

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 24th September 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**

Planning Appeal:

Site Location: **Parcel 4234 Combe Hay Lane Combe Hay Bath**

Description of Proposal: (i) **Outline application for Phases 3 and 4 for up to 290 dwellings; landscaping; drainage; open space; allotments; 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; boundary treatment; and, the erection of 4 x Bat Night Roosts; to enable construction of the spine road; with the ecologic mitigation on Derrymans and the field known as 30Acres (edged blue on the Location Plan).**

Appeal Ref: **24/00036/RF** Application Ref: **22/02169/EOUT** Planning Inspectorate Appeal Ref: **3349501**

Parish Council further Comments and Response required by the 8 October 2024.

Case Details	Dates	Case Type	Planning Appeal (W)	Start Date	03 Sep 2024
--------------	-------	-----------	---------------------	------------	-------------

Local Planning Authority	Bath and North East Somerset Council
--------------------------	--------------------------------------

Procedure	Inquiry Appellant/LPA
-----------	-----------------------

Questionnaire due	10 Sep 2024
-------------------	-------------

Statement(s) due	08 Oct 2024
------------------	-------------

Interested Party Comments due	08 Oct 2024
-------------------------------	-------------

Event Date	28 Jan 2025
------------	-------------

Case Officer	Tim Salter
--------------	------------

Inquiry Evidence due	31 Dec 2024
----------------------	-------------

APPLICATIONS RECEIVED

24/03411/FUL - Parsonage Barn , Packhorse Lane, South Stoke, Bath BA2 7DL - Replacement of existing windows and doors.

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).

23/04627/LBA - Manor Farm , Old School Hill, South Stoke, Bath BA2 7DP - External alterations for the installation of replacement front and rear gates (Regularisation).

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.

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

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)) **APPROVE**

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

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, Midford Road, BA2 7PU - **No Objection**

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. **Application Permitted**

ENFORCEMENT UPDATE

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

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 24th September 2024

PLANNING APPEALS

Site Location: Parcel 4234 Combe Hay Lane Combe Hay Bath

Description of Proposal: (i) Outline application for Phases 3 and 4 for up to 290 dwellings; landscaping; drainage; open space; allotments; 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; boundary treatment; and, the erection of 4 x Bat Night Roosts; to enable construction of the spine road; with the ecologic mitigation on Derrymans and the field known as 30Acres (edged blue on the Location Plan).

Appeal Ref: 24/00036/RF Application Ref: 22/02169/EOUT Planning Inspectorate Appeal Ref: 3349501

OTHER PLANNING MATTERS TO REPORT

Keynsham Town Council - Involving Parish Councils with Environment and Sustainability plan.