

**SOUTH STOKE PARISH COUNCIL**  
**PLANNING UPDATE – MEETING 26<sup>th</sup> JULY 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 minor changes.

**Applications Received to date:-**

**21/03211/COND - Parcel 4234, Combe Hay Lane, Combe Hay, Bath, Bath And North East Somerset** - Discharge of conditions 4 (Arboricultural Method Statement), 6 (Drainage) and 18 (Hard Landscaping) 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**

**21/02440/AR - Parcel 4234, Combe Hay Lane, Combe Hay, Bath, Bath And North East Somerset** - Installation of 2 No. panel sign boards by Combe Hay Lane, at new junction consented under 17/02588/EFUL **Consent**

**21/02445/COND - Parcel 4234, Combe Hay Lane, Combe Hay, Bath, Bath And North East Somerset** - Discharge of conditions 3 and 11 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**

**21/02214/EVAR - Parcel 4234, Combe Hay Lane, Combe Hay, Bath And North East Somerset** - 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 And North East Somerset** - 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**

**20/04647/D6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath, Bath And North East Somerset** - 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**

**20/04825/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**

**20/04701/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????**

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**APPLICATIONS RECEIVED**

**21/03005/FUL - Southstoke Lodge, Packhorse Lane, South Stoke, Bath, BA2 7DL - Erection of single storey rear extension**

**21/03006/LBA - Southstoke Lodge, Packhorse Lane, South Stoke, Bath, BA2 7DL - External works for the erection of single storey rear extension**

**DECISIONS PENDING**

**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.**

**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.**

**PLANNING DECISIONS by B&NES and Wiltshire**

**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). **WITHDRAWN****

**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 and Retrospective Planning Application **19/03358/FUL** has been **Refused**. A further retrospective application was submitted :- 20/04025/FUL and this has now been WithDrawn. We await to see the next step in this long running case.**

**PLANNING APPEALS - NONE**

**OTHER PLANNING MATTERS TO REPORT**

Local Plan Partial Update - Update to Policy GB2 and proposed infill boundaries – There were no material differences between the proposed Infill Boundaries and the existing Housing Development Boundary. The Parish Council therefore had no comment to make to this proposed update.