SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 13th January 2026

Sulis Down Development Proposals
Update on the Sulis Down Proposal - Councillor Nick Garnett

APPLICATIONS RECEIVED.
25/04850/FUL - Homeville , Packhorse Lane, South Stoke, Bath, Bath And North East Somerset, BA2 7DL - Erection of dwelling following demolition of the existing dwelling and associated works.

25/04852/AR Street Record, Midford Road, Odd Down, Bath - Display of bath stone with alluminium plaque to indicate the boundary of the Cotswolds National Landscape.

DECISIONS PENDING

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.

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 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

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. **Denied.**

ENFORCEMENT UPDATE

25/00386/UNDEV - Farm Building Lower Twinhoe Wellow Bath - Relocating of pheasant buildings. Highlighted to B&NES Planning Enforcement – awaiting their review. N.B. B&NES Planning Enforcement have resource/prioritisation issues.

PLANNING APPEALS - None

OTHER PLNNING MATTERS TO REPORT

Gypsy and Traveller Pitches
Through the Local Plan B&NES council is required to meet the need for housing/residential accommodation, this includes around 27,000 dwellings during the plan-period, as well as nine gypsy and traveller pitches. We have been contacted to make us aware of an upcoming targeted 'call for sites' relating to gypsy and traveller accommodation requirements.