

# Rodney Stoke Parish Council

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NOTICE IS HEREBY GIVEN THAT A MEETING OF RODNEY STOKE PARISH COUNCIL PLANNING COMMITTEE WILL BE HELD ON THURSDAY 12<sup>TH</sup> JULY 2018 AT THE NEW MEMORIAL HALL, LATCHES LANE, DRAYCOTT AT 6.30 P.M.

## AGENDA

1. Public Participation
2. Apologies
3. Declarations of Interest
4. Minutes of the last meeting held on 24<sup>th</sup> May 2018
5. Matters arising from the minutes:

Application 2017/0440 Erect two detached dwellings, conversion and extension of barn to single dwelling and conversion of outbuilding into residential annexe, Harps House, Wells Road, Draycott: RECOMMEND APPROVAL (decision delayed due to further consultation with an external expert regarding bats).

Application 2018/0044, Change of use of holiday accommodation to permanent dwelling, Leighurst, The Street, Draycott, Cheddar BS27 3TH GRANTED PERMISSION

Application 2018/0793 Proposed creation of an earth banked slurry lagoon, Bristol Plain Farm, New Road, Priddy BA5 3BX GRANTED PERMISSION

Application 2018/0778 Proposed new roof extension to include two rear dormers replacement windows and new roof lights to proposed kitchen and master bedroom Scaddens House, Scaddens Lane, Rodney Stoke BS27 3UR GRANTED PERMISSION

6. The following planning applications will be discussed:

Application No: 2018/1336  
Proposal: Single Storey Rear Extension  
Location: 17 Cross Farm Road Draycott Cheddar BS27 3SE  
Applicant: Mrs Prince  
Appl. Type: Householder Application

Application No: 2018/1553  
Proposal: Single Storey extension to a bungalow. Lowering of wall around courtyard and introduction of gate to provide rear access.  
Location: 14 Barnettts Well Draycott Cheddar BS27 3TF  
Applicant: Miss Hole  
Appl. Type: Householder Application

7. Correspondence  
2018/1457 Prior Approval Not Required  
2018/1483 Neighbour Consultation Scheme

This meeting is open to the public who will have time allocated to speak if required

Mrs H Marshall Parish Clerk notice dated 6.7.18

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 24<sup>th</sup> May 2018 at the New Memorial Hall, Latches Lane, Draycott at 6.30 p.m.

Present: Cllr Sealey (Chairman), Cllrs.Gladman and Marsh. Also in attendance, 1 member of the public and the Parish Clerk, Mrs H Marshall.

**Public Participation:**

The applicant spoke regarding application 2018/0793 to answer questions regarding the discharge and need; the siting and design of the proposal.

**17/18 Apologies** District Councillor Wyke

**18/18 Declarations of Interest** Cllr Sealey declared a personal interest in application 2018/0793.

**19/18 Minutes of the Planning Committee Meeting held on** 19<sup>th</sup> April 2018, having been previously circulated, the Minutes were taken as read and approved as a true record.

**20/18 Matters arising from the minutes**

Application 2017/0440 Erect two detached dwellings, conversion and extension of barn to single dwelling and conversion of outbuilding into residential annexe, Harps House, Wells Road, Draycott: RECOMMEND APPROVAL (decision delayed due to further consultation with an external expert regarding bats).

Application 2018/0044 Change of use of holiday accommodation to permanent dwelling, Leighurst The Street, Draycott, Cheddar BS27 3TH RECOMMEND REFUSAL

Application 2018/0498 Single height side extension to existing detached dwelling 31 Cross Farm Road Draycott Cheddar BS27 3SE GRANTED PERMISSION

**21/18** The following planning applications were then discussed, and the Parish Council's comments were as follows:

Application No: 2018/0793  
Proposal: Proposed creation of an earth banked slurry lagoon, Bristol Plain Farm, New Road, Priddy BA5 3BX  
Location: Bristol Plain Farm, New Road, Priddy BA5 3BX  
Applicant: Mr D Williams  
Appl. Type: Full Application

The application was discussed; topics included: consultee comments; discharge; need for the development; location and siting; proximity to the dwelling; pollution(odour) impact; the infrastructure and potential improvements; reductions in vehicle journeys on the site. Cllr Gladman proposed that the recommendation should be approval. Cllr Marsh seconded. Agreed.

Application No: 2018/0778  
Proposal: Proposed new roof extension to include two rear dormers replacement windows and new roof lights to proposed kitchen and master bedroom  
Location: Scaddens House, Scaddens Lane, Rodney Stoke BS27 3UR  
Applicant: Mr & Mrs Priscott  
Appl. Type: Householder Application

The application was discussed; topics included: consultee and public comments; Velux windows and light reflection; modernisation of the property. Cllr Marsh proposed that the recommendation should be approval, with a comment requesting that light reflection be considered. Cllr Gladman seconded. Agreed.

**22/18** A consultation regarding building and development control had been received from the Somerset Association of Local Councils. The Council considered their responses. The Clerk is to respond to the consultation.

There being no further business the meeting closed at 6.55pm.

Signed..... Chairman      Date.....