SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 9th September 2026 at 7:15 p.m.
In The Village Hall

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

Others Present: **B&NES Ward Cllr. Fiona Gourley, Ms. Fiona Monk - Citizens Advice B&NES**

1. **235 Apologies for Absence** – Cllr Ned Garnett, Cllr. Anne Ward
2. **236 Declarations of Interest and Dispensations** – None.
3. **237 Confidential Matters** – None
4. **238 Minutes of Annual Parish Council Meeting** held on 15th July 2026 – Approved and signed by the Chairman.
5. **Financial Matters**

239 RFO Report – Received and noted. The report was signed by the Clerk and Cllr. Amanda Page.

240 Balance per Bank Statements as at 01/09/2026

Current Account HSBC	£1,132.78
HSBC Business Money manager – Savings	£8,085.05
Deposit Account Bath Building Society	£18,152.43

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Receipts since meeting on 15th July 2026

Reference	Date	From Whom	Particulars	Amount
7	01/08/2026	HSBC	Bank Interest	10.88
8	01/09/2026	HSBC	Bank Interest	9.10
9	05/08/2026	B&NES Council	Agency Payment Footpath Clearance	529.26

242

Payments approved as standing payments or at meeting on 15th July which have now been made.

Reference	Date	To Whom	Particulars	Amount
SSPCJuly26GD	23/07/2026	Geoffrey Davis	Pay advice July 2026	452.50
SSPC July26GBD	23/07/2026	Grant Davis	Pay Advice 29th June 2026 to 26th July 2026	514.00
034PZ001752802704	03/08/2026	HMRC Paye/NIC Cumb	Month 4 Paye 2026-27	149.82
INV-23531	23/07/2026	ALCA	Annual Subscription 2026-27	90.00
1896 CP/adminSSPC	23/07/2026	Potterton Associates	Assess landscape input of 26/01238/EOUT	780.00
DD266June	28/07/2026	N-Power	Electricity 01/06/26 - 30/06/26	7.21
DD-AWT	21/07/2026	Avon Wildlife Trust	Annual Subscription 2026-27	48.00
SSPCAug26GD	27/08/2026	Geoffrey Davis	Pay advice August 2026	452.30
SSPC Aug26GBD	27/08/2026	Grant Davis	Pay Advice 27th July 2026 to30th August	642.50
034PZ001752802705	01/09/2026	HMRC Paye/NIC Cumb	Month 5 Paye 2026-27	169.29
DD266July	28/08/2026	N-Power	Electricity 01/07/26 - 31/07/26	8.60

243 Payments for Approval

Payments for approval which have been made since 9th September 2026 or are yet to be made.

756-SSPC	10/09/2026	Flawless Finish	20% Deposit request - Village Hall Office - Full Cost of current quote £8,685.00 (plus VAT)	2084.40

244 The Parish Council resolved to approve the NJC Pay Award of 3.3% from 1st April 2026 for the Clerk and the Parish Sweeper. The changes to their Pay and associated backpay as detailed in the RFO Report.

245 Application for a grant from Bath and District Citizens Advice Bureau for £1,000. Ms. Fiona Monk Interim Head of Projects and New Business, Citizens Advice BaNES presented the application for funds to help with their volunteer training. She described how this had, and continues to, benefit residents in the Parish of South Stoke as well as those in the wider area of Bath & North East Somerset.
The Parish Council resolved unanimously to award the grant of £1,000 to Bath and District Citizens Advice Bureau for this purpose. Ms Fiona Monk was asked, in due course, to provide a short report detailing how the grant had been spent.

246 Notice of Conclusion of Audit – The Responsible Financial Officer reports to the Council that the Notice of Conclusion of Audit has been received from BDO LLP. Save for some minor errors in the completion of Not Applicable options, which were corrected, BDO LLP were satisfied with the Audit. They remind the Parish Council that they should ensure the recommendations of the Internal Audit are implemented in a timely manner.

6. Parish Council Matters

247 Vacancy for Parish Clerk – The Clerk reported that he had not progressed this matter further due to the holiday period. The post will be duly advertised widely in the coming month.

7. General Parish Matters

248 Village Hall – Future Utilisation for Parish Council Office – The Parish Council approved the estimate/quote 337_260903_194927 of £10,422.00 for the slightly extended works, and authorised payment of the Deposit Invoice of £2,084.40, on the previously agreed basis that the Village Hall Management Committee (VHMC) will meet the VAT exclusive cost difference between the £5,000 from the Parish Council and the final VAT exclusive cost.

