

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 29th NOVEMBER 2021

Sulis Down Development Proposals – As Fully Reported in the Minutes of Sulis Down Development Committee 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. **This Development is now in Progress**

21/05076/D6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of Section 106 obligations: Part 4(a)(1): submission of Landscape Scheme Management Plan and Part 4d (17.1): Design, specification, management and maintenance of the Wansdyke Phase 1 Works.

APPLICATIONS RECEIVED

21/04788/TCA - St James's Church, Packhorse Lane, South Stoke, Bath BA2 7DW - (T1) Yew - crown reduction to height of 15' above ground level - to base of chimney pot. Reshape remainder of crown by up to 5'. Remove epicormic growth by up to 6'.

21/04917/CLPU - Lark Barrow, Old Midford Road, Midford, Bath BA2 7DQ - Erection of a single storey rear extension, porch to front elevation and porch to side elevation (Certificate of Lawfulness for a Proposed Development).

DECISIONS PENDING

21/03749/CLEU - The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU - Use of outbuilding/garage as residential dwelling (Certificate of Lawfulness of Existing Use)

PLANNING DECISIONS by B&NES and Wiltshire

21/03975/TCA - Brantwood, Southstoke Lane, South Stoke, Bath BA2 7DN - T1 & T2, Lime trees - reduce to 40 feet. T3, Lime tree - lift canopy to 5 metres. T4, Sycamore - fell. T5, Horse chestnut – Fell **NO OBJECTION**

21/03635/FUL - Packhorse House, Old Midford Road, Midford, Bath BA2 7DQ - Provision of 2no. rear dormers and internal alterations to existing outbuilding. **PERMITTED**

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.

WITHDRAWN

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. **REFUSED**

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. **Listed Building Consent NOT REQUIRED**

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ENFORCEMENT UPDATE

21/00420/UNDEV - Midford Castle Access Road To Midford Castle Midford Bath - Alleged, non-compliance with approved plans (planning permission 19/03415/FUL)

Long Running Cases – Possibly set aside now.

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 NONE