

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 15th MARCH 2021

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

Further detailed discussion can be found in the Minutes of the Parish Council Committee meeting on 18th February 2021.

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. We understand that the Section 106 Conditions (such as those below) are being applied to be discharged. This includes the preparation and approval of the LEMP.

20/04647/D6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of planning obligation at paragraph 6 of Part 4b Schedule 1 of the s106 attached to 17/02588/EFUL (approval of allotment land location). Pending Consideration

20/04701/COND - Former Cricket Pavillion, Southstoke Lane, South Stoke, Bath - Discharge of condition 3 application 18/00456/FUL (Conversion of existing cricket pavillion to purpose built bat barn) Pending Consideration

20/04825/D6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of planning obligation Schedule 1 Part 4d clause 20 (Written Scheme of Investigation). of the Section 106 attached to Planning Permission 17/02588/EFUL (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) - Condition Discharged

APPLICATIONS RECEIVED

21/00762/FUL - Tregonhawke, Packhorse Lane, South Stoke, Bath BA2 7DW - External improvements to the fenestration, replacement of existing external stair and installation of log burning flue to side elevation.

21/00974/TCA - Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - Salix (T1) - dismantle. Beech x 5 (G1) - fell at 3ft from ground level.

DECISIONS PENDING

21/00563/FUL - High Beeches, 156 Midford Road, South Stoke, Bath BA2 5SE - Demolition of garage, sections of garden/ boundary walls and existing conservatory. Incorporation of new vehicle access to North and new boundary wall to South, revised hard and soft landscaping scheme.

Replacement windows and doors, new external canopy to South with external storage incorporated. Upgrade of external wall to modern extension. New external timber cladding beneath canopy.

20/04564/FUL - Christmas Cottage, Packhorse Lane, South Stoke, Bath BA2 7DL - Extension and conversion of the existing garage building into living accommodation, new front porch on front elevation and associated external works to front driveway

20/04025/FUL – Llanbobl (Parcel 3131), Tucking Mill Lane, Midford, Bath - Provision of hard surface with associated drainage for access (Retrospective) (Revision and resubmission of 19/03358/FUL).

PLANNING DECISIONS by B&NES and Wiltshire

20/04884/FUL & 20/04885/LBA - Midford Place, Midford Road, Midford, Bath BA2 7BX -

Repositioning the kitchen on the ground floor, reconfiguring the master bedroom suite and converting a portion of the building into a separate dwelling. Redesign of the bay windows on the west elevation, redesign of the glazing for the previously approved family room, replacement front door, revised joinery details to consented boot room doors, driveway resurfacing, and stone cleaning to the east elevation. Removal of existing horse stable and poolside building and construction of a new poolside building. **PERMITTED & CONSENT**

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ENFORCEMENT UPDATE

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. No progress to report, but very large number of concrete blocks have been delivered to Castle Farm.

20/00068/NONCOM - Turnpike Cottage Midford Road Midford Bath - Non-compliance with approved plans **No progress to report.**

19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area. A further retrospective Planning Application **20/04025/FUL** above has been submitted.

PLANNING APPEALS - NONE

OTHER PLANNING MATTERS TO REPORT - None