SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 23rd September 2025

Sulis Down Development Proposals
An update will be given on the current position by Councillor Nick Garnett

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

South Stoke Parish Council Objection 29/08/2025
28/08/2025: 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.
The proposed balcony is in the very Centre of the South Stoke Conservation Area and will be highly visible and prominent, (more so than the existing balcony, which is primarily the access to the property), because it projects much further beyond the host dwelling. There is no discussion of what lighting is proposed, and we do not believe that this will be none.
The centre of the Village is an important Bat Corridor and the issue of lighting must be addressed within the application in order that appropriate protection is in place for this and other important species.
From the plans provided it is now clear that there exist lines of sight from the front of the proposed balcony to both the immediate neighbouring properties of Upper Cottages and Sumus In Summo. Also there will be increased visibility into to the gardens of the opposite properties such as the Priory.
When this was proposed for Churchview, the third of these bungalows, there were fewer privacy issues, and extensive screening has been installed for both the privacy of the Residents of Churchview itself, and particularly the adjoining property Sumus In Summo.
Furthermore, the Undercroft of the Churchview Balcony was considered to count as volume increase to the property and duly considered accordingly.

We ask that the Planning Officer give careful consideration to these points as this application is far from a simple increase to size of a Balcony as suggested by the limited documents provided.

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**

DECISIONS PENDING

25/02569/FUL - Tuross, 174 Midford Road, South Stoke, Bath, BA2 5SF - Erection of single storey side orangery extension

25/02622/FUL - Bridge Farm, Anchor Lane, Combe Hay, Bath, BA2 7EE - Erection of single storey front extension and alterations to fenestration of existing dwelling following demolition of existing extensions.

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

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.

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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.

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.