

**MONKTON COMBE PARISH COUNCIL**  
**PLANNING UPDATE – MEETING 17<sup>th</sup> November 2020**

**APPLICATIONS RECEIVED**

**20/04196/FUL – Overdale, Warminster Road, Monkton Combe, Bath BA2 7HY** - Retention of building alterations including dormer window on east elevation, raised decking on rear elevation, enlargement of garage and carport parking.

**20/04025/FUL – Llanbobl - Parcel 3131, Tucking Mill Lane, Midford, Bath** - Provision of hard surface with associated drainage for access (Retrospective) (Revision and resubmission of 19/03358/FUL).

**20/03805/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS** - Alterations and extensions to the South and East entrances to the Garden Lodge. **COMMENT:** Combe Parish Council have No Objection to these proposals as they represent works to enhance the appearance and character of the Garden Lodge without detriment to the host Listed Buildings.

**20/03706/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS** - Replacement of the existing windows, reinstating two pairs of coach house doors and undertaking further external improvements to remove or replace fixtures which are not in keeping with the Georgian building. **COMMENT:** Monkton Combe Parish Council have No Objection to these proposals as they represent the upgrading of the windows to appropriate double glazing units and the removal of previous building features not in keeping with its heritage. However, we did notice the somewhat brief mention of replacing outside lighting with 'groundbased uplighters' and were concerned that the light spillage does not

- make the site more visible from a distance
- have a negative impact upon wildlife, particularly bats
- generally spill out into the surrounding environment & jeopardize the dark skies

Having discussed the matter with the Applicants Agent, they stated that they would be happy to accept a lighting condition from the Council in order to formalise the proposed lighting. We therefore request that such a condition is attached to the grant of permission for this application.

**20/03553/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS** - The reconfiguration of the existing car park and associated landscaping works to provide mitigation, biodiversity and to improve the sense of arrival to Combe Grove via the principal entrance. (Resubmission) **COMMENT:** The stated aim to improve the approach to the site is very laudable and with appropriate planting, it will be an improvement on what is there at present. As such we have no Objection to these proposals.

The documents state that 34 parking spaces will be removed from the lower tier car park once the upper level is reconfigured. However, there do not appear to be any plans relating to what landscaping works are to be carried out to this area to provide mitigation and biodiversity. There is a diagram showing a small gravelled area with planters next to the Garden Lodge, and we believe some of the rest of it already hosts the two temporary portakabins.

We therefore ask that this 34 parking space area should be sympathetically landscaped and planted to encourage bio-diversity and improve mitigation and drainage. Indeed it should be a condition of any grant of permission that an appropriate plan is in place to restore this area to natural landscape, including that temporarily occupied by the porta cabins following their eventual removal. If appropriate restoration is not performed and the area retained as is, it will inevitably revert to additional car parking.

**PLANNING DECISIONS by B&NES & WILTSHIRE**

**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. **PERMITTED**

**20/02267/TCA - The Wheelwrights Arms, Mill Lane, Monkton Combe, Bath BA2 7HB** - Silver Birch - Fell and remove stump **No Objection**

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**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.

**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.

**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**. The additional structure had been moved and was no longer visible. At the last meeting it was reported it had 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**. A further retrospective application has been submitted :- 20/04025/FUL

**OTHER PLANNING MATTERS TO REPORT**

**Consultation West of England Combined Authority – Spatial Development Strategy**  
[consultation.westofengland-ca.gov.uk/infrastructure/the-spatial-development-strategy](https://consultation.westofengland-ca.gov.uk/infrastructure/the-spatial-development-strategy)