

MONKTON COMBE PARISH COUNCIL
PLANNING UPDATE – MEETING 14th September 2020

APPLICATIONS RECEIVED

20/02707/FUL - Woodlands, Warminster Road, Monkton Combe, Bath BA2 7BN - Demolition of existing 3 bedroom dwelling and associated outbuildings. Erection of replacement 5 bedroom dwelling, detached double garage and associated landscape, drainage and external works.

COMMENT:- Monkton Combe Parish Council have NO OBJECTION to these proposals as they represent an improvement on the assorted set of buildings comprising the existing dwelling.

Furthermore these buildings are in a less than ideal condition and would require substantial works to bring them to a satisfactory standard. The re-siting of the dwelling results in it being less visible in the landscape, which will be further moderated by substantial hedging. It is also away from the main road which has been causing harm to the present buildings.

We recognise that the proposals represent a significant volume increase on the original dwelling and that it is of very different design. Nonetheless, we welcome the arrival of a family home to the Parish, and leave the issues of volume increase and harm to Green Belt and AONB for consideration by the officer.

20/02677/FUL - 1 Ivy Cottages, Shaft Road, Monkton Combe, Bath BA2 7HL - Conversion of existing detached garage to a residential annex / holiday-let accommodation ancillary to the principal dwelling. **COMMENT:-** Monkton Combe Parish Council do not have an objection in principle to this modest conversion in order to provide accommodation for an elderly relative and consider such to provide sufficient ‘Special Circumstances’ to outweigh the limited harm the development might be considered to cause to the GreenBelt and AONB.

However, its possible future use as a short/long term let or independent dwelling is a matter of concern, and the proviso that it is always an ancillary to the main building and only used by family or friends, however achieved, is an essential condition to the grant of any permission. It would perhaps have been better if the application had not included such as a possibility, leaving it for a subsequent application, if and when that arose.

In addition, if the present garage is converted, the Parish Council would ask for the removal of any Permitted Development Rights as a restriction on any future construction of a replacement garage building /store on site.

PLANNING DECISIONS by B&NES & WILTSHIRE

19/03733/FUL - Combe Grove Brassknocker Hill Monkton Combe Bath BA2 7HS - Erection of 2 no. temporary portacabins for office use by apprentices - **PERMITTED**

20/00501/FUL - Tabora Shaft Road Monkton Combe Bath BA2 7HH - Raise roof level to create first floor living space with alterations to external cladding, landscaping and driveway works - **PERMITTED**

DECISIONS PENDING

20/01427/FUL - Monkton Combe School, Church Lane, Monkton Combe, Bath BA2 7HG - Relaying new surfacing to all hardstanding surfaces including new tarmac course, adjusted levels and relayed footpaths. Works to include all associated drainage and access in accordance with building regulations.

PLANNING APPEALS - None

ENFORCEMENT UPDATE

19/00519/UNDEV - Field Parcel 4385 Summer Lane Monkton Combe Bath - Viewing Platform / Moveable Shed. Planning Application **20/01289/FUL** has been **Permitted**. At the last meeting the additional structure had been moved and was no longer visible. It has since been seen in its original prominent position.

19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area and Retrospective Planning Application **19/03358/FUL** has been **Refused**. We await the next move by Planning Enforcement and/or the Owner.

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OTHER PLANNING MATTERS TO REPORT

Update on Local Plan Partial Update and recent consultation, and response to questionnaire. There is a summary of the comments made to this consultation and a questionnaire that asks for feedback on the process.

Ministry of Housing, Communities and Local Government - Open consultation Planning for the future - Consultation on proposals for reform of the planning system in England - This consultation closes at 11:45pm on 29 October 2020

You may respond by going to our website <https://www.gov.uk/government/consultations/planning-for-the-future>