SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 11th November 2026

Sulis Down Development Proposals
Update on latest application 26/01238/EOUT from Cllr. Ned Garnett which is little changed with possibly both B&NES Planning and the Developer pre-occupied with the New Local Plan.

APPLICATIONS RECEIVED.
26/04049/TCA - Brantwood, Southstoke Lane, South Stoke, Bath, BA2 7DN - Ash T1 - remove. Larch T2 - remove.

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)
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 NONE in this period.
26/03062/FUL - 1 Peacock Way, South Stoke, Bath And North East Somerset, BA2 2FU - Erection of entrance porch **PERMITTED**
26/03444/FUL - Longthorne, Old Midford Road, Midford, Bath, BA2 7DQ - Extension of the existing patio and erection of a timber pergola - **Application Permitted**
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. **PERMITTED**
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). **WITHDRAWN**

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 - None

OTHER PLANNING MATTERS TO REPORT
B&NES Local Plan – Parish Council's response to B&NES Local Plan reg 19 Consultation.
The Consultation Closed on 31st October and the New Local Plan must be approved by B&NES Council and submitted to the Planning Inspectorate for Examination by 31st December 2026.