

**SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 18th MAY 2020**

Taken from Annual Parish Meeting Report:-

Sulis Down development proposals, Masterplan, West of England Joint Strategic Plan and B&NES Local Plan Review and Partial Update.

During the year the West of England Joint Strategic Plan was withdrawn following the short Inspectors hearing which found it unsound. Hignett Family Trust had sought to re-introduce the Plateau as a Strategic site in this plan.

In December 2019 an Outline Planning Application to significantly expand the Commercial Estate at Manor Farm was submitted. It is still Pending Consideration. Objections were made by the Parish Council and by many residents.

In January 2020 HFT made a Scoping Opinion application for a potential 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 Land at Sulis Down, south of Odd Down, Bath.

B&NES Planning Policy have commenced their consultation on the Partial Update of the Local Plan, which will take place through the current emergency, and seeks to review the Housing Provision within B&NES in place of the failed West of England Joint Strategic Plan.

APPLICATIONS RECEIVED

20/01608/COND - Unregistered Farm Shop And Cafe, Castle Farm, Midford Road, Midford, Bath - Discharge of condition 6 of application 12/00707/FUL allowed on appeal 13 February 2013 (Erection of a temporary agricultural dwelling and an extension to cattle shed).

DECISIONS PENDING

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.

19/05556/OUT - The Granary, Southstoke Lane, South Stoke, Bath - Outline application for B1 commercial development (All matters except access reserved).

19/03415/FUL - Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU-

Erection of agricultural building and associated landscaping and land modelling works (part retrospective). **Revised Application**

PLANNING DECISIONS by B&NES and Wiltshire

20/01036/FUL - Atcombe House , Midford Road, Midford, Bath, BA2 7BU - Erection of a two storey side extension and single storey glazed rear extension following removal of conservatory.- **WITHDRAWN**

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. **Permitted**

19/03358/FUL - Parcel 3131, Tucking Mill Lane, Midford, Bath - Provision of hard surface with associated drainage for access (Retrospective) - **REFUSED**

19/03227/CLPU - Parcel 3131, Tucking Mill Lane, Midford, Bath - Installation of a moveable polytunnel measuring 4.27m x 13.72m (Certificate of Lawfulness of Proposed Use). - **REFUSED**

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ENFORCEMENT UPDATE

20/00161/UNDEV - Land West Of Old Canal To South Of Pump House Tucking Mill Lane Midford Bath - Unauthorised Building Work

20/00121/UNDEV- Castle Farm Midford Road Midford Bath - Erection of agricultural building and workers dwelling. – It was reported that the Planning Enforcement Officer had already made contact with the owner to discuss the matter.

20/00068/NONCOM - Turnpike Cottage Midford Road Midford Bath - Non-compliance with approved plans

19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area and Retrospective Planning Application 19/03358/FUL now REFUSED, together with 19/03227/CLPU also REFUSED.

Access created through hedgerow - Old Midford Road South Stoke – The Enforcement Officer has been informed that the building is now constructed, and will investigate to monitor compliance with 18/00889/CLPU

PLANNING APPEALS - NONE

OTHER PLANNING MATTERS TO REPORT

B&NES Local Plan Review and Partial Update – Discussed Above