

PLANNING REPORT FOR PARISH COUNCIL MEETING ON 16TH JULY 2026

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

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[Local Plan timetable and evidence documents published](#)

What do you think Somerset should look like in the future?

Somerset Council is inviting residents and businesses to have their say on how Somerset could change in future.

The Local Plan is relevant to everyone, guiding where and how change happens across towns, villages and the countryside over the next 20 years.

[The Scoping Consultation](#) (Regulation 20) is a legal requirement under the new plan-making system for England (from March 2026) and closes 24th July



APPLICATIONS

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

2025/1351/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

2025/1827/FUL Proposed barn conversion (Barn A) to form 1no. dwelling Lyndhurst Vicarage Lane Draycott Cheddar Somerset AWAITING DECISION

2026/0506/VRC Variation of conditions 8 (European Protected Species Mitigation Licence) 10 (Provision of Bat Box) and 11 (Replacement of Bat Roosts) of Planning Consent 2022/2441/FUL Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2026/0824/FUL Proposed alterations to access and erection of one self-build dwelling with garage and garden Land At 347846 150878 Swans Lane Draycott Cheddar Somerset AWAITING DECISION

2026/0856/FUL Conversion of existing barn to a dwelling with garden and concealed parking. Land At 347854 151069 New Road Draycott Cheddar Somerset AWAITING DECISION

2026/0879/FUL Change of use of part of site from touring caravan and camping to the siting and use of glamping pods Caravan And Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar AWAITING DECISION

2026/0961/PAA Prior Approval for a proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) with associated operational development. Conduit Farm Wells Road Rodney Stoke Cheddar Somerset PRIOR APPROVAL GIVEN

2026/1140/HSE Single storey side extension on site of existing store to be demolished Idle Hill Bay Lane Draycott Cheddar Somerset AWAITING DECISION