,

SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 31st March 2026 at 7:10 p.m.

In The Village Hall

Present: **Cllr. Andy Peters – Chairman** **Cllr. Anne Ward**
Cllr. Ned Garnett **Cllr. Amanda Page**
Ward Cllr. Matt McCabe **Mr. Andrew Walker (Deputy Clerk)**
Other present: **Mr Nick Alexnder** (speaking on a Planning Application - 26/00821/FUL)

1. **134 Apologies for Absence** – Cllr Johnathon Woodings, Cllr Gary Passmore, Cllr Mark Knowlton, Cllr Gourley
2. **135 Declarations of Interest and Dispensations** – None
3. **Confidential Matters** – None
4. **136 Minutes the Parish Council Meeting** held on 13th January 2026 **–** Approved and signed by the Chairman.
5. **Financial Matters**

137 RFO Report – Received and noted. The report was signed by the Deputy Clerk and the Chairman.

138 Balance per Bank Statements as at 01/03/2026

Current Account HSBC	£4,305.48
HSBC Business Money Manager – Savings	£4,026.10
Deposit Account Bath Building Society	£18,152.43

139

Receipts since meeting on 13th January 2026				
Reference	Date	From Whom	Particulars	Amount
19	31/12/2025	Bath Building Society	Interest	538.72
20	20/01/2026	B&NES 25WCEF064	WCEF Grant for Midford Village Gates	350.00
21	03/02/2026	B&NES Council	Churchyard Agency Payment	974.00
22	16/01/2026	Ellie McPhee	Allotment Rent 6B 2026-27	10.00
23	23/02/2026	M Harwood	Allotment Rent 4B 2026-27	10.00
24	24/02/2026	Cotswolds National Landscapes	Boundary Stone Funding	1600.00
25	01/02/2026	HSBC Bmm Savings Account	Monthly Interest	7.16
26	01/03/2026	HSBC Bmm Savings Account	Monthly Interest	5.88
27	05/03/2026	HMRC VTR	VAT Reclaim 01/03/26 to 28/02/26	2330.76
28	18/03/2026	Neville Scane	Allotment Rent 2A & B 2026-27	20.00

140

Payments approved as standing payments or at meeting on 13th January which have now been made.				
Reference	**Date**	**To Whom**	**Particulars**	**Amount**
DD266-Jan	29/01/2026	N-Power	Electricity 01/12/25 - 31/12/25	26.98
NHW-Expenses	19/01/2026	B J Durston	Sulis Down NHW Expenses	229.50
365 Renewal	22/01/2026	Mr. G. Davis	Msoft Office 365 Subs Renewal	104.99
Toolstation Broom	22/01/2026	Mr. G. Davis	New Broom for Sweeper - Toolstation	28.98
SSPCJan25GBD	22/01/2026	Grant Davis	Pay Advice 29th Dec 2025 to 25th Jan 2026	514.00
SSPCJan25AW	22/01/2026	Andrew Walker	Pay advice Jan 2026	386.00
SSPCJan25GD	22/01/2026	Geoffrey Davis	Pay advice Jan 2026	385.80
034PZ001752802609	02/02/2026	HMRC Paye/NIC	Month 10 Paye 2025-26	227.17
INV-2026-01-3172472	04/02/2026	Mr. G Davis	Sync Annual Subs 2026	43.77
SI-1353	04/02/2026	Middlepeak Eng. Ltd	CNL Aluminium Plaque for Boundary Stone	870.60
INV-3624	04/02/2026	Pack Masonry Ltd	CNL Boundary Stone + Install	949.15
INV-3624 CIL	04/02/2026	Pack Masonry Ltd	CNL Boundary Stone + Install	1090.85
SSPCFeb26GBD	19/02/2026	Grant Davis	Pay Advice 26th Jan 2026 to 22nd Feb 2026	514.00
10961853 - SOU19	19/02/2026	IdVerde	ChurchYard Maintenance 2025	883.81
10961853 - SOU19 FtPth	19/02/2026	IdVerde	Footpaths & Village Green Maint 2025	445.79
MEM257064-1	19/02/2026	SLCC	Membership 2026 - Andrew Walker	116.00
SSPCFeb26AW	26/02/2026	Andrew Walker	Pay advice Feb 2026	386.00
SSPCFeb26GD	26/02/2026	Geoffrey Davis	Pay advice Feb 2026	386.00
DD266Feb	27/02/2026	N-Power	Electricity 01/01/26 - 31/01/26	25.03
034PZ001752802611	02/03/2026	HMRC Paye/NIC	Month 11 Paye 2025-26	226.97
A25018515678SwpPPE	03/03/2026	Mr. G. Davis	Screwfix - Sweeper PPE A25018515678	91.09
Noticeboard Keys	12/03/2026	Gary Passmore	Sulis Down Noticeboard Keys	36.00
1633 SSPC	18/03/2026	Clarendon Fencing	Millennium Viewpoint Repairs and Refurbishment	2919.05
SSPCMar26AW	26/03/2026	Andrew Walker	Pay advice Mar 2026	386.00
SSPCMar26GD	26/03/2026	Geoffrey Davis	Pay advice Mar 2026	386.00
SSPCMar26GBD	26/03/2026	Grant Davis	Pay Advice 23rd Feb 2026 to 29th Mar 2026	642.50
034PZ001752802612	01/04/2026	HMRC Paye/NIC	Month 12 Paye 2025-26	246.24
ChurchFlag	26/03/2026	Mr G Davis	United Flags - New England Flag for Church	136.80
ParishCouncil2025	26/03/2026	Southstoke Parish Hall	Parish hall Hire Meetings in 2025	315.00
DD266Mar	27/03/2026	N-Power	Electricity 01/02/26 - 28/02/26	18.24

