

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 11th MARCH 2019

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 6th 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. Following a letter to the Chair of the Development Management Committee, B&NES Council have agreed to the Parish Council having sight of the draft Section 106 agreement and will be allowed time to comment.

It has recently come to light that in response to the review of the Local Plan representations have been submitted on behalf of the Hignett Family Trust and that this includes a revised masterplan. The masterplan is for around 800 dwellings including building on land currently in the Green Belt and shown in the Core Strategy as land where built development is to be avoided. It also includes an eastern access to Midford Road at the Cross Keys junction.

APPLICATIONS RECEIVED

19/00809/FUL - Pack Horse Farm, Old Midford Road, Midford, Bath BA2 7DQ - Conversion of existing barn into site manager's accommodation and site facilities serving existing equestrian DIY livery business.

19/00881/TCA – Brantwood, Southstoke Lane, South Stoke, Bath BA2 7DN - T1- Lime- Fell T2- Lime- reduce from 13m to 9m, T3- Lime- reduce from 17m to 12m, T4- Lime- reduce from 18m to 12.6m, T5- Lime- reduce from 16m to 11.2m, T6- Maple- Fell, lant cherry in different location.

DECISIONS PENDING

19/00145/FUL – Parcel 8120, Old School Hill, South Stoke, Bath - Erection of two detached dwellings.

19/00141/FUL – The Conifers, Old Midford Road, Midford, Bath, BA2 7DQ - Replacement of conservatory with garden room extension to dwelling.

PLANNING DECISIONS by B&NES and Wiltshire

18/05540/FUL - 5 Tucking Mill Cottages, Tucking Mill Lane, Monkton Combe, Bath BA2 7DB - Replacement of existing single-storey side extension with new two-storey side extension. Refurbishment of and extension to existing 'out-building'. Replacement of existing windows and external doors throughout. **PERMIT**

19/00058/FUL - Lower Barn , Packhorse Lane, South Stoke, Bath, BA2 7DJ - External alterations to include - relocation of external porch, creation of stone infill to create enclosed rear entrance, and change of garden storage room to study. Creation of new windows. **PERMIT**

ENFORCEMENT UPDATE

19/00038/UNDEV- Belle Vista Farm Old Midford Road Midford Bath - Alleged Unauthorised Development and Use of Land for Disposal of Waste – Under Investigation by B&NES Officers.

PLANNING APPEALS - NONE

OTHER PLANNING MATTERS TO REPORT