

**SOUTH STOKE PARISH COUNCIL**  
**PLANNING UPDATE – MEETING 17<sup>th</sup> SEPTEMBER 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.

**APPLICATION APPROVED** at Development Management Committee on 6<sup>th</sup> June 2018 by 6 votes to 4. The application is now in the process of a Section 106 Agreement which must be concluded before it is formally Permitted. B&NES Officers are currently drawing up the Section 106 agreement with the developers and the Parish Council has requested involvement in this process. No response has been received to this request.

**APPLICATIONS RECEIVED**

**18/03822/FUL - Midford Castle Access Road To Midford Castle, Midford, Bath BA2 7BU** - Renovation of the coach-house, greenhouse, basement & former offices at Midford Castle to provide ancillary residential as well as occasional holiday-let accommodation.

**18/03823/LBA - Midford Castle Access Road To Midford Castle, Midford, Bath BA2 7BU** - Internal and external alterations to include conservation and renovation of the coach-house, greenhouse, basement, former offices at Midford Castle to provide ancillary residential as well as occasional holiday-let accommodation.

**DECISIONS PENDING**

**18/03543/LBA - The Moorings, Midford Road, Midford, Bath BA2 7DD** - Internal and external alterations to replace lower ground floor windows on side elevation with traditional sash windows.

**South Stoke Parish Council had No Comment to make.**

**18/03119/FUL - Upper Twinhoe Farm Upper Twinhoe Wellow Bath** - Provision of Horse Walker - South Stoke Parish Council have No Objection to this proposal, and in some respects Support it. However, we note that it is Development within the Green Belt and that No Very Special Circumstances have been given to justify the Harm by Definition caused. We consider this arises as a result of the lack of clarity regarding the Class of Use pertaining to this site. It is now quite clearly significant Commercial Equestrian use, and most certainly not the personal use that was stated for Gallop. We consider and request that the class of use pertaining to the entire site of this operation should be properly regularised within the planning framework. This would allow this application to be properly considered as development of the rural economy thereby providing appropriate Very Special Circumstances.

It is primarily this lack of clarity over the class of use that gave rise to the issues surrounding the Gallop 15/03827/FUL, and the ensuing Enforcement and other Variation Applications. Since the outcome of that matter was that:- Negotiations have taken place with the applicants agent and the applicant has agreed to replace the upstands at the top end of the gallop with green upstands to help to reduce the visual impact of the railings. The length to be changed has been increased from 60 to 80 upstands (please see agents plan on website). South Stoke Parish Council would very much like to see this work carried out, in order to conclude this part of the development of this business, before the further development in this application 18/03119/FUL proceeds.

**18/04013/SCREEN - The North Barn, Southstoke Lane, South Stoke, Bath, BA2 7PQ** - Pre-App - EIA Screening Opinion - Request for screening opinion for change of use of land and buildings at Manor Farm, South Stoke from mixed agriculture and storage uses to B1 Business uses. (Comments are not invited for this type of application).

**PLANNING DECISIONS by B&NES and Wiltshire** NONE since previous report.

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**ENFORCEMENT UPDATE**

**13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath - Erection of encampment on private land.** It has been reported that a stone structure with tiled roof has appeared at this site, near the encampment. Both being well hidden with the current cover of foliage. The encampment has been in place for at least 2 months this summer.

**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. **APPEAL DISMISSED**

**OTHER PLANNING MATTERS TO REPORT**

**Aerial in Conservation Area**

**B&NES Local Plan/HELAA Site Assessment**