

**SOUTH STOKE PARISH COUNCIL**  
**PLANNING UPDATE – MEETING 23<sup>rd</sup> July 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

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

**APPLICATIONS RECEIVED**

**24/02431/NMA - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Non-Material Amendment to 21/02214/EVAR (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))**

**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.

**PLANNING DECISIONS by B&NES and Wiltshire - None since previous meeting**

**ENFORCEMENT UPDATE**

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

**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

**Appeal Decision - 21/00420/UNDEV - Midford Castle, Midford, Bath, BA2 7BU - Dismissed**

**OTHER PLANNING MATTERS TO REPORT**

- **Creating Sustainable Communities for North East Somerset - consultation extension.**
- **Sustainable Construction Checklist Supplementary Planning Document consultation**