

# Rodney Stoke Parish Council

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**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 7<sup>th</sup> March 2024 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Dudden, Gladman, and McGovarin. Also in attendance was the Parish Clerk, Mrs H Marshall. 4 members of the public were present.

Public Participation: The applicant offered to answer any questions regarding application 2024/0184

**06/24** Apologies: Cllr Ward, work commitment. Somerset Cllr Wyke

**07/24** Declarations of Interest: None

**08/24** The Minutes of the Planning Committee Meeting held on 11<sup>th</sup> January 2024, having been previously circulated, were approved.

**09/24** Matters arising from the minutes: There were no updates.

2023/1680/VRC Application to vary condition 1 (use of 17 holiday caravans limited to the period April to October inclusive in each year) of planning permission 54264 (use of land as a site for 8 residential caravans and 17 holiday caravans) to allow the 17no. holiday caravans to be used all year round but for holiday accommodation only Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1681/VRC Application to vary condition 3 (No caravan shall be stationed on the site other than between 1st March to the 31st October) of planning approval 100881/000 (Use of land as an extension of a seasonal caravan and camping site) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1682/VRC Application to vary condition 2 (the use of the touring caravan site shall be restricted to the 1st March and 31st October in any one year) of planning approval 100881/002 (ADD TOUR & STATIC CARAVANS) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1683/VRC Application to vary condition 2 (the caravans shall not be occupied other than between the 1st March in one year and the 2nd January in the following year) of planning approval 100881/010 (variation of condition 2 of 100881/008) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1693/FUL Erection of 2no. detached dwellings. Plot 1 And Plot 2 East Of Harps House Wells Road Draycott Cheddar AWAITING DECISION

2023/2088/FUL Replacement of the existing 21-bed residential care home and adjoining land with a new 49-bed care home together with communal, support and staff spaces and associated works. (Re-submission of 2023/0278/FUL). The Laurels Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2023/2102/VRC Application to vary condition 3 (Holiday Accommodation Occupancy) of planning approval 2020/0556/FUL (Erection of two holiday dwellings and associated parking and landscaping and creation of new vehicular access and widening of vehicular passing

place.) to remove 28 day occupancy. Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/2344 Erection of agricultural workers dwelling and a double garage with associated farm office. Hill Farm Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2023/2472 Proposed change of use of a traditional agricultural building to a single dwelling with garden curtilage and erection of garage Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/2473 Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development. Barn At Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset PRIOR APPROVAL REQUIRED AND GIVEN

**10/24** Application for discussion: The Parish Council's comments were as follows:

Application: 2024/0184/FUL  
Proposal: Erection of an agricultural machinery storage for farm tools and machinery used in connection with the farming enterprise.  
Location: Land At 347356 150820 Hardmead Lane Draycott Cheddar Somerset  
Applicant: Mr Ian Winter  
Type: Full Application

The application was discussed, topics included: supporting young rural worker in a business; the extent of the proposal and the existing building. There were no objections.

**Resolution:** Cllr Dudden proposed recommending approval. Cllr Gladman seconded. Unanimously agreed.

Basis: the proposal supports a local business and is an extension of an established business.

**11/24 Application 2023/2088** regarding The Laurels was raised as the decision is still outstanding. The Clerk is to contact the case officer and reinforce the conditions previously requested and to note that the Council is still not happy with the level of parking provision.

**12/24 The Local Plan Part II Limited Update** was raised regarding documents available on the Somerset Council website. The Clerk is to seek clarity on the area denoted as DRAY 021 including whether it is being considered by Planning North and whether they would consider allocating the land for development in the future. The limited update will be added to the agenda for the March meeting.

There being no further business the meeting closed at 7.28pm.

Signed.....Chairman      Date.....