SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 15th July 2026 at 7:15 p.m.
In The Village Hall

Present: **Cllr Ned Garnett**, **Cllr Andrew Peters**, **Cllr. Mark Knowlton**, **Cllr. Anne Ward**, **Cllr. Amanda Page**, **Cllr. Johnathon Wooding**, **Cllr Gary Passmore**, **Mr. G. Davis (Clerk)**

Others Present: **B&NES Ward Cllr. Fiona Gourley**

1. **207 Apologies for Absence** – None
2. **208 Declarations of Interest and Dispensations** – None.
3. **209 Confidential Matters** – None
4. **210 Minutes of Annual Parish Council Meeting** held on 15th July 2026 – Approved and signed by the Chairman.
5. **Financial Matters**

211 RFO Report – Received and noted. The report was signed by the Clerk and Cllr. Amanda Page, and consequent on the Internal Auditors comment the report was amended by Cllr. Amanda Page to state ***'I confirm I have checked the Parish Council Bank Account and the figures above are accurate.'*** Going forward all RFO reports will carry this statement.

212 Balance per Bank Statements as at 01/07/2026

Current Account HSBC	£917.74
HSBC Business Money manager – Savings	£11,065.07
Deposit Account Bath Building Society	£18,152.43

213

Receipts since meeting on 12th May 2026

Reference	Date	From Whom	Particulars	Amount
3	01/05/2026	HSBC	Bank Interest	7.79
4	21/04/2026	Hannah Rugg Chase	Allotment Rent and Key	15.00
5	01/06/2026	HSBC	Bank Interest	13.92
6	01/07/2026	HSBC	Bank Interest	12.14

214

Payments approved as standing payments or at meeting on 12th May which have now been made.

Reference	Date	To Whom	Particulars	Amount
1038 SStokePC	07/05/2026	MJ Church Ltd.	Allotments Skip Hire	363.60
DD266Apr	29/05/2026	N-Power	Electricity 01/04/26 - 30/04/26	10.75
2086 SSPC Audit	22/05/2026	Summer Lane Books (P	Internal Audit Fee	130.00
SSPCMay26AW	28/05/2026	Andrew Walker	Pay advice May 2026	386.00
SSPCMay26GD	28/05/2026	Geoffrey Davis	Pay advice May 2026	226.15
SSPC May26GBD	28/05/2026	Grant Davis	Pay Advice 27th April 2026 to 31st May 2026	642.50
034PZ001752802702	01/06/2026	HMRC Paye/NIC Cumb	Month 2 Paye 2026-27	196.63
554860983-72246043	28/05/2026	Zurich Insurance Ltd	Insurance Renewal 2026-27	396.00
DD-BPT	01/06/2026	Bath Preservation Trust	Membership Renewal 2026-27	15.00
SSPCFinal	19/06/2026	Andrew walker	Final Pay Advice June 2026	257.40
SSPCJune26GD	25/06/2026	Geoffrey Davis	Pay advice June 2026	452.30
SSPC June26GBD	25/06/2026	Grant Davis	Pay Advice 1st June 2026 to 28th June 2026	514.00
034PZ001752802703	01/07/2026	HMRC Paye/NIC Cumb	Month 3 Paye 2026-27	214.22
1064817658 paper	25/06/2026	Mr. G. Davis	B&Q A4 paper	24.32
Audit Lunch Exp	25/06/2026	Mr. G. Davis	Siansburys Audit Sandwiches	19.65
SSPCAllotments-27	25/06/2026	Prorsus Limited	Allotment Rent 01/09/25 to 31/08/27	100.00
DDCPRE	23/06/2026	CPRE	Annual Subscription 2026-27	60.00
DD266May	26/06/2026	N-Power	Electricity 01/05/26 - 31/05/26	9.22

6. **Parish Council Matters**

215 To Report resignation of Mr. Andrew Walker as Clerk. - Mr. Andrew Walker resigned suddenly without warning or reason on 21st May 2026. Cllr. Andy Peters and Clerk Mr. Geoff Davis regularised the situation with an 'Exit' Interview on 12th June, at which he was offered the opportunity to re-consider his resignation, but declined to do so. Subsequently Mr. Walker's employment as Clerk was terminated on 20th June 2026 as One Months Notice from 21st May. His final salary payment was £257.40 for this period, and as he was not capable f performing any work for the Parish Council due to security issues, this period was deemed to cover any outstanding holiday.
Mr. Geoff Davis has revised his hours back to 30 hours per month in order to cover the necessary work.

