MONKTON COMBE PARISH COUNCIL
PLANNING UPDATE – MEETING 30th SEPTEMBER 2025

APPLICATIONS RECEIVED

25/03452/CLPU - Westbury View, Shaft Road, Monkton Combe, Bath BA2 7HN - Proposed siting of a 'Caravan' within the curtilage of dwellinghouse to be used as ancillary accommodation incidental to existing main dwellinghouse (Certificate of Lawfulness for a Proposed Development).

DECISIONS PENDING

25/03475/COND - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Discharge of condition 7 (External & Internal Lighting) of application 24/01952/VAR Variation of conditions 7 ((External & Internal Lighting) and 28 (Plans List) of application 22/04505/FUL (Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts).).

PLANNING DECISIONS by B&NES & WILTSHIRE

25/01377/LBA - Combe Hill House , Brassknocker Hill, Monkton Combe, Bath BA2 7HU- Repair vehicle impact damage to boundary wall. **CONSENT**

25/01778/FUL - Rivendell , Mill Lane, Monkton Combe, Bath BA2 7HD - Partial demolition of existing glazed conservatory to rear of property and construction of new garden room with solid roof and associated internal and external works. **PERMITTED**

25/01804/LBA - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Internal and external works to improve accessibility and energy efficiency. **CONSENT**

25/02102/TCA - Land At Combe Grange, Shaft Road, Monkton Combe, Bath - Cherry (T1) - Reduce by 2m. **No Objection**

25/02870/TCA - The Manor House , Mill Lane, Monkton Combe, Bath BA2 7HD - Mature Weeping Willow tree (Salix babylonica) - to reduce canopy by 2 - 2.5 meters all around, top to be reduced by 1 -1.5 meters, removal of deadwood and removal of crossing branches. **NO OBJECTION**

25/02028/FUL - Little Dale , Mill Lane, Monkton Combe, Bath BA2 7HD - Erection of 2 storey side extension following demolition of existing garage, link and outbuilding. **PERMITTED**

PLANNING APPEALS NONE

ENFORCEMENT UPDATE

Oldfield RFC Car Park arrangements with Wessex water to park 50 vehicles during the working day – Planning Enforcement response:-

Thank you for raising this matter with us. Based on the scale of the carpark, and therefore the number of cars that would be parking there on a daily basis, it is unlikely that a material change of use has occurred as the land is already in use as a carpark and the use of it as such is not limited only to times when events are being held at the Rugby Club. Additionally, the number of buses coming to and from the site each day would unlikely have any adverse impact on traffic in the area or amenity. For example, the scale of the site and intensity of use is different from a park and ride, such as at Odd Down, where the buses run multiple times an hour and there are large numbers of parking spaces.

If you have any information about specific incidents that have resulted from the current use, or if the situation changes and the parking area expands and you think this is having a greater impact, please let us know and we may investigate further.

OTHER PLANNING MATTERS TO REPORT

- **B&NES Local Plan Options document -** Public consultation on the Reset Local Plan Options document will still take place from 2nd October to 13th November
- **Planning Obligations Supplementary Planning Document (SPD) Update - Draft for Consultation** – No response from parish Council required.
- **Local Plan: Housing Development Boundary Review** – Parish Council Responded. August.
- **The Somerset Coal Canal -** Local Plan Reset update