

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 22nd October 2020 at 7pm.

Present: Cllrs Sealey (Chairman), Dudden, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 1 member of the public was 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.

71/20 Apologies: Cllr Haskins personal commitment. The apology was accepted.

72/20 Declarations of Interest: None.

73/20 Minutes of the Planning Committee Meeting held on 24th September 2020, having been previously circulated, the Minutes were taken as read and approved as a true record.

74/20 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

2020/1501 Erection of a detached garage and home office ancillary to main dwelling 5 South Close Draycott BS27 3TW GRANTED PERMISSION

2020/1592 Certificate of Use Existing Dwelling House occupied in breach of occupancy restriction Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar BS27 3UF WAS LAWFUL

2020/1334 Single storey extension with additional lower floor semi-basement. (additional Information received) Little Charmavey Sun Batch Draycott BS27 3SP GRANTED PERMISSION

2020/1830 Application for a non-material amendment to permission 2019/1593/FUL for the altered roof configuration, revised internal layout Henley View Swans Lane Draycott Cheddar BS27 3SS NON-MATERIAL AMENDMENT REFUSED PERMISSION

New applications:

2020/1954 Erection of single storey extension, internal alterations and loft conversion The Ferns The Street Draycott Cheddar BS273TH Householder Application

2020/1955 Erection of single storey extension, internal alterations and loft conversion The Ferns The Street Draycott Cheddar BS273TH Listed Building Consent

75/20 Application for discussion: The Parish Council's comments were as follows:

Application No: 2020/1839
Proposal: Single Storey extension to existing detached dwelling used as a holiday let
Location: Cedar Farm Wet Lane Draycott Cheddar BS27 3TG
Applicant: Mr & Mrs N Fowler
Application Type: Householder Application

The application was discussed, topics included: materials; applicant's comments; roof windows and mitigation of light pollution; windows not overlooking; that the proposal cannot be seen from the road.

Resolution: Cllr Dudden proposed supporting the application, and to request that 1 the roof lights should be fitted with mitigation for light pollution such as smart glass or automatic blinds 2 that Draycott Stone should be used, to match the existing. Unanimously agreed.

76/20 Correspondence Mendip Local Plan Part II – Sites and Policies, the Notice of Additional Local Plan Examination Hearings from 24th November to 4th December 2020 was noted. Mendip Access & Parking Strategy (MAPS) survey, the Clerk is to send a reminder to Councillors that the closing date is the 28th October 2020.

77/20 The Chairman reported that a complaint to the Council about a tyre swing had been discussed with the landowner as a courtesy, and that the Council had no further involvement in the matter.

There being no further business the meeting closed at 7.20pm.

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