

**SOUTH STOKE PARISH COUNCIL**  
**Minutes of the Planning Meeting held on 10<sup>th</sup> April 2017 at 6:30 p.m.**  
**in the Parish Hall**

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

**Apologies for Absence:** Ms. P. Black

- 1. 772 17/00950/FUL – Stokeside House, 165 Midford Road, South Stoke, Bath BA2 5SA -** Demolition of existing garage and erection of double garage with pitched roof in its place.  
The Parish Council wishes to COMMENT only on this planning application as the proposal, together with existing extensions may exceed the normal guideline of an overall 33% increase in volume. The application has not, as might reasonably be expected, provided any volume calculations. It may therefore represent a greater increase in the scale and volume of the property than that recommended within the Adopted Core Strategy for Green Belt areas.  
Notwithstanding the improvements to the appearance of the property by the replacement of flat roofs with pitched, the overall scale of the proposals might lead to overdevelopment of this row of adjoining sites. These are clearly visible from areas of public access across the valley, in particular the increasing height of rooflines and overall massing of built forms.
- 2. 773 17/01428/FUL – Hillcrest, 144 Midford Road, South Stoke, Bath BA2 5SB -** Erection of a single storey rear and side extension and garage following demolition of existing garage and store.  
The Parish Council has No Comment to make on this application.
- 3. 774 17/01473/FUL - Cranleigh Farm, Cranleigh, South Stoke, Bath -** Erection of an agricultural barn.  
South Stoke Parish Council find this application to be wholly unacceptable and **OBJECT** in principle to it. The site is located wholly within the Greenbelt and Cotswold Area of Outstanding Natural Beauty. By definition new development within the Green Belt is inappropriate and harmful unless very special circumstances can be shown to outweigh the harm caused. This proposal is most certainly harmful and inappropriate and no special circumstances or justification for the development have been given. We consider that this field, which is agricultural land, is not large enough to support any agricultural justification for a barn of any size.

The meeting closed at 19:25

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