249 Allotments – Cllr. Anne Ward reported in her absence) that plot 5b is now let and is in good order, as are the other plots. Payment of the invoice for £80 for the works to tidy the plots by IdVerde was approved for when it is eventually presented.

Police liaison and Neighbourhood Watch – No report

Churchyard – No report

250 Telecoms Infrastructure – Behind Victoria Cottages – Cllr. Anne ward continues to pursue the matter, but in the absence of any legal powers to request such a change.

Footpaths and Open Spaces

251 Footpath Reports from Councillors – Cllr. Anne Ward reported that her Footpath report went to BANES on 24th July and that matters raised within are being addressed.

8. Planning Matters

Planning Update

Update on the Sulis Down Development –

252 Cllr. Ned Garnett provided a detailed and full update, by e-mail prior to the meeting on:-

- The Local Plan Process
- The Transport implications of the Local Plan Options
- B3a Sulis Down – Existing Allocation Sulis Down
- Sulis Club Site Options
- Odd Down - Land to the South West of the Park and Ride
- Sulis Down proposal update

253 Ward Cllr. Fiona Gourley reminded the Parish Council of the need to comment fully at every stage of the Local Plan Process, in order to not be excluded at some later stage, by dint of not having participated earlier.

Applications Received

254 26/03062/FUL - 1 Peacock Way, South Stoke, Bath And North East Somerset, BA2 2FU - Erection of entrance porch. - The Parish Council observed that the overscale of all of the extensions appeared within development norms. Where there are objections, these relate primarily to boundary matters, and this is not an issue upon which a Parish Council may comment.

255 26/03026/CLPU - Midford Castle, Access Road To Midford Castle, Midford, Bath And North East Somerset, BA2 7BU - Erection of agricultural building and associated landscaping and land modelling works (part retrospective) (Certificate of Lawfulness for Proposed Development). – The Parish Council observed that this is a genuine attempt by the applicant to resolve the very problematic matters around this development, and that the Planning Officer appears sympathetic to this approach. This application is not available for Comment, and therefore the Parish Council sees no good reason to do so.

256 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.

257 Planning Decisions by B&NES And Wiltshire - NONE in this period.

Enforcement Update

258 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 - None

Other Planning Matters to Report

259 **B&NES Local Plan -** The Draft Local Plan is being considered by B&NES Cabinet on 10th September 2026.There is a six-week Public Consultation beginning in the week commencing 14 September 2026.
The Clerk has circulated details of consultation events:-
22 September, 6pm – 7pm Bathavon Area Forum Microsoft Teams Online (Link provided to join)
Additionally details of the new

260 **National scheme of planning delegation in place as of 31st October 2026** are being discussed at the following meeting:-
Sarah James - Planning & Building Control Sustainable Communities - via Microsoft Teams for 1 hour on Friday 25th September 2026 at 14:00 (Link circulated)

9. Highway Matters –

Southstoke Lane and Village - Nothing to Report

Midford Road/Village

261 **RADAR Speed Signs & Village Gates** – New, more modest, proposals are being considered, that better fit with the available space and budget.

262 **Cross Keys Junction to the bend and junction with Old Midford Road** – Cllr. Jonathan Woodings will continue to progress and press this matter.

263 **Potential move of Hillside Bus Stop in Midford on B3110** – This matter has been raised and progressed by Ward Cllr. Fiona Gourley and Cllr. Mark Kwolton (with WECA) at the Parishes Liaison meeting. It is expected that a move to a more accessible and sensible location will be achieved in due course.

10. B&NES Matters

264 **Parishes Liaison Meeting –** Next Meeting 21st October 2026 at 6.30pm in the Keynsham Community Space.

Bath Preservation Trust – No Report

11. Correspondence Received

265 **South Stoke Fete – Letter of Thanks from Liz Brooks –** The Clerk reported the letter received from Liz Brooks and the Parish Council were pleased to see the Fete was so successful and that they had been of help in achieving this.

266 **Invitation to BANES Community Resilience Day 19th September 2026 – Hicks Gate Fire Station** – The Clerk drew attention to this event.

12. Other Matters to Report

267 **Park and Ride Survey** - Details of the B&NES Park and Ride Survey have been circulated to Councillors, and then onward circulated to residents.

13. 268 Dates for Future Meetings – The following dates were confirmed for the coming year's meetings: -

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 20:55 p.m.