

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 21st SEPTEMBER 2020

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 17-02588-EFUL and Master Plan - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Full planning permission for the erection of 171 residential units, open space, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane. –

Development Plot Offered For Sale

& the Section 106 Agreement - Awaiting LEMP

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 – **Scoping Report Issued**

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). **REFUSED**

B&NES Planning Policy have completed the first phase of consultation on the **Partial Update of the Local Plan** and a Summary of Responses has been published, together with a questionnaire about the process during the Lockdown period.

APPLICATIONS RECEIVED

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.

Revised Application for consideration at the meeting.

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.

20/01957/FUL - Faith House, Southstoke Lane, South Stoke, Bath BA2 5SH - Erection of single storey rear extension and new door to front.

PLANNING DECISIONS by B&NES and Wiltshire

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

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 - PERMITTED**

20/02697/TCA - Southstoke Lodge, Packhorse Lane, South Stoke, Bath BA2 7DL - Lime 2 No. - fell **No Objection**

20/01328/FUL - 149 Midford Road, Odd Down, Bath BA2 5RZ - Demolition of side and rear structures and erection of single storey side and rear extension and loft conversion with dormers. **Application Permitted**

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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

Update on Local Plan Partial Update and recent consultation, and response to questionnaire.

Open consultation Planning for the future - Consultation on proposals for reform of the planning system in England - This consultation closes at 11:45pm on 29 October 2020