7. General Parish Matters

216 Village Hall – Future Utilisation for Parish Council Office. – It was reported that the Village Hall Management Committee (VHMC) wish to proceed with the works as quoted previously, at a cost of £7,485 excluding VAT, and agree to share the cost with the Parish Council, meeting the difference between the £5,000 contribution from the Parish Council. The Clerk was asked to liaise with Nick Ericson and Cllr. Andy Peters to procure the works.

217 Allotments - In respect of Plot 5B the Clerk has written to the Tenant suggesting a contribution of £50 towards the hire of the skip (which was offered verbally to Cllr Anne Ward, the cost of the skip was £303 (excl. VAT).) and offered to re-instate the tenancy on payment of the £10 rent for the year 2026-27. To-date nothing has been heard from the Tenant. The Plot has therefore been deemed to be vacant and available, and has been duly offered and passed to another tenant.

Police liaison and Neighbourhood Watch – No report

218 Churchyard - It has been reported that IdVerde are no longer based at the Manor Farm Business Park. However, we have not perceived any change in service, are received any notification of such from IdVerde.

219 Telecoms Infrastructure – Behind Victoria Cottages – No further report or progress and item to be removed from agenda.

Footpaths and Open Spaces

220 Footpath Reports from Councillors – Most reports now received by Cllr. Anne Ward and she will send the Annual Report to B&NES PROW shortly.

8. Planning Matters

Planning Update

Update on the Sulis Down Development –

221 To Report South Parish Council Consultation Response to 26/01238/EOUT has been made.

222 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. The Landscape Assessment Report has been received from Potterton Associates Ltd. and is now posted on the 26/01238/EOUT application on the B&NES Planning Portal.

Applications Received – None in this period.

223 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.

224 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

225 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

226 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**

227 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.

9. Highway Matters –

228 Area TRO Review Process - For minor parking restriction requests – The Parish has no items for inclusion this year.

Southstoke Lane and Village - Nothing to Report

Midford Road/Village

229 RADAR Speed Signs & Village Gates - The grant from the Ward Councillors Empowerment Fund (WCEF) of £350 has been received. The Avon and Somerset Police Community Trust grant was for £5,000. 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. Discussions continue with B&NES Highways in respect of installations of the signage and Village Gates.

230 Cross Keys Junction to the bend and junction with Old Midford Road - Issues have been discussed with B&NES Highways.

231 Weeds on pavement B3110 Hinton Charterhouse thru Midford to South Stoke - was reported by Neil Butters. Ward Cllr. Fiona Gourley has requested B&NES Highways address the matter, it not being within our Parish and on a very dangerous section of road.

10. B&NES Matters

232 Parishes Liaison Meeting – Next Meeting Wednesday 22nd July 2026 – To include West of England Combined Authority on the new bus services launching in July.

Bath Preservation Trust – No Report

11. Correspondence Received

233 B&NES Climate & Nature Strategy Survey 2026 – Councillor Ned Garnett has responded to this and it has been widely circulated via the WhatsApp groups.

12. Other Matters to Report - None

13. 234 Dates for Future Meetings – The following dates were confirmed for the coming year's meetings: -

Wednesday 9th September 2026 – 7:15 p.m. - Parish Council Meeting
Wednesday 11th November 2026 – 7:15 p.m. - Parish Council Meeting
Wednesday 13th January 2027 – 7:15 p.m. - Parish Council Meeting – Budget & Precept
Wednesday 10th March 2027 – 7:15 p.m. - Parish Council Meeting
Wednesday 14th April 2027 – 7:30 p.m. – Annual Parish Meeting
Wednesday 12th May 2027 – 7:15 p.m. – Annual Parish Council Meeting

The meeting closed at 19:50 p.m.