141 **Community Infrastructure Levy (CIL) Funds –** The Clerk reported that the Uncommitted Balance of CIL Funds now stands at £0.00 i.e. it has been exhausted.

6. Parish Council Matters

142 **Annual Parish meeting –** The forthcoming Annual Parish meeting was discussed and an agenda agreed.

7. General Parish Matters

143 **Village Hall** – Future utilisation for Parish Council office. – This has been agreed in principle. Quotes are awaited for the refurbishment work. Liaison with the Village Hall Chairman Ceri Idris-Evans and the Future Chairman (Nick Ericson) are on-going.

144 **Allotments –** The Clerk has issued Tenancy renewal notices and awaits payments (only one payment remains outstanding) and there is a new tenant.
Regarding to condition of plot 5B – Cllr Ward will liaise with the tenant 5B to progress matters.
It was felt that some clearance of the allotment site is required. To this end the provision of a skip was proposed. Cllr Ward will seek quotes for this, with an anticipated cost of approximately £300.

145 **Police liaison and Neighbourhood Watch** – No Report

146 **Churchyard**– Large cracks have been noticed in the north wall in also in the wall supporting the village green. This will continue to be monitored.

147 **Noticeboard for Sulis Down** – The Noticeboard has at long last been installed and is use.

148 **Telecoms Infrastructure** – Behind Victoria Cottages – Cllr Ward to follow up

149 **HSE Complaint against VISTRY** - The 2nd children's playground at Sulis Down has been opened without a safety certificate as far as is known. The perimeter fencing is incomplete & residents have been picking up barbed wire & pallet boards with nails in around the playground. The builder's compound on Admiral Way isn't secure; fencing is open & children have been seen in there amongst pallets of blocks.
This issue is being taken forward under the direction of – Ms Elizabeth Heggett – Chair of the Sulis Down Residents Association in conjunction with: Cllr Gorley, Cllr McCabe, HSE and B&NES Planning Enforcement.

Footpaths and Open Spaces –

150 **Millenium Viewpoint –** The viewpoint and seat have been repaired and refurbished very well indeed by Clarendon Fencing (Charles Hignetts contractor), at a cost of £2919.05 (inc. VAT), so well within the budget given. The work included the nearby path and it was felt that a good job has been done.

151 **Signage (Boundary Stone) for the Cotswold National Landscape** – The Boundary Stone is being made by Pack Masonry, and the Plaque has been manufactured by Middle Peak Engineering Ltd, and delivered to Pack Masonry. All of this has been paid for and the corresponding grant of £1,600 has been received from CNL. The balance of these costs £1,090.85 has been paid from CIL. The Parish Council met the cost of the Advertising Consent Application of £85, and the application has been approved.
The Clerk is awaiting confirmation from Pack Masonry that the installation dates of 13th April to 17th April, and other details on the Section 171 application are correct before submitting the application. The cost of the Section 171 application of £244.65 will also be met by the Parish Council from general reserves.

8. Planning Matters

152 **Planning Update – Update on the Sulis Down Development –** Cllr. Ned Garnett gave an update on the Sulis Down development. Noting the potential significant increase in housing, the effect on the National Landscape and the ongoing piecemeal development with lack of a Masterplan and the options in the Local Plan. The Parish Council has provided a comment to B&NES re the Screen application – 26/00503/SCREEN and await a response.

Applications Received

153 **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. No objection.
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. No objection (Mr Nick Alexander presented details to the council to aid their decision making).

Other planning matters to report - None

9. Highway Matters

Southstoke Lane and Village – Nothing to report

Midford Road/Village

154 **RADAR Speed Signs progress report** - The grant from the Ward Councillors Empowerment Fund (WCEF) of £350 has been received. The Avon and Somerset Police Community Trust grant was for £5,0000. So a total of £5,350. The RADAR signs cost £4,242, and additional mounting brackets are £100. A total cost of £4,342, leaving a balance of £1,008.
The signs have yet to be installed and this will be done in the next financial year, April/May 2026, when B&NES Highways have the resource and budget so to do. It is not expected that there will be any cost to the Parish Council for this installation.

So the balance might therefore be spent on Village Gates. 3 at £415 each has been proposed. A total of £1,245, plus the cost of a Advertising Consent applications (3 x £85), plus any installation costs, plus Section 171 applications, potentially 3 at £244.65 each.
So, there are some significant further costs for the Parish Council to meet in order to complete this project.

155 **B3110 Road Speed Limits** – remains an ongoing item.

10. B&NES Matters

156 **Parishes Liaison Meeting** – Next Meeting Wednesday 22nd July 2026 – at Recycling Hub Keynsham. Councillors are encouraged to attend.

Bath Preservation Trust – Nothing to report

11. Other Matters to Report

157 **Somerset Coal Canal Society (SCCS)** – The Ward Councillor highlighted the strength of feelings that this issue has raised in the wider area. An "Alliance" has been proposed by several parishes in opposition to the objective of the SCCS to re-open the Canal as a Waterway along its entire length. This has always been one of SCCS's stated Charitable Objectives. However, B&NES Council have proposed including an Option in the New Local Plan that will protect areas alongside the original Canal Route where development on the route itself would prevent this ambition of re-opening the Canal. South Stoke Parish Council (SSPC) have stated in the Options Consultation response that they would support any objection to this proposed Option by the affected Parishes and Landowners. However, The Parish of South Stoke is unaffected. SSC have otherwise been very supportive of SCCS, indeed giving them a grant of £1,190 (of CIL) to support their maintenance work in the Parish.
Should the Option go forward as part of the New Local Plan, it would next go before the Planning Inspector at the Examination in Public. At this point an 'Alliance' of the affected Parishes (Tunley, Camerton and Combe Hay) would make sense as single representation to the Inspector. The Inspector would favour such an Alliance (one representation instead of three), but it is suggested would not look kindly upon participation by others who are unaffected getting involved.
For the above reasons it is felt to be inappropriate for South Stoke Parish Council to join this 'alliance' however, it remains supportive of it's objectives and would be prepared to consider any request from the Alliance to assist with their costs.

12. Correspondence Received

158 **SAVE BRADFORD ON AVON FIRE STATION – SSPC's** support for this campaign has been requested. However, as this is the Wiltshire and Dorset Fire & Rescue Area, not Avon & Somerset. It is therefore not felt to be appropriate for the Parish Council to involve itself in the Wiltshire and Dorset Consultation process.

159 **Bus plan engagement – request for support in advertisement (30 March–10 May)**
The West of England Combined Authority will shortly be launching a six-week public engagement exercise on the Bus Plan, running from 30 March to 10 May. The purpose of this engagement is to hear directly from both bus users and non-bus users across the region about their experiences, expectations, and needs. The engagement will run under the heading "Next stop, better buses".
We are seeking feedback on all aspects of the network, including:

- Accessibility of services
- Safety at bus stops and on buses
- Service frequency and reliability
- Ticketing – from ease of purchase to ease of use

General perceptions of the current bus service provision
The Parish Councils lead and influence is an important part of the local community, so helping residents find out about this engagement would make a real difference - once formal announcement of the engagement has taken place on the 30 March.
The Parish Council will liaise with the Ward Councillor to take this forward.

13. 160 Dates for Future Meetings – The following dates were agreed for the coming year's meetings: -

Tuesday 14th April 2026 – 7:30 p.m. – Annual Parish Meeting.
This is a Statutory Meeting. The Chair is required to attend, but as much of the report is shared across Councillors, it presents an opportunity for all Councillors to engage with their Electors.

Tuesday 12th May 2026 – 7:00 p.m. – Annual Parish Council Meeting -
All Councillors are requested to confirm their availability for this important Statutory meeting. It should be FULLY attended and cannot be inquorate.

The meeting closed at 8:45 pm