

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 23rd July 2020 at 7pm.

Present: Cllr Sealey (Chairman), Gladman, McGovarin and Ward. Also in attendance was District Cllr Wyke and the Parish Clerk, Mrs H Marshall. 0 members of the public were present.

44/20 Apologies: Cllr Haskins personal commitment