

**SOUTH STOKE PARISH COUNCIL**

**Minutes of the Planning Meeting held on 16<sup>th</sup> October 2017 at 7:00 p.m.  
in the Parish Hall**

**Present:**

<b>Mr. G. Davis (Clerk)</b> <b>Mr. P. Dawson</b>	<b>Mrs. S. Dustin</b> <b>Mr. C. Winpenney (Chairman)</b>	<b>Mrs. J. John</b>
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**Apologies for Absence: Mr. A. Done, Ms. R. Haynes**

**1. 911 17/04641/FUL – Stables, Combe Hay Lane, Midford, Bath** - Erection of storage building for machinery, hay and straw.

The Parish Council considers that it should OBJECT to this proposal as it is a substantial development within the Green Belt without any Special Circumstances put forward to justify the harm that by definition is caused. However, we are mindful that this is an agricultural contractor providing important support to many local farms. We consider this enterprise an important part of the local agricultural infrastructure. We point out that such activity might be somewhat at odds with the current class of use of 'Equestrian' that we understand to exist for the land. We suggest that the class of use should be agricultural so that were this application to be permitted activity on this site remains limited to that of this agricultural contractor, and cannot be extended into other various commercial uses.

**2. 912 17/04512/RES – Unregistered Farm Shop and Café, Castle Farm, Midford Road, Midford, Bath -** Approval of all reserved matters with regard to outline application 15/03325/OUT for the erection of an agricultural workers dwelling.

The Parish Council OBJECTS to this proposal as it appears disproportionately large, in respect of size, massing and especially height when viewed in the context of the current temporary agricultural workers dwelling. The proposed scale and height of this proposed dwelling is inappropriate for this location, as it will be clearly visible from a well used right of way, and is located within the Cotswold Area of Outstanding Natural Beauty and within the Green Belt. Indeed something along the lines of a Chalet Bungalow would be far more appropriate. Furthermore, this lack of consideration of detailed design within these plans, with no discussion of materials, styling, landscaping and arboriculture, render this proposal entirely deficient for approval in what is a very sensitive location.

Finally, we wish to make the point that were these, or any other alternative proposals to be permitted, then it would be essential that all permitted development rights should be removed. This would be to ensure that further developments such as loft conversions or ground floor office extensions would require planning approval, as any such further increases/ developments must necessarily be regarded as unacceptable.

### 3.913 Housing & Employment Land Availability Assessment (HELAA). Consultation Response.

The Parish Council reviewed the information provided by B&NES Planning Policy team. We were unable to find any errors or inaccuracies relevant to the Parish. Therefore there is no consultation response to make.

Also discussed at this meeting:-

**914 17/04934/FUL – Parcel 3131 Tucking Mill Lane, Midford, Bath - Change of use from agricultural land to dog exercise paddock (Use Class Sui-Generis).**

The Parish Council OBJECT in principal to this application. We do not think the business proposal outlined in this application to be particularly sound and the very general classification of use of ‘Sui Generis’ opens up an almost limitless range of possible future uses.

Furthermore, these plans show a substantial development of a car park and removal of hedgerow, well beyond any simple change of use. Quite apart from the matter that this car park is at odds with the Design and Access statement, which suggests the use would only require parking for one vehicle, such a car park represents a significant development within the Green Belt, undoubtedly causes harm to this rural location, and for which no 'Very Special Circumstances' have been put forward. The manner in which the access has been designed will lead to off-road parking in the bay created, and this inevitable use is demonstrated in the photos which show a car doing this in the pumping station bay opposite.

The applicant has argued that Tucking Mill lane is 'little used' other than at peak times. This is simply not the case, it being a well-used cycle route that is part of the Two-Tunnels circular route, and in constant use by other vehicles throughout the day. The further access to this site suggested by the car park would doubtless present issues of highway safety arising from the increased use.

Finally, the removal of such a substantial length of mature hedgerow will have a significant negative impact on the rural character of this lane, and is entirely unacceptable.

The meeting closed at 20:35

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