

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 8th FEBRUARY 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 11th January 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 2017/1634 Erection of farm workers dwelling, Pump House Farm, Whitesomes Drove, Rodney Stoke, Cheddar BS27 3UJ: RECOMMEND APPROVAL (decision delayed as the site has high archaeological significance and further tests were required).

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

Application 2017/3153 Conversion of barn to form holiday let and alterations to access Newell Farm, Wells Road, Rodney Stoke, Cheddar BS27 3XB GRANTED PERMISSION WITH CONDITIONS

6. The following planning applications will be discussed:

Application No: 2018/0044
Proposal: Change of use of holiday accommodation to permanent dwelling
Location: Leighurst, The Street, Draycott, Cheddar BS27 3TH
Applicant: Mrs Helen Dance
Appl. Type: Full Application

Application No: 2017/3268
Proposal: Proposed two storey dwelling
Location: 2 Manor Cottages, Stoke Street, Rodney Stoke, Cheddar Somerset
Applicant: Mr Hamish Cole
Appl. Type: Full Application

7. To consider the Parish Council's response to the Mendip Local Plan Part II: Sites & Policies – Pre-Submission Consultation

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

Mrs H Marshall Parish Clerk notice dated 2.2.18

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 11th January 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 agent reviewed application 2017/3153.

01/18 Apologies None

02/18 Declarations of Interest None

03/18 Minutes of the Planning Committee Meeting held on 26th October 2017 having been previously circulated the Minutes were taken as read, and approved as a true record.

04/18 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: RECOMMEND APPROVAL (decision delayed as the site has high archaeological significance and further tests were required).

Application 2017/2041 Erection of General Purpose Agricultural Building, Land to the South of, Honeyhurst Lane, Rodney Stoke GRANTED PERMISSION

Application 2017/2674 Single storey rear extension and balcony on first floor level of existing detached dwelling The Dairies, Wells Road, Draycott, Cheddar BS27 3SA GRANTED PERMISSION

Application 2017/2586 Conversion of barn to form single storey dwelling and alterations to access Newell Farm, Wells Road, Rodney Stoke, Cheddar BS27 3XB APPLICATION WITHDRAWN

Application 2017/2602 Erection of 2 storey side extension and single rear storey extension 5 Barnetts Well, Draycott, Cheddar BS27 3TF GRANTED PERMISSION

05/18 The following planning applications were then discussed, and the Parish Council's comments were as follows:

Application No: 2017/3103
Proposal: Proposed creation of vehicle access onto A371
Location: 3 Smiths Close, Wells Road, Rodney Stoke, Cheddar BS27 3XF
Applicant: Miss Emma Hann
Appl. Type: Householder Application

The application was discussed, topics included: the steps; highways. Cllr Dudden proposed that approval be recommended. Cllr Gladman seconded. Agreed.

Application No: 2017/3153
Proposal: Conversion of barn to form holiday let and alterations to access
Location: Newell Farm, Wells Road, Rodney Stoke, Cheddar BS27 3XB
Applicant: Mrs Sue Manning
Appl. Type: Full Application

The application was discussed, and the agent answered questions, topics included: curtilage of the property; bats; land ownership; that the site location plan was not included in the Parish Council's copy of the application; car park space in the public domain/green space; no intention to fence garden area and offer to remove permitted development rights; drainage and soakaways; linear drain at bottom of driveway to be required by condition; proposal to add parking space to existing spaces; modest improvement to access; Cllr Marsh proposed that approval be recommended subject to the following conditions: that the bat survey is resolved to the satisfaction of the District Ecology Officer; that permitted development rights to erect structures such as fences in the green space are removed; that use is restricted to short term holiday lets; that the parking space is removed from the green space and added to the existing parking area. Cllr Gladman seconded. Agreed.

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

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