

**SOUTH STOKE PARISH COUNCIL**  
**Minutes of the Parish Council Meeting held on 12<sup>th</sup> March 2018 at 7:00 p.m.**  
**in the Parish Hall**

**Present: Mr. G. Davis (Clerk)**

**Mr. P. Dawson**

**Mr. A. Done (from 8:00 p.m.)**

**Mrs. J. John**

**Mr. C. Winpenny (Chair)**

**Also Present: Ward Cllr. Neil Butters for part of the meeting.**

- 1. 019 Apologies for Absence** – Mrs. S. Dustin
- 2. 020 Declarations of Interest and Dispensations** – Cllr. A. Done declared his interest as the applicant of 18/00889/CLPU- Hay Tor, Old Midford Road, Midford, Bath BA2 7DH when this item was discussed.
- 3. 021 Confidential Matters** – None
- 4. 022 Minutes of Annual Parish Council Meeting** held on 20th February 2018 – Approved and signed by Chairman.
- 5. Financial Matters**
  - 023 RFO Report** – The RFO report was received and noted. The report was signed by Cllr. Dawson and the Clerk.
- 6. Parish Council Matters**
  - 024 Parish Councillor Vacancy** – As Cllr Ruth Haynes has indicated that she wishes to resign and the existing vacancy is unfilled it was agreed that the vacancies should be advertised in the Parish Notes and on the Parish Noticeboards. Councillors were also asked to consider and approach residents who might be interested in becoming a Parish Councillor.
- 7. General Parish Matters**
  - 025 Parking and Speed Restriction issues – Village Survey Results** – Cllr. Jenny John presented her report on the survey results. The Parish Council reviewed all of the suggested car parking places and locations for a car park. It was agreed that the car parking group should take as many of these forward as possible.
  - 026** In regard to speed restrictions which are being requested by most respondents and many electors, the clerk showed examples of schemes in the other Parishes of Newton St. Loe and Bitton. The Parish Council approved of the Bitton ‘Quiet Lane’ scheme and agreed in principle to take forward such a scheme for South Stoke. The clerk was asked to contact Bitton Parish Council and B&NES Highways to further research the costs and implementation of such a scheme.
  - 027 Midford Telephone Box – Progress Report** – Cllr. Dawson reported that the cleaning and re-painting is scheduled for the spring as soon as the weather is suitable.
  - 028 Village Hall** – Nothing further to report.
  - 029 Police Liaison** – Nothing further to report.
  - Footpaths and Open Spaces**
  - 030 Footpaths** – Cllr. Jenny John reported that there is an opportunity to re-instate any old footpaths that appear on old maps but which have otherwise fallen into disuse.
  - 031 Village Green** – Nothing further to report.
  - 032 Churchyard** – Nothing further to report.
- 8. Planning Matters**
  - Planning Update**
  - 033 17/02588/EFUL – Parcel 4234 Combe Hay Lane Combe Hay Bath – Revised Application** - Erection of 171 residential units, open space, allotments, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane.  
The Parish Council received and reviewed the document prepared by Nash Partnership and Robert Hellard. Ward Cllr. Neil Butters highlighted the need for the Parish Council to have someone to speak at the Development Management Committee meeting and to write immediately beforehand with an appropriate briefing to each member.  
Cllr. Patrick Dawson agreed to revise the document to produce a summary first page that clearly identified the key points. Cllr. Adrian Done will likewise identify Transport Assessment key points. All councillors will then review the final document. Cllr. Jenny John will give the approval of the final document, whereupon the clerk will assemble and submit this as the Parish Council’s formal response to the consultation.  
The clerk will also circulate this final document to all who attended the Parish Council meeting on 20<sup>th</sup> February, with a reminder to submit their own comments if they had not done so already.
  - 034 Legal Implications** – The Parish Council was concerned about the legal implications of Paragraphs 7.9 and 4.4 in the document and whether a legal challenge can be made against any decision on both the Planning application and the agreement of the Comprehensive Masterplan by the Development Management Committee.  
**The Parish Council therefore resolved to seek legal opinion on this matter, and approved expenditure up to £1,500 to achieve this.**

## Applications Received

- 035 18/00749/TPO - Street Record, Bumper's Batch, South Stoke, Bath - T1.Beech-Crown thin by 20%. Crown lift to 2.5m. Shorten over extended limbs by 2-3m. – No Comment**
- 036 18/00889/CLPU- Hay Tor, Old Midford Road, Midford, Bath BA2 7DH-** Siting of a caravan to provide ancillary residential accommodation (Certificate of lawfulness for a proposed use) - (Comments are not invited for this type of application) – The Parish Council will respond to the Planning Officer with information regarding boundaries as requested, and with any other information regarding the structure and siting of the proposal that might assist the officer in considering the application.
- 037 18/01044/FUL - The Linleys, Packhorse Lane, South Stoke, Bath BA2 7DL -** Erection of a single-storey side extension and raising of the external patio floor level. – No Comment
- 038 Planning Decisions by B&NES**  
**17/07884/FUL - Land at Disused Former Great Western Railway Embankment, Midford Lane, Limpley Stoke, Wilts -** Erection of a new dwelling. **REFUSED**  
**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. - **APPROVED**  
**17/06102/AGRA – Parcel 2768 Combe Hay Lane Midford Bath -** Erection of a general purpose agricultural storage building. - **REFUSED**  
**17/06014/FUL - Hay House, Packhorse Lane, South Stoke, Bath BA2 7DJ -** Erection of single-storey side extension and extension of raised front timber decking following the removal of side porch. **PERMITTED**
- 039 Decisions Pending**  
**18/00456/FUL - Former Cricket Pavilion Southstoke Lane South Stoke Bath -** Conversion of existing cricket pavilion to purpose built bat barn. **OBJECT in Principle** – South Stoke Parish Council **OBJECT** to this proposal as it is clearly part of the Comprehensive Masterplan submitted alongside the Phase 1 Planning Application on land at Sulis Down, both of which are yet to be considered by B&NES Planning Authority.  
This application, however laudable it might be, pre-determines part of the comprehensive masterplan, setting in part a precedent for approval of the masterplan.  
This application should therefore be refused, and it should be re-submitted to be included as part of Phase 1 Planning Application and Comprehensive Masterplan submission.  
Were the Phase 1 application refused, or the Comprehensive Masterplan not approved, then an altogether different purpose or use might be appropriate for this building and surrounding land.
- 040 Planning Appeals**  
**APP/F0114/W/17/3180752 - Site Location: Hay Tor Old Midford Road Midford Bath**  
**Description of Proposal: Erection of single storey side extension.**  
**Appeal Ref: 17/00076/COND Application Ref: 17/00538/FUL –** 2 Removal of Permitted Development Rights - No extensions or alterations (Compliance). 3 Removal of Permitted Development Rights - No outbuildings (Compliance) – **ALLOWED with Costs**  
**APP/F0114/D/17/3180753 - Site Location: Hay Tor Old Midford Road Midford Bath**  
**Description of Proposal: Erection of garden building following demolition of existing building. Appeal Ref: 17/00077/RF Application Ref: 17/00539/FUL – DISMISSED**
- 041 Enforcement Update – Nothing to Report**  
**Other Planning Matters to Report**
- 042 HELAA & new Local Plan -** Distribution of non-strategic growth of around 700 homes required by the Joint Spatial Plan – Cllr. Jenny John reported on the Briefing Note and Consultation Process
- 9. Highway Matters**  
**043 Midford Road/Village/Cross Keys to Hinton Charterhouse/BA22-7 Footpath – Road safety issues**  
There has been significant correspondence and meetings on these issues. The clerk wrote to Mark Shelford but has still not received any reply. Ward Councillor Neil Butters has communicated with B&NES Highways on several of the items. There is an open consultation on the diversion of footpath BA22/7.
- 10. B&NES Matters**  
**044 Parish Liaison Meeting 28th February -** The clerk reported on the continuing review of the Parish Sweeper scheme. The clerk also reported on the current position on the requirements of the GDPR (General Data Protection Regulations) from the ALCA meeting preceding this one.  
**045 Bathavon Forum –** Next meeting 11th April 2018  
**046 Bath Preservation Trust –** Nothing to Report
- 11. 047 Other Matters to Report –** None
- 12. Correspondence Received -** None
- 13. 048 Dates for Future Meetings –** The following dates for meetings for the coming year were agreed.  
Annual Parish Meeting: April 16th 2018, Annual Parish Council Meeting: May 21st 2018

**The meeting closed at 22:15**

Approved and signed 21<sup>st</sup> May 2018

Chairman