

PLANNING REPORT FOR PARISH COUNCIL MEETING ON 18th SEPTEMBER 2025

Application documents are available at: www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/

APPLICATIONS

2024/1870/FUL Erection of 2no. residential dwellings & demolition of commercial building. - Times Past Westfield Lane Draycott Cheddar Somerset BS27 3TP
AWAITING DECISION

2025/0092/HSE Proposed single storey extension Picardy New Road Draycott Cheddar Somerset GRANTED PERMISSION

17/25/00072 as amended Erection of thirteen new holiday units, the erection of a new site managers dwelling and the re-use of the existing warden's lodge for holiday accommodation, the formation of a new vehicular access and associated landscaping and infrastructure (including a pumping station and drainage infrastructure) Strawberry Field Park, Draycott Road, Cheddar, Somerset, BS27 3FN AWAITING DECISION

2025/0149/PAA Prior Approval for a proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development. Please see accompanied documents: H6926 Counsell Planning Statement Manor House Stoke Street Rodney Stoke Cheddar Somerset PRIOR APPROVAL
REFUSED

2025/0324/VRC Variation of condition 1 - Plans List (Compliance) of Planning Consent 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

2025/0564/HSE Rebuilding and enlargement of existing front porch St Omer The Street Draycott AWAITING DECISION

2025/0630/HSE Front and rear extensions 3 Smiths Close Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2025/0695/FUL Proposed demolition of agricultural buildings and the erection of 5 private dwellings with parking and gardens Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/0709/FUL Proposed extension to existing agricultural building. Land At 348256 149681 Stoke Street Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/0882 Approval of details reserved by condition 7 (Surface Water) on planning consent 2022/2441/FUL (Change of use of agricultural building to ancillary accommodation. Part demolition and extension to existing dwelling. Erection of ancillary outbuilding and construction of wildlife swimming pool). Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset BS27 3UF APPROVED

2025/0905/VRC Variation of condition 2 (Plans List) on consent 2023/1242/FUL (Proposed erection of a 1.5 storey dwelling) Little Paddock Westfield Lane Draycott Cheddar Somerset GRANTED PERMISSION

2025/0934/PAA Prior Approval for a proposed change of use of 2no. agricultural buildings to 2no. dwellinghouses (Class C3) and for associated operational development. Barns At Manor House Stoke Street Rodney Stoke Cheddar Somerset PRIOR APPROVAL REFUSED

2025/1002 Erection of a new agricultural storage barn Land At 348152 150414 Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/1040 Application for a existing lawful development certificate for Works begun before the expiration of three years from the date of the permission on planning application 2023/2102/VRC Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/1339/HSE Proposed studio/home office building detached garden building Manor Farm Barn Stoke Street Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/1351/VRC Removal of conditions 9 (Supervision of Works – Protected Species), 10 (Provision of Bat Box) & 11(Replacement of Bat Roosts) - Plans List (Compliance) of Planning Consent 2022/2441/FUL (Change of use of agricultural building to ancillary accommodation. Part demolition and extension to existing dwelling. Erection of ancillary outbuilding and construction of wildlife swimming pool) Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/1429 Application for a proposed lawful development certificate for Loft conversion with installation of 2 roof lights and window in front/side wall.13 Barnetts Well Draycott Cheddar Somerset BS27 3TF

2025/1481/FUL Construct a purpose built cattery Furlong Nursery Hill Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/1504/FUL Proposed erection of two storey detached 1 bedroom dwelling Land at 347556 150828 The Street Draycott Cheddar Somerset AWAITING DECISION