

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 13TH DECEMBER 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 25th October 2018
5. Matters arising from the minutes:

Application 2018/2144 Retrospective permission for extension to horticultural building, Allotment Gardens South of New Road Draycott BS27 3SG GRANTED PERMISSION with conditions.

Application 2018/2352 Application to vary condition 3 (Bat Survey and TOLSE) of planning approval 2017/0440/FUL (Erect two detached dwellings, conversion and extension of barn to single dwelling and conversion of outbuilding into residential annex) Harps House Wells Road Draycott BS27 3SF Awaiting decision

6. The following planning application will be discussed:

Application No: 2018/2510
Proposal: Erection of a No.1 3 bedroom detached residential dwelling.
Location: The Cottage Wells Road Draycott Cheddar BS27 3SA
Applicant: Mr & Mrs Hunter
Application Type: Full Application

7. Correspondence:

2018/2618 Prior Approval is not required

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

Mrs H Marshall Parish Clerk notice dated 7.12.18

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 25th October 2018 at the New Memorial Hall, Latches Lane, Draycott at 6.30 p.m.

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

Public Participation

The applicant's representative spoke regarding application 2018/2144. Matters discussed included: the purpose of the extension; suitable housing for animals; the adjacent footpath use; the extent of the holding.

The applicant spoke regarding 2018/2352. Matters discussed included: the variation on the condition; a request for support; the County Ecologist and discussions regarding dates; surveys and conditions required; Natural England, the Planning Officer and the Ecologist in discussion.

35/18 Apologies Cllrs Haskins and Marsh, District Cllr Wyke

36/18 Declarations of Interest None

37/18 Minutes of the Planning Committee Meeting held on 23rd August 2018, having been previously circulated, the Minutes were taken as read and approved as a true record.

38/18 Matters arising from the minutes

Application 2018/1662 Single Storey Extension to existing dwelling Little Charmavey Sun Batch Draycott BS27 3SP GRANTED PERMISSION

39/18 The following planning applications were then discussed, and the Parish Council's comments were as follows:

Application No: 2018/2144
Proposal: Retrospective permission for extension to horticultural building
Location: Allotment Gardens South of New Road Draycott BS27 3SG
Applicant: Mr J Major
Appl. Type: Full Application

The application was discussed, topics included: public and consultee comments; support for local business; matters raised in public participation were reviewed. Cllr Gladman proposed supporting the application. Cllr Dudden seconded. Agreed.

Application No: 2018/2352
Proposal: Application to vary condition 3 (Bat Survey and TOLSE) of planning approval 2017/0440/FUL (Erect two detached dwellings, conversion and extension of barn to single dwelling and conversion of outbuilding into residential annex)
Location: Harps House Wells Road Draycott BS27 3SF
Applicant: Appleyard
Appl. Type: Variation or Removal of Conditions

The application was discussed, topics included: public and consultee comments; matters discussed in public participation; that the period of 12 weeks was too short. Cllr Dudden proposed that the Council support the changes subject to endorsement by the Ecology Officer. It should be noted that it is considered that 12 weeks is too short a period of time. Cllr Gladman seconded. Agreed.

There being no further business the meeting closed at 7pm.

Signed..... Chairman Date.....