SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 15th July 2026

Sulis Down Development Proposals
To Report South Parish Council Consultation Response to 26/01238/EOUT
To approve commissioning of Potterton Associates Ltd. to produce a Landscape Assessment report on the latest plateau proposals 26/01238/EOUT, at a cost of £650.
And to receive the Landscape Assessment Report from Potterton Associates Ltd.

APPLICATIONS RECEIVED. None Currently

DECISIONS PENDING
26/01238/EOUT Address: Parcel 4234, Combe Hay Lane - Sulis Down Phase 3 & 4 Outline application
26/01192/M6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Modification of the Section 106 Legal Agreement associated with application 17/02588/EFUL to amend allotment obligations (Part 4b)
26/01538/FUL - Barn And Orchard East Of Upper Midford Farm, Combe Hay Lane, Midford, Bath And North East Somerset - Conversion of barn to a residential dwelling (C3 Use Class) and associated works.
23/04626/FUL & 23/04627/LBA – Manor Farm, Old School Hill, South Stoke, Bath, BA2 7DP Installation of front and rear gates (Retrospective).
25/04850/FUL - Homeville, Packhorse Lane, South Stoke, Bath BA2 7DL - Erection of 1no. dwelling following demolition of the existing dwelling and associated works.

PLANNING DECISIONS BY B&NES and Wiltshire
26/01642/TCA - The Old Vicarage , Old School Hill, South Stoke, Bath BA2 7DU - Norway Maple T1 - reduce by 2 metres in height and spread all round. Holly T2 - remove the stem closest to the road. **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. **Application Permitted**
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) **No Objection**
24/00781/LBA – Manor Farm, Old School Hill, South Stoke, Bath, BA2 7DP - Internal works as described in Design and Access Statement (Retrospective). **CONSENT**
26/02080/CLPU - 2 Harrison Down, South Stoke, Bath BA2 2FT - Installation of 3no. solar panels on two aspects of the roof (6 panels in total) (Certificate of Lawfulness for a Proposed Development). **Lawful**

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. **No Progress to Report**

PLANNING APPEALS
25/01612/FUL Russell House, Packhorse Lane, South Stoke, Bath BA2 7DW - Erection of roof terrace with internal access stair to the rear flat roof extension to Russell House, repairs and new flat roof to the existing garden shed built up to the rear boundary with Victoria Cottages. **Application Refused** and **APPEAL DISMISSED**

OTHER PLANNING MATTERS TO REPORT
B&NES Local Plan - The Draft Local Plan will go to Cabinet in September 2026, rather than 2 July. Public consultation is expected to begin shortly after the Cabinet meeting.