

**SOUTH STOKE PARISH COUNCIL**  
**Minutes of the Planning Meeting held on 19<sup>th</sup> June 2017 at 7:00 p.m.**  
**in the Parish Hall**

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

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

**1. 824 17/02480/FUL – Tucking Mill Cottage, Tucking Mill Lane, Midford, Bath BA2 7DB - Erection of glazed roof veranda to the rear of the cottage and erection of a green house and potting shed building within the garden.**

**17/02481/LBA – Tucking Mill Cottage, Tucking Mill Lane, Midford, Bath BA2 7DB - External alterations to facilitate erection of glazed roof veranda to the rear of the cottage and erection of a green house and potting shed building within the garden.**

The Parish Council consider the glazed roof veranda to be open, unobtrusive, and well designed, and have No Objection to this veranda on either Planning or Listed Building grounds. However, we note that it does contribute to the overall volume increase of the site, particularly when taken with the previous development of the garage building.

In this context of volume increase, then with regard to the Potting Shed/Garden Shed we do consider this part of the proposal to be an overdevelopment of the site given the scale and materials of the proposed building. We therefore OBJECT to these proposals as it is necessarily harmful to the openness of the greenbelt and this area of outstanding natural beauty.

However, should the officer be minded to permit this application we request that a condition is made that use of the Garden/Potting Shed can only that which is ancillary to the main dwelling, in order to prevent this rather substantial structure being used subsequently as another dwelling.

**2. 825 17/00048/RF – APP/F0114/W/17/3172790 Planning Appeal - 16/01584/RES Castle Farm Barn, Midford Road, Midford, Bath - Approval of reserved matters with regard to outline application 15/03325/OUT, for the approval of access, appearance, landscaping, layout and scale of proposed agricultural workers dwelling.**

Further to our previous written objections to 16/01584/RES, 15/03325/OUT, and indeed several other previous applications for this site, South Stoke Parish Council wishes to draw attention to the increasingly commercial trajectory for development of this enterprise. In evidence we draw attention to the recent successful licensing application to which there was substantial local opposition:-

***16/03939/LAPRE - Castle Farm Organics Limited, Castle Farm, Midford, Bath BA2 7BU***

***Details: Variation: To increase the range of licensable activities to include: Performance of Play, Exhibition of Film, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Anything of a similar description and Late Night Refreshment. Extend the sale of alcohol from 11:00 - 17:00 daily to Sunday to Thursday 09:00 - 23:30 and Friday and Saturday 09:00 - 00:00 Increase the Hours the premises are open to the public every day. Include a non-standard timing in respect of New Year's Eve.***

This we consider demonstrates growing commercial/entertainment activity in contrast to little, if any agricultural development. The house as shown in the planning application is of a design and size to support the development of an increasing commercial business, as a small hotel or guesthouse.

We entirely agree with the Bath and North East Somerset Council's Agricultural Assessment of the site, and are of the opinion that agricultural activity is never likely to require more than two people living and working on the site. We consider that Bath and North East Somerset Council have acted entirely properly and fairly in this respect when dealing with the applicant.

South Stoke Parish Council ask that the appeal is Refused so that the commercialisation of this site is arrested. Our objections past and present have always been made in opposition to this commercialisation. It is likely that we would have few, if any, objections if this was an application for a dwelling of an appropriate size, form and location to an agricultural enterprise of this size, which in turn respected the Green Belt location, the Cotswold Area of Outstanding Natural Beauty, and lives and enjoyment of many local residents.

**3. 826 17/00243/NONCOM - The Byre Upper Twinhoe Wellow Bath - Possible Non Compliance With Materials Re:- 15/03827/FUL - The Byre, Upper Twinhoe, Wellow, Bath BA2 8QX**

The clerk was asked to respond to the planning officer's most recent correspondence making the following points clearly and separately:-

1. **Mixing Sand into riding surface material.** We note the agreed action for the surface, that it should be mixed with sand, and ask that this is carried out at the earliest opportunity.
2. **Painting / Colouring of Railings.** There has been no response to our suggestion of painting the railing as a resolution to the non-compliance with the Green railings specified in the approval. Whilst we accept that the wholesale replacement of the railing is unrealistic, the submission of a further planning application to regularise the White Railings is not acceptable.
3. **Business Use.** We again question the use of this facility as we are confident from observations and discussions that it is a business enterprise. Whilst not objecting to this business use as part of the rural economy, it does lend weight to achieving an acceptable appearance for what will be a very long term feature of the landscape.

We therefore ask for the expeditious achievement of our suggested measures.

**4. 827 Sulis Down Development Proposals – South Stoke Plateau.** To consider any preplanning required in preparation for the HFT Plateau plans release.

Cllr. Ruth Haynes will seek potential consultants in a position to advise the Parish Council. The Chairman will ask Robert Hellard for the contact details of the second consultant we asked on the previous occasion.

The issues of the B&NES Emergency contact number arising from the recent tree fall across the B3110 will be discussed at the next parish Council meeting on 24<sup>th</sup> July.

The meeting closed at 21:05

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