SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 20th May 2025

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**

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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

The Appeal has been Dismissed.

APPLICATIONS RECEIVED

25/01742/FUL - Pound Cottage, Southstoke Lane, South Stoke, Bath BA2 7DN - Internal re-configurations to ground, first and attic plans. Conversion of garage into ancillary accommodation. Extension to first floor living accommodation to include boot room, library, garden/ study room and shower room. Replacement windows and rainwater goods throughout. Refurbished first floor roof, rooflights incorporated. Alternations to boundary wall to ease access into property**.**

25/01612/FUL - Russell House, Packhorse Lane, South Stoke, Bath BA2 7DW - Erection of roof terrace with internal access stair to the rear flat roof extension to Russell House, repairs and new flat roof to the existing garden shed built up to the rear boundary with Victoria Cottages.

DECISIONS PENDING

25/00567/FUL Symfield, 163 Midford Road, South Stoke, Bath BA2 5SA - Erection of rear and side two storey extension.

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).

22/01370/FUL - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Creation of new allotments including associated facilities and landscaping, including access serving the allotments.

25/00570/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 (following no objection to 24/00268/CONSLT)

PLANNING DECISIONS by B&NES and Wiltshire

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. **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 - None

OTHER PLANNING MATTERS TO REPORT

B&NES New Local Plan pre-options engagement Events