

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 17th February 2020 at 7:30 p.m.
in the Parish Hall

Present: Mr. G. Davis (Clerk)
Cllr. Sue Dustin
Cllr. Roy Hayward

Cllr. Jenny John
Cllr. Mags Stroud
Cllr. Chris Winpenny (Chair)

Also present: Oliver Gate, Amanda Gate, Kevin Gate, (Applicants 20/00247/FUL - The Old Post Office), Ward Cllr. Neil Butters (for part of the meeting).

- 1. 562 Apologies for Absence** – Cllr. Patrick Dawson, Cllr. Sue Dawson
Robert Hellard, Colin Webb also sent apologies that they are unable to attend.
- 2. 563 Declarations of Interest and Dispensations** – Cllr. Jenny John declared that she was a neighbour of The Old Post Office. The Parish Council did not consider this an interest that needed any dispensation.
- 3. 564 Confidential Matters** – None
- 4. 565 Minutes of Parish Council Meeting** held on 13th January 2020 – To be approved at the meeting on 9th March.
- 5. 566 20/00247/FUL - The Old Post Office, Old School Hill, South Stoke, Bath BA2 7DU** - Conversion of The Old Post Office and Slipway to 1 no. dwelling including the erection of a two storey and single storey extension to the rear following the demolition of existing extensions.
Mr. Kevin Gate addressed the meeting, outlining the application and the work and effort taken with the architect to achieve a good design and a family home. The current property is set out on many different levels as a consequence of numerous ad-hoc developments over many years. So, it was considered that to resolve these issues, removal of all the previous developments and replacement with a single development was the way to achieve the space and volume for the family home. Careful thought was given in order to not compromise the position in the village, trying to reduce the visual impact and moving the development away from the nearby listed buildings.
The Parish Council, having considered the application documents and the applicant's comments, Object in Principle to this Application, as we consider the overall built volume of these two extensions too large for this sensitive site, adjacent to two listed buildings and in the heart of the South Stoke Conservation Area.
The Parish Council commends the many aspects of the design, particularly the front elevation without the flat felt Dormers and metal garage door. However, we consider that the overall proposal is too large, and the built form of the main extension would have a harmful effect on the Conservation Area. We cannot agree the volume increase calculation and consider the existing extensions, which are all post 1955, must be included in the volume increase percentage, giving a figure of the order of 64% we think.
Furthermore, we consider that the scale of the proposed large house would dominate the original cottage and be evident in identified important views within the Conservation Area.
We ask that should the Officer be minded to Permit the application then the application should be referred to the Development Control Committee for determination. We also note the revisions to the application in respect of materials and request that in the event of approval, the standard condition requesting submission of samples of materials to the Planning Authority, with prior written approval, before commencement of works.
- 6. 567 20/00422/FUL - Malvern House, 152 Midford Road, South Stoke, Bath BA2 5SE** - Erection of extension to rear and side of the property and render all exterior walls white. – Having reviewed the Application Documents the Parish Council agreed that they have No Comment to make on this application.
- 7. 568 19/05556/OUT – Agricultural Buildings North Of Manor Farm, Southstoke Lane, South Stoke, Bath** - Outline application for B1 commercial development (All matters except access reserved). – The clerk was asked to reply to formal response to the Parish Council's comments and complaint on 19/05556/OUT and 20/00092/SCOPE, stating that we were still dissatisfied with the listing of 19/05556/OUT as 'Agricultural Buildings'. It should be listed as the applicant has described them 'Agricultural Structures'. The term of 'Building' is referred to within the NPPF as something capable of conversion, whereas the term 'structure' does not carry this additional meaning. We assert that the 'Structures' in this case are not capable of conversion but require wholesale rebuilding and the NPPF views this in a different light.
- 8. 569 20/00092/SCOPE - Parcel 4234, Combe Hay Lane, Combe Hay, Bath** - Request for scoping opinion for a hybrid planning application for full planning permission for a road linking the residential development to Sulis Manor Road/Combe Hay Lane and outline planning permission for the development of up to 350 dwellings, allotments, open space and associated infrastructure at Sulis Down.
The clerk was asked to further respond to the reply to the formal response to the Parish Council's comments and complaint on 19/05556/OUT and 20/00092/SCOPE, stating that we considered the Scoping Report reply to be very fair and even handed in pointing out the deficiencies of the HFT report, and in stating the need for compliance with all details of Policy B3a. However, to nonetheless re-iterate our concerns that the Sulis Down site will be brought forward without an appropriate Comprehensive Masterplan in piecemeal development phases.

- 9. 570 Sulis Down Masterplan** – To consider the current position taken on this matter by the Bath and North East Somerset Council Planning Authority, particularly in respect of the above two applications 19/05556/OUT and 20/00092/SCOPE. To further consider if this position is Lawful and any appropriate remedy if not.
The Parish Council considers no further action or remedy, other than those described above in 568 and 569, are appropriate or possible at this juncture.
- 571** It was agreed that there was a need to identify potential sources of Traffic Advice in advance of any applications for the later phases of the Sulis Down development.
- 10. 572 West of England Joint Strategic Plan and Local Planning Policy (Core Strategy/Placemaking Plan)** – To receive a report on the status of the Local Planning Policy and consider the implications for the above planning matters relating to the South Stoke Plateau. – The detailed update and appraisal from The Bath Preservation Trust was received and noted. It was considered that there were no immediate actions needed at this point.
- 11. 573 Street Lighting Maintenance** – The clerk reported that the parishes affected are working together and prefer the option to agree a collective contract the Volker Highways, who will be the B&NES Street Lighting contractor from 1st April 2020. The clerk is communicating with B&NES Highways to initiate discussion with Volker.
- 12. 574 Dates for Future Meetings** – The following dates are agreed:-
Monday 9th March 2020 – Cllr. Mags Stroud is unable to attend.
Annual Parish Meeting: Monday April 20th 2020, Annual Parish Council Meeting: May 4th 2020

The meeting closed at 21:30