

## **SOUTH STOKE PARISH COUNCIL**

### **Minutes of the Planning Meeting held on 8<sup>th</sup> February 2016 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                                Mr. C. Winpenny

**Apologies for Absence:** None,

**1. 472 16/00234/FUL – Highclere, Packhorse Lane, South Stoke, Bath BA2 7DJ - Erection of single storey rear extension and detached garage.**

South Stoke Parish Council OBJECTS to this application

South Stoke Parish Council notes that no volume calculations have been submitted with this application, nor any detailed Planning History.

The site is within the Green Belt and Cotswold AONB and is close to the South Stoke Conservation Area. BANES and NPPF Green Belt Policies therefore carry considerable weight when considering these proposals.

To our certain Local Knowledge "Highclere" was a very small bungalow until previous owners doubled its size in the late 1970's early 1980's. It has also been extended since on the South Side.

The current application seeks to extend yet further to the South but also to add a large double garage in the North West corner of the plot, hard against Packhorse Lane.

The Parish Council are concerned that further development on the Southern Terraces will have an adverse effect on views from points of Public Access from the South and are particularly concerned that the proposed double Garage will have a dramatic and adverse effect on the "streetscape" of Packhorse Lane.

The Parish Council therefore objects to this application because it represents 'over-development' of the site and will be harmful to the openness of the Green Belt and the visual amenity of the Cotswold AONB.

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