council would after due consideration, be able to withdraw its objection. In the absence of any comprehensive professional overview the Parish Council asks the Planning Authority to refuse this application.

**2. 341 15/03308/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 and demolition of outbuilding. (Resubmission)**

The Parish Council re-iterates our comments on the previous application, that it 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 complement 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.

In addition, the Parish Council considers that the new window details and soft landscaping are an improvement. However, the Parish Council is very keen that the style and form of the masonry for the extension should match that of the existing building and that the twin track access road should be retained to maintain the rural nature of the Conservation Area.

3. 342 15/03325/OUT – Castle Farm Barn, Midford Road, Midford, Bath BA2 7BU -
Erect of an agricultural workers dwelling (Outline application with all matters reserved).

The Parish Council OBJECTS in PRINCIPLE to this application.

The Planning Inspector, when allowing the owners appeal in February 2013 against B&NES refusal of application 12/00707/FUL for a temporary dwelling made the following comments, observations and requirements:-

a). The permission for a mobile home would be temporary and limited to 3 years from the date of occupation.

b). No consideration would be given to any further application without a proper farm management and landscape plan.

c). In order to assess the viability of Castle Farm as an agricultural business, which might justify a permanent dwelling, there should be fully audited accounts. The Parish Council can see no formally and professionally audited accounts accompanying this application. The accounts submitted with the application are prepared by a qualified Accountant but are not audited and cover only two years, so they do not meet the conditions set out by the Inspector. Since significantly high levels of income are projected for future years from a very small (0.6 hectare) horticultural part of this holding, such audited accounts would be essential to prove the need for permanent dwelling. In addition, the proposed location of the new dwelling would be much more visible than the current temporary dwelling and so would have a significant negative impact on the Green Belt, Area of Outstanding Natural Beauty, and the Setting of the World Heritage Site when viewed from near and distant points of public access.

The Parish Council therefore Objects in Principle to this application and ask the local Planning Authority to refuse it.

4. 343 Midford Road – Road Safety Issues

In light of the recent serious accident the Parish Council agreed that it should again press this matter with B&NES Highways. The clerk was asked to write again to B&NES Council Highways, with copies to ward Councillor Neil Butters, highlighting the issues, suggested improvements, and requesting a site meeting with officers to discuss the issues and possible improvements.

Geoff Davis (Clerk)

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