

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 26th November 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**

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

Case Details	Dates	Case Type	Planning Appeal (W)	Start Date	03 Sep 2024
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Local Planning Authority	Bath and North East Somerset Council
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Procedure	Inquiry	Appellant/LPA
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Questionnaire due	10 Sep 2024
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Statement(s) due	08 Oct 2024
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Interested Party Comments due	08 Oct 2024
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Event Date	28 Jan 2025
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Case Officer	Tim Salter
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Inquiry Evidence due	31 Dec 2024
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Parish Council participation as Rule 6 party confirmed.

- 18 November - Statement of Common Ground – to confirm submission
- 2 December - Case Management Conference at 10am
- 16 December - Confirmation of venue and webpage for hosting of the event and appeal documents.
- 31 December - Proofs of Evidence due, along with core documents, initial draft S106 agreement, and draft agreed conditions
- 7 January - Copy of inquiry notification documents due
- 14 January - Final draft S106 including relevant office copy entries and CIL compliance statement, plus final timing estimates, draft programme, and any addendum SOCG or necessary rebuttals.
- 28 January - Inquiry opens at 10am

To agree preparation, resourcing & attendance, funding and sources of funds for each of the above to the listed deadline dates.

APPLICATIONS RECEIVED

24/03815/FUL - Hodshill House , Hodshill, South Stoke, Bath BA2 7ED - Provision of domestic Solar Array and 4No Air Source Pumps

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

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

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

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

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

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

OTHER PLANNING MATTERS TO REPORT

Parish and Town Council Briefing – Resetting the B&NES Local Plan