

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 19<sup>th</sup> April 2018 at the New Memorial Hall, Latches Lane, Draycott at 6.30 p.m.

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

**Public Participation:**

The applicant spoke regarding application 2018/0498 including: the location of the property; the adjacent drainage; the sloping roof of the proposed extension; external access to the rear of the property.

**12/18 Apologies** The applicant for application 2018/0044

**13/18 Declarations of Interest** Cllr Gladman declared a personal and disclosable pecuniary interest in application 2018/0044.

**14/18 Minutes of the Planning Committee Meeting held on 8<sup>th</sup> February 2018** having been previously circulated, the Minutes were taken as read and approved as a true record.

**15/18 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 2017/1634 Erection of farm workers dwelling, Pump House Farm, Whitesomes Drove, Rodney Stoke, Cheddar BS27 3UJ: GRANTED OUTLINE PERMISSION

Application 2017/3103 Proposed creation of vehicle access onto A371 3 Smiths Close, Wells Road, Rodney Stoke, Cheddar BS27 3XF GRANTED PERMISSION

Application 2017/3268 Proposed two storey dwelling, 2 Manor Cottages, Stoke Street, Rodney Stoke, Cheddar Somerset REFUSED PERMISSION

Mendip Local Plan Part II: Sites & Policies – Pre- Submission Consultation: The response submitted is available on the Parish Council website: [www.rodneystokeparishcouncil.com](http://www.rodneystokeparishcouncil.com)

Cllr Wyke reviewed discussions on application 2017/0440, and then current enforcement issues.

Cllrs noted correspondence stating that planning decision notices will no longer be sent through the post but will be emailed to the Parish Council.

**16/18** The following planning applications were then discussed, and the Parish Council's comments were as follows:

Application No: 2018/0044  
Proposal: Change of use of holiday accommodation to permanent dwelling  
(amended plan for parking provision received 22/03/2018)  
Location: Leighurst, The Street, Draycott, Cheddar BS27 3TH  
Applicant: Mrs Helen Dance  
Appl. Type: Full Application

Cllr Gladman did not take part in determining this application as he had declared interests.

The application was discussed, topics included: the previous Parish Council decision; consultee and public comments; comments received from the applicant, these were circulated prior to the meeting and noted; the glazing of the window and the previous planning condition; turning and parking at the property; turning for larger vehicles such as family cars; parking on The Street and access; ownership of the property. Cllr Haskins proposed that the Council object to the application on the basis that the Council continue to have concerns about the parking. Although there is an increase in the number of spaces the Council do not consider that turning and parking is sufficient to prevent an impact on The Street, particularly for family/larger cars. The Council notes the compromise on the matter of the obscured window as satisfactory; and reiterate that should Mendip District Council be minded to approve the application it should be requested that: the site should remain in perpetuity in one ownership as per the deeds; and permitted development rights at the property should be removed to ensure that no further structures compromise the limited parking and turning space. Cllr Marsh Seconded. Agreed.

Application No: 2018/0498  
Proposal: Single height side extension to existing detached dwelling  
Location: 31 Cross Farm Road Draycott Cheddar BS27 3SE  
Applicant: Mrs Jackie Thomas  
Appl. Type: Householder Application

The application was discussed; topics included: consultee comment; the storm drain. Cllr Gladman proposed that the recommendation should be approval. Cllr Haskins seconded. Agreed.

Cllr Wyke requested that consideration be given to light reflection from skylights.

There being no further business the meeting closed at 7.01pm.

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