

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 8th February 2018 at the New Memorial Hall, Latches Lane, Draycott at 6.30 p.m.

Present: Cllr Sealey (Chairman), Cllrs. Dudden, Gladman and Marsh. Also in attendance District Councillor Wyke, 28 members of the public and the Parish Clerk, Mrs H Marshall.

Public Participation:

The applicant spoke regarding application 2018/0044 including: the history of the site; a previous application; the change of use; building work; boundaries; parking; a previous condition regarding a window.

The applicant spoke regarding application 2017/3268 including: a review of the application; the need for a smaller property; the location; the existing property; the Mendip Local Plan and the potential increase in inhabitants.

Members of the public discussed the draft submission for the Mendip Local Plan Part II. Matters raised included access to the proposed development site in Draycott; affordable housing; infrastructure in the Parish; a covenant on a property that may be knocked down to create an access; Draycott sewer system; section 106 conditions; rejected land proposed for development; proposed sites in Rodney Stoke; Mendip District Council's spatial policy; generation of car movements by development; the new chicane traffic calming structure; size of the plots; parking in Draycott; Westfield Lane and Latches Lane, traffic and pedestrian safety; school children numbers; school parking; demand for property for retired residents; single plots and house sizes; impact of development on the community; previous required reduction in housing numbers on the proposed plots; extending the proposed area; further areas that could be considered.

06/18 Apologies Cllr Haskins

07/18 Declarations of Interest Cllr Gladman declared a personal and disclosable pecuniary interest in application 2018/0044.

08/18 Minutes of the Planning Committee Meeting held on 11th January 2018 having been previously circulated, the Minutes were taken as read and approved as a true record.

09/18 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 2017/3103 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

10/18 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
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.

Cllr Wyke joined the meeting, Cllr Wyke offered her apologies stating that she had been in a District Council Meeting.

The application was discussed, topics included: consultee and public comments; holiday/temporary and permanent accommodation and car movements; the previous condition for an obscured window; turning and parking at the property; parking on The Street and access; ownership of the property. Cllr Marsh proposed that the Council object to the application on the basis that the matter of the obscured window has not been dealt with, there is inadequate parking and turning space within the property which would exacerbate parking problems in this area of the village and should Mendip District Council be minded to approve the application it should be requested that the window in question be maintained as obscured glass; 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 Dudden Seconded. Agreed.

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

The application was discussed; topics included: consultee comments; a comment regarding the impact of garden views and noise levels; the increased car movements at a poor access; loss of privacy; velux windows; development in Rodney Stoke; consent to share the access. It was decided to let the planning officer determine the application subject to consideration of the poor access and visibility; a legally binding agreement with the neighbouring property regarding the shared access; the privacy and amenity of the neighbouring property, Lavender Cottage.

11/18 To consider the Parish Council's response to the Mendip Local Plan Part II: Sites & Policies – Pre-Submission Consultation. The following matters were proposed for inclusion in the response: disappointment that development in Rodney Stoke is not included; the draft is not sound; sites in the 2014 consultation have been dismissed with no explanation; limited communication of relatively short consultation period, the wider community could lose faith in the planning system; should houses be knocked down to create access at the Draycott development site, residents could lose their homes; lack of descriptor on the access to the landlocked site and the impact to the surrounding area; access issues at other proposed sites; affordable housing and trigger number; other brownfield sites should be considered in Rodney Stoke; current proposals are too restrictive to meet the need for 33 homes; request a review of the Parish; request a further call for land; lack of parking in Draycott and the pressure on the community, constraints of the village and Card Memorial; narrow unlit roads potential catastrophic impact of increased traffic; sewage works at their limit; desire for a range of house including starter homes and properties or downsizing on the open market; rural area and need for ample parking in excess of minimum; green spaces in Sealey Close, the Rev Cobley Playing Field, land at the bottom of Wet Lane, the Card Memorial and Pump at the bottom of The Batch, Draycott; green visibility land at the top of Stoke Street on the A371; and the Land at the entrance to the Church adjoining the Church Hall on Stoke Street, Rodney Stoke are all spaces of local importance which should be afforded similar protection; The supplementary planning document for the self and custom build single plot exception sites and DP 24 should be one document for clarity; 2.4 should be enforceable by removing 'wherever possible'; needs clearer definitions of self and custom build, and appropriateness of the site for the wider community; DP24 very loosely worded, there is no limit to planning creep, future occupation implies the policy is for affordable housing; wording is contradictory as self and custom builds are one off projects but 'larger schemes' are included.

A copy of the response is held in the Minute book.

There being no further business the meeting closed at 8.59pm.

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