

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 26th MAY 2021

Sulis Down Development Proposals - As reported at the Annual Parish Meeting

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. – The Development Plot with this Planning permission has been acquired by Countryside Plc and they are proceeding with all the Discharge of Conditions, and with a Variation application to make some, we believe minor, changes.

Applications Received to date:-

21/02214/EVAR - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Variation of Condition 24 (Plans List) of application 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) - **Pending Consideration**

21/02219/COND - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of Conditions 2 (Construction Environmental Management Plan) 7 (Contaminated Land - Investigation and Risk Assessment), 8 (Contaminated Land - Remediation Scheme), 16 (Archaeology - Controlled Excavation), 18 (Landscaping), 20 (phasing plan) and 21 (Landscape and Ecological Management Plan) of application 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) - **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**

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) - **Condition Discharged**

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 - **Pending Consideration????**

APPLICATIONS RECEIVED

21/02224/FUL - Lark Barrow, Old Midford Road, Midford, Bath BA2 7DQ - Refurbishment of original house, removal of existing single and two storey side extensions and construction of new two storey and one and a half storey side extensions. Replacement of existing outbuilding.

DECISIONS PENDING

21/01555/FUL - Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU - Construction of agricultural barn and the installation of a stand-alone solar array system to service the Midford Castle Estate.

21/01556/LBA - Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU - External alterations to include construction of agricultural barn and the installation of a stand-alone solar array system to service the Midford Castle Estate.

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).

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PLANNING DECISIONS by B&NES and Wiltshire

21/01538/FUL - The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU - Erection of a traditional orangery along the southern elevation on the property. **Application Permitted**

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. **No Objection**

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. **Application Permitted**

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.

Application Permitted

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 **Application Permitted**

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

Partial Update to Local Plan