SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 25th November 2025

Sulis Down Development Proposals
Update on the Sulis Down Proposal - Councillor Nick 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 again Objected to this application on 27th August.
As Vistry appear to be unable to deliver these allotments within the allocation area we have suggested they make an appropriate financial contribution under a revised Section 106 agreement, so that in the fullness of time a single allotment site might be achieved for the Parish rather than three.

APPLICATIONS RECEIVED.
25/04242/FUL - The Coach House , Midford Road, Midford, Bath BA2 7BX - Demolition of existing two-storey dwelling, and replacement with a contemporary two-storey dwelling.

DECISIONS PENDING
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.
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).**
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
25/02948/FUL – Tregonhawke, Packhorse Lane, South Stoke, Bath BA2 7DW - Widen existing balcony. **PERMITTED (at Committee)**
25/02905/FUL - Parcel 2768, Combe Hay Lane, Midford, Bath, Agricultural access from Combe Hay Lane including relocation of hedgerow and erection of gate. **PERMITTED**
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. **PERMITTED**
25/02569/FUL Turos, Erection of single-story side orangery extension. **PERMITTED**
25/02622/FUL – Bridge Farm, Anchor Lane, Combe Hay, BA2 7EE – Erection oof single story front extension. **PERMITTED**
25/03611 – The Granary South Stoke Lane - Change of use and operational development to provide extended office accommodation. **PERMITTED**

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ENFORCEMENT UPDATE

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

25/00570/CONSLT – Structures at Castle Farm Midford.

I visited the site last week and met with the owner who explained the situation and what they are building on site. The structures in question are two shepherds hut style cabins, to be used as holiday accommodation. These meet the required criteria to fall within the definition of caravans and therefore they are covered by an exemption certificate, meaning they do not require planning permission. The council were consulted during the process of the exemption certificate application, and all relevant documents can be seen online, when using the reference number 25/00570/CONSLT.

This certificate covers up to 5 caravans, however it is unlikely that the owners will install 5, due to space on site and depending on how the business goes with just the existing 2.

We are therefore satisfied that there has not been a breach of planning control in this instance and are closing the enforcement case

PLANNING APPEALS - None

OTHER PLNNING MATTERS TO REPORT

- **Local Plan – South Stoke Parish Council Response.**
  South Stoke Parish Council have responded fully to this consultation and confirmation of receipt of our submission has been received.

- **Somersetshire Coal Canal - Local Plan policy options**

You have received the following from B&NES Planning Policy:-

We are aware that a number of directly affected parish & town councils and Ward Councillors have raised queries and concerns regarding the Somersetshire Coal Canal policy approach options. Specifically, relating to the optional approach of defining and protecting diversion areas to facilitate potential re-creation of the canal. Whilst it is appreciated that the consultation period on the Local Plan Options document closes soon we consider that it would be useful to hold a meeting for all directly affected parish councils/Ward Councillors to outline the policy options and to discuss issues that you would like to raise. It should be noted that the re-creation/diversion policy approach is only presented as an option at this stage. It will be in the Draft Local Plan (currently scheduled to be considered by Cabinet/Council in May next year) that the council's proposed policy will be set out. As such there is still significant time to discuss parish & town councils'/Ward Councillors' concerns before any decisions on policy are taken.

Given that many parish councils and B&NES wards are directly affected and to minimise the need to travel it is considered that a meeting over MS Teams is preferable. However, please do let me know if you would prefer an in-person meeting and this can be arranged. Camerton Parish Council has kindly offered to host in Camerton Village Hall (we would need to check availability).

In order to try and maximise the opportunity to attend it is proposed to hold the meeting from 6-7 p.m. **The proposed date is Thursday 27th November.** Hopefully, Cllr Matt McCabe (Cabinet Member for Built Environment, Housing and Sustainable Development) will be able to attend.

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Please note that this is a meeting only for Ward Councillors and Parish Councillors – it is not a public meeting. I will shortly send out a calendar invitation.

However, the only locations where Proposed Extensions are proposed are Camerton, Hadley and Combe Hay. So none in the Parish of South Stoke.
You might consider responding with a comment as to the feasibility of ever re-opening this Canal in its entirety. And therefore to make such extensions in the Local Plan are an unnecessary encumbrance on the respective Landowners. Thus you would support any objections coming from Camerton, Hadley or Combe Hay.
Such a comment has relevance to some of your residents who also have the Canal route through their property, and who often get quite upset whenever suggestions of re-opening are made.
Monkton Combe made the comment that a better use of funds would be the reopening the rail route as a cycle path.