

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 21st MAY 2018

CORE STRATEGY AND MASTER PLAN

17/02588/EFUL – Parcel 4234 Combe Hay Lane Combe Hay Bath - Erection of 173 residential units, open space, allotments, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane.

The Parish Council has made its submission and a date for the Application and Masterplan to be considered by B&NES Development Management Committee is awaited. This has been delayed by the lack of response by B&NES Highways on the Transport Plan, and by further submissions on this matter by the applicant, which lacked sufficient evidence and required them to find and produce this.

Legal Opinion has been sought upon the status of the Masterplan, in particular whether it is sufficient to be lawfully approved. Were it not capable of being approved opinion on the status of the Application itself was also sought.

APPLICATIONS RECEIVED

18/01673/FUL – The Lodge, Midford Place, Midford Road, Midford, Bath BA2 7BX -

Demolition of an existing single storey rear shed and erection of a part single, part two storey rear extension.

DECISIONS PENDING

18/00456/FUL - Former Cricket Pavillion Southstoke Lane South Stoke Bath - Conversion of existing cricket pavillion 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.

PLANNING DECISIONS by B&NES and Wiltshire

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. **PERMITTED**

18/01148/TCA - Southstoke Hall, Packhorse Lane, South Stoke, Bath, BA2 7DL - 1x Bay – fell
NO OBJECTION

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. **CONSENT**

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) **LAWFUL**

ENFORCEMENT UPDATE - Nothing to report

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PLANNING APPEALS

APP/F0114/W/18/3194649 - Unregistered Farm Shop And Cafe Castle Farm Midford Road Midford

Description of Proposal: Approval of all reserved matters with regard to outline application

Appeal Ref: 18/00025/CONOUT Application Ref: 17/04512/RES – Approval of all reserved matters with regard to outline application 15/03325/OUT for the erection of an agricultural workers dwelling.

Notwithstanding the submitted plans and supporting information all window frames and external door shall be constructed from timber joinery. Prior to the construction of the external walls details shall be submitted to and approved in writing by the local planning authority and the development shall thereafter be constructed in accordance with the details so approved.

APP/F0114/W/18/3196444 - Site Location: Cranleigh Farm, Midford Road, South Stoke, Bath, Somerset, BA2 5SD

Description of Proposal: The proposed building which includes a basement is not considered to be required for the purposes of agriculture and forestry. The development is therefore considered to be inappropriate development in the Green Belt and harmful by definition. No very special circumstances have been demonstrated to outweigh the harm to the Green Belt. The proposed development is contrary to paragraph 89 of the National Planning Policy Framework, policy CP8 of the Core Strategy **Application Ref: 17/05266/FUL**

OTHER PLANNING MATTERS TO REPORT

Aerial in Conservation Area

B&NES Local Plan 2016-2036 Briefing

B&NES Local Plan/HELAA Site Assessment Training

B&NES Draft Supplementary Planning Document Local List of Heritage Assets.