SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 12th May 2026

Sulis Down Development Proposals

Update on the Sulis Down Development – Cllr Ned Garnett
B&NES Local Plan Update
Local Plan 2025-2043 Settlement Boundary Review

APPLICATIONS RECEIVED.

26/01238/EOUT Address: Parcel 4234, Combe Hay Lane - Sulis Down Phase 3 & 4 Outline application
26/01192/M6A Allotments application - Response to B&NES

26/01538/FUL - Barn and Orchard East of Upper Midford Farm Combe Hay Lane Midford BA2 7EJ
Conversion of barn to a residential dwelling (C3 Use Class) and associated works.

The Old Vicarage Old School Hill South Stoke BA2 7DU - Norway Maple T1 - reduce by 2 metres in height and spread all round. Holly T2 - remove the stem closest to the road.

DECISIONS PENDING

26/00821/FUL - Lower Barn Packhorse Lane South Stoke Bath BA2 7DJ - Erection or rear single storey extension, new horticultural greenhouse, and associated land terracing and landscaping works.

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

26/00553/LBA - Southstoke Hall , Packhorse Lane, South Stoke, Bath BA2 7DL - Internal and external alterations to existing c20 infill extension, including roof replacement and associated internal decoration. Repairs to rear courtyard and outbuildings – **Permitted.**

24/00781/LBA – **Manor Farm, Old School Hill, South Stoke, Bath, BA2 7DP -** Internal works as described in Design and Access Statement (Retrospective). – **Permitted.**

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

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 12th May 2026

OTHER PLANNING MATTERS TO REPORT - None