SOUTH STOKE PARISH COUNCIL

NOTICE IS HEREBY GIVEN
That a Parish Council Meeting of SOUTH STOKE PARISH COUNCIL
Will be held on TUESDAY September 23nd 2025 at 7.00 p.m.
IN THE VILLAGE HALL

Public Participation - A 15 minute session is available for members of the public to exercise their right to address the council in order to indicate interests in the agenda items and/or put questions to Council that may be answered at a later date or become an agenda item at the next meeting.

Agenda – Parish Council Meeting – 23rd September 2025

1. **Apologies for Absence**
   To receive any notices of absence
   To approve any reason for absence.
2. **Declarations of Interest and Dispensations**
   To receive declarations of interest from councilors on items on the agenda
   To receive written requests for dispensations for disclosable pecuniary and other interests (if any)
   To grant any requests for dispensation as appropriate
3. **Confidential Matters**
   To agree any items for which publicity would be prejudicial to the public interest, and to resolve to exclude the public and the press for these items.
4. **Minutes of the Parish Council Meeting** held on 22nd July 2025
5. **Financial Matters**
   Conclusion of Audit for the Financial Year to 31st March 2025
   RFO Report
   Payments for Approval
   Community Infrastructure Levy (CIL) Funds

6. **General Parish Matters**
   - Midford Telephone Box – Progress Report
   - Defibrillator in Midford – Progress Report
   - South Stoke Phone Box re-painting – Progress Report
   - Village Hall
   - Allotments – Poorly Maintained plots - Update
   - Police liaison and Neighbourhood Watch
   - Avon & Somerset Police - Events and Security Update - January 2025 (Note to Local Authorities)
   - Churchyard
   - Noticeboard for Sulis Down - Update
   - Telecoms Infrastructure – Behind Victoria Cottages -Update

   Footpaths and Open Spaces
   - Footpaths - South Stoke Public footpath report 2025
   - Village Green – Telephone Box - Update
   - **Millenium Viewpoint –** To discus and agree substantial repair and refurbishment.
   - Contribution to Cotswold National Landscape - Report
   - Signage for the Cotswold National Landscape – SouthStoke Lane

8. **Planning Matters**
   Planning Update – Update on the Sulis Down Development – Cllr. Ned Garnett
   22/01370/FUL - Parcel 4234, Combe Hay Lane, Combe Hay, Bath And North East Somerset - Creation of new allotments including associated facilities and landscaping, including access serving the allotments.
   South Stoke Parish Council object to application 22/01370/FUL.
   South Stoke Parish Council has already submitted multiple objections to this application, principally on 4th October 2022 and 16th January 2025. The objections made within these submissions still stand. In summary.
   • The siting of the allotments on the land outside the allocation is contrary to Policy B3a.
   • It would have an unacceptable impact on the openness of the Green Belt.
   • It would be within a Site of Nature Conservation Interest and is therefore contrary to Policy NE3.
   • It would split the allotments for South Stoke across multiple sites.

Applications Received

25/02948/FUL - Tregonhawke , Packhorse Lane, South Stoke, Bath BA2 7DW - Widen existing balcony

South Stoke Parish Council OBJECT to and express their concerns regarding this application, not least because there is no Planning Statement to show that very important Planning, Environmental, and Privacy matters have been considered.

25/02905/FUL - Parcel 2768, Combe Hay Lane, Midford, Bath, Agricultural access from Combe Hay Lane including relocation of hedgerow and erection of gate. **NO COMMENT**

25/03469/FUL - Beeches , Old Midford Road, Midford, Bath, BA2 7DQ - Erection of single and two-storey extensions to rear and side of house following demolition of conservatory. Proposed open air swimming pool and pool building. **Expiry for Consultation 01/10/2025**

Decisions Pending

Planning decisions by B&NES and Wiltshire

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**.** PERMITTED

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

Enforcement update

25/00248/UNDEV - Parcel 5449 Midford Road Midford Bath - Allegedly unauthorised erection of structure

25/00247/UNDEV - Parcel 8120 Old School Hill South Stoke Bath - Allegedly unauthorised erection of shed

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

- South Stoke Parish Council response to B&NES Consultation on Housing Development Boundaries
- Somersetshire Coal Canal Society would like to update you on its restoration plans as part of the Local Plan reset consultation. Policy HE2.
- Planning Obligations Supplementary Planning Document (SPD) Update - Draft for Consultation
- Local Plan Options document - update on consideration by Cabinet - Consultation will run from 3rd October to 14th November.

9. Highway Matters

- A36 Limpley Stoke – ongoing monitoring
- Southstoke Lane and Village
- Midford Road/Village
    - RADAR Speed Signs progress report

10. B&NES Matters

Parish Liaison meeting – Meeting Wednesday 16th July 2025 - Report

Bath Preservation Trust - The next meeting of the Bath Rural Area Forum will be held on 15 October 2025 at the Museum of Bath Architecture (MoBA)

Parish Election & By-Election Recharges

11. Other Matters to Report

12. Correspondence Received

13. Dates for Future Meetings:–

Tuesday 25th November 2025 – 7:00 p.m. – Parish Council Meeting
Tuesday 13th January 2026 – 7.00 p.m. – Parish Council Meeting
Tuesday 24th March 2026 – 7.00 p.m. – Parish Council Meeting
Tuesday 14th April 2026 – 7.30 p.m. – Annual Parish Meeting
Tuesday 12th May 2026 – 7.00 p.m. – Annual Parish Council Meeting

Signed 12th September 2025

G Davis

Mr. G. Davis (Clerk)