

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 12th November 2020 at 7pm.

Present: Cllrs Sealey (Chairman), Dudden, McGovarin and Ward. Also in attendance was District Cllr Wyke and the Parish Clerk, Mrs H Marshall. 5 members of the public were present.

Public Participation: The applicant for application 2020/1839 discussed: consultation with neighbours; the proposal as a single storey; the windows not overlooking; the height of the roof; proposal to use Draycott stone; the proposal cannot be seen from the road.

78/20 Apologies: Cllr Haskins personal commitment. Cllr Gladman previous commitment. The apologies were accepted.

79/20 Declarations of Interest: None.

80/20 Minutes of the Planning Committee Meeting held on 22nd October 2020, having been previously circulated, the Minutes were taken as read and approved as a true record.

81/20 Matters arising from the minutes:

2020/0556 Erection of three holiday dwellings and associated parking and landscaping Land at 348250 150158 Brangay Lane Rodney Stoke Somerset AWAITING DECISION

2020/1038 Proposed demolition of 2no. agricultural buildings and replace with a new holiday let and improve access onto the A371 (Wells Road) (resubmission of 2019/1194/FUL) Land East Of Wyndward Wells Road Rodney Stoke Cheddar AWAITING DECISION

2020/1296 Erection of a new 3 bedroom detached dwelling house The Cottage Wells Road Draycott Cheddar BS27 3SA AWAITING DECISION

2020/1839 Single Storey extension to existing detached dwelling used as a holiday let Cedar Farm Wet Lane Draycott Cheddar BS27 3TG GRANTED PERMISSON

2020/2170 Approval of details reserved by condition 4 (European Protected Species Mitigation Licence) on planning consent 2019/3052/HSE Holly Farm Stoke Street Rodney Stoke Cheddar BS27 3UP APPROVAL

82/20 Applications for discussion: The Parish Council's comments were as follows:

Application No: 2020/1954
Proposal: Erection of single storey extension, internal alterations and loft conversion
Location: The Ferns The Street Draycott Cheddar BS273TH
Applicant: Brooking-Clark
Application Type: Householder Application

The application was discussed, topics included: previous application at the site; size of extension and existing footprint; 2nd floor impacts; 1st floor no impacts; roof windows and mitigation of light pollution, and overlooking; existing property and no windows overlooking above 1st floor level; advice from the case officer that Ramsar implications do not apply; proximity of extension to bordering property; to take the two applications as a whole;

Resolution: Cllr McGovarin proposed recommending refusal of the application on the basis that the 2nd floor would overlook the neighbouring property causing loss of privacy and that the roof lights will cause light pollution. The Council did not object to the ground floor extension or the alterations to the porch in principle., but to request that should the district council be minded to approve the application, that the roof lights should be fitted with mitigation for light pollution such as smart glass or automatic blinds Cllr Ward seconded.

Unanimously agreed.

Application No: 2020/1955
Proposal: Erection of single storey extension, internal alterations and loft conversion
Location: The Ferns The Street Draycott Cheddar BS273TH
Applicant: Brooking-Clark

Application Type: Listed Building Consent

The application was discussed, topics included: The previous discussion and decision; rooflights; the frontage and porch; the cill; the size of the rear extension.

Resolution: To recommend refusal on the basis that the rear extension was too large and it was felt that roof lights were not appropriate. To request that should the district council be minded to approve the application, that the roof lights should be fitted with mitigation for light pollution such as smart glass or automatic blinds. Unanimous

Application No: 2020/2042

Proposal: To make alterations to improve the access, allow use of agricultural building to house livestock and extend the building and for the creation of a silage pit.

Location: Land At Hill Farm Wells Road Rodney Stoke Cheddar Somerset

Applicant: Mr & Mrs Stott

Application Type: Full Application

The application was discussed, topics included: Clarification of the building position; the size of the tanks; size of the silage tank; direction of the run off; proximity to the hedge line; widening of the gateway;

Resolution: Cllr Ward proposed recommending approval. Cllr Dudden seconded. Unanimously agreed. The response should add a recommendation to ensure that the size of the tank is adequate for the size of the pit.

Application No: 2020/2210

Proposal: Variation of condition 2 (Plans List) of permission 2019/1593/FUL (Re-development, upgrading and extension to existing garage/workshop into Garage / workshop office and holiday let).

Location: Henley View Swans Lane Draycott Cheddar BS27 3SS

Applicant: Mr Tinton

Application Type: Variation or Removal of Conditions

The application was discussed, topics included: the information available; the increase in glazing; the dormer windows; the increase in floor space; lack of plan for final design; the size and mass of the design; the impact on the landscape; justification for the size of the building; poor access road;

Resolution: Cllr McGovern proposed recommending refusal. Unanimously agreed. To recommend refusal on the basis that the plans were inadequate. The Council felt that the application should not have come to them when it was incomplete as there was not enough detail. The design and appearance was out of place in the landscape with too much glass. The balcony seemed to be an unwarranted domestication of the site as there was no justification on the plans supplied. The proposal seemed to be an overdevelopment of the annex which no longer appears subordinate to the main building. Should the district Council be minded to approve the application it is requested that the approval is conditioned that the annex remains part of the main property to prevent increased domestic traffic on the insubstantial cul de sac which would significantly undermine the amenity of the existing residents.

83/20 Correspondence Mendip District Council training event 17th November 2020 5.30 – 7pm. All Councillors have been invited to attend. District Cllr Wyke encouraged members to attend the session.

There being no further business the meeting closed at 8.05pm.

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