

**SOUTH STOKE PARISH COUNCIL**  
**PLANNING UPDATE – MEETING 21<sup>st</sup> May 2024**

**Sulis Down Development Proposals**

**22/02169/EOUT - Outline Application with an EIA attached**

Site Location: **Parcel 4234 Combe Hay Lane Combe Hay Bath Bath and North East Somerset**

Description of Proposal: (i) Outline application for Phases 3 and 4 for up to 300 dwellings; landscaping; drainage; open space; footpaths and emergency access; all matters reserved, except access from Combe Hay Lane via the approved Phase 1 spine road (details of internal roads and footpaths reserved); (ii) Detailed application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; and boundary treatment; to enable construction of the spine road.

Name of Applicant: The Hignett Family Trust

Reference Number: **22/02169/EOUT** Case Officer: Chris Griggs-Trevarthen

The Application was considered by B&NES Planning Committee on 10<sup>th</sup> April 2024. It was REFUSED on the following grounds:-

**1 Cotswolds Area of Outstanding Natural Beauty**

The proposal represents major development in the Cotswolds Area of Outstanding Natural Beauty (AONB) and exceptional circumstances have not been demonstrated. The quantum of development far exceeds the 'around 300 dwellings' figure in the allocation and the scale and extent of development in the AONB has not been limited. Furthermore, the proposal will result in adverse impacts on the special qualities of the AONB which have not been avoided or minimised. The proposal is therefore contrary to the development plan, in particular policies B3a and NE2, and the NPPF, in particular paragraphs 182-183.

**2 Heritage**

The proposal, due to the quantum and extent of development, would harm the setting and Outstanding Universal Values of the City of Bath World Heritage Site and the Great Spa Towns of Europe World Heritage Site. This harm is less than substantial and would not be outweighed by the public benefits. The proposals would also result in unacceptable harm to the Sulis Manor non-designated heritage asset. The proposal is therefore contrary to the development plan, in particular policies B3a, B4 and HE1, and the NPPF, in particular paragraphs 201, 205 and 208.

**3 Placemaking Principle - Sustainable Community**

In the absence of Scheduled Monument Consent for a shared use crossing of the Wansdyke monument, the proposed development fails to provide a sensitively designed and improved active travel link, following the desire line to Cranmore Place/Frome Road to allow access to Threeways School and the Supermarket. Furthermore, the failure to provide a mix of uses results in a homogenous, dormitory development and would not create a sustainable community. The proposal is therefore contrary to the development plan, in particular policies D1, D3, ST7 and placemaking principles 1 and 7 of B3a, and the NPPF, in particular paragraph 96 and 97.

**4 Trees and Woodland**

The proposal development would adversely impact upon a large amount of trees/woodland with significant value. The loss of a significant number of valuable trees is not justified by this inappropriate development. The proposal is therefore contrary to the development plan, in particular policy NE6.

**The Parish Council awaits the response from the Developer. They have 6 months in which to Appeal.**

**APPLICATIONS RECEIVED - NONE**

**DECISIONS PENDING**

**24/00781/LBA - Manor Farm , Old School Hill, South Stoke, Bath BA2 7DP** - Internal works as described in Design and Access Statement (Retrospective).

**23/04626/FUL & 23/04627/LBA - Manor Farm , Old School Hill, South Stoke, Bath BA2 7DP** - Installation of replacement front and rear gates (Retrospective).

**23/02444/FUL - Hazel Elm, Old Midford Road, Midford, Bath BA2 7BY** - Erection of a replacement dwelling, to follow removal of existing house and outbuildings.

**23/01069/FUL - Withdean, Old Midford Road, Midford, Bath BA2 7DH** -

Erection of a replacement dwelling on the footprint of an existing dwelling on site. – Revised Plans received with target decision date of 15/09/2023.

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

**24/01186/TCA - Brantwood , Southstoke Lane, South Stoke, Bath, BA2 7DN - T1 Ash Tree – fell - No Objection**

**23/03924/FUL - Greenacres, 164 Midford Road, South Stoke, Bath BA2 5SE - Erection of a single storey rear extension and hip to gable loft conversion. Permitted**

**24/00268/CONSLT - Castle Farm, Midford Road, Midford, Bath BA2 7PU - Consultation request from Woodlands Champion Club for the operation of a certified exempted camping and caravan site under paragraph 5 of the first schedule, Caravan Sites and Control of Development Act, 1960 at Castle Farm, Midsord Road, BA2 7PU - No Objection**

**ENFORCEMENT UPDATE**

**23/00242/UNDEV – Manor Farm Old School Hill South Stoke Bath - unauthorised gates – See 23/04626/FUL & 23/04627/LBA - Above**

**21/00420/UNDEV - Midford Castle Access Road To Midford Castle Midford Bath - Alleged, non-compliance with approved plans (planning permission 19/03415/FUL) – Formal Notice issued and being Appealed APP/F0114/C/22/3307537 (see below).**

**PLANNING APPEALS**

**APP/F0114/C/22/3307537 - Midford Castle, Midford, Bath, BA2 7BU - Site Location: Midford Castle Access Road To Midford Castle Midford Bath**

Nature of Breach: i) Without planning permission, unauthorised engineering works to reprofile land to facilitate, without planning permission, the erection of a two-storey, semi-subterranean building.

ii) Without planning permission, unauthorised engineering works to reprofile and level land to form a hardstanding area.

iii) Without planning permission, the unauthorised formation of an access track to the hardstanding.

Appeal Ref: 22/00058/ENFAPL Enforcement Ref: 21/00420/UNDEV

Planning Inspectorate Appeal Ref: 3307537

Appeal Start Date: 7th October 2022 Appellant(s): Mr Kenneth Scott Adams

Further to our previous letter in connection with the above appeal, we are writing to inform you that a date has now been arranged for the Informal Hearing.

An Inspector will attend the following venue on the 30th May 2024 at 10.00am to conduct the Informal Hearing.

The Brunswick Room, The Guildhall, High Street, Bath, BA1 5AW

Anyone may attend the Informal Hearing and at the Inspector's discretion, give their views on the proposal.

Electronic booklets entitled 'Guide to Taking Part in Planning Appeals' are available for download on the Council's website. Alternatively, you can also access these documents via the Planning Inspectorate website at <https://www.gov.uk/government/organisations/planning-inspectorate>

**OTHER PLANNING MATTERS TO REPORT**

**Local Plan Options consultation 12th February to 8th April.** – The Parish Council has responded to the Local Plan Options document.