

SOUTH STOKE PARISH COUNCIL

Minutes of the Planning Meeting held on 24th August 2015 at 6:30 p.m. in the Parish Hall

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

Apologies for Absence: Mr. C. Winpenny

1. 342 15/03387/FUL – Turnpike Cottage, Midford Road, Midford, Bath BA2 7DD - Erection of two storey rear extension. (Resubmission)

South Stoke Parish Council appreciates the considerable improvement that is achieved by these revised proposals, particularly the removal of the roof-top terrace.

However, the council is concerned that the set-back shown to distinguish between the new works and the original structure is too small at 50mm. It is important the break in the wall surface should be clear and 100mm should be considered the minimum acceptable.

The Parish Council also considers that Ashlar stone quoins and window/door dressings are essential if the character of this venerable and historic building is to be retained.

2. 343 15/03389/FUL – Summerdale, Packhorse Lane, South Stoke, Bath BA2 7DL - Conversion of derelict building to 1 no. 2 bedroom dwelling.

South Stoke Parish Council is generally in favour of this application and would like to see a new but sensitive use for this now dilapidated building. The Parish Council therefore has no formal objection to this application.

The site is within the South Stoke Conservation Area so the Parish Council would like the following comments to be carefully considered for inclusion as 'conditions' if the District Council is minded to grant permission.

i) We note that new walls will be necessary where an area is to be excavated to the North to create a new Patio and that some other walls may need re-building, due to settlement problems. We believe it is essential that such work should be carried out with matching old stone and mortar jointing.

ii) We are concerned that the introduction of very wide timber gates to the parking area should not have an adverse effect on the streetscape. The ground in this area rises up, both up the adjacent access road and from it up to the building, so to be 'openable' the gate shapes would be complex and perhaps ugly. The Parish Council asks specifically that they should be carefully designed and should definitely not be 'solid' timber clad.

iii) The Council asks that the planned flue for a wood burning stove should be of the minimum height to comply with the Building Regulations and specifically that it should have a matt exterior finish [Black or another colour to be approved prior to installation]. The shiny stainless flue used at 'Wych Elm House' would not be acceptable within the Conservation Area.

iv) The Parish Council would be happy with the proposal to create folding doors at the West end of the building. It would be preferable to re-use existing timber for this but in any event it is essential that no coloured treatment should be given to these doors, nor to any approved new gates, which might prevent them from weathering naturally. Failure to observe this would disturb the gentle balance of materials within the Conservation Area.

Geoff Davis (Clerk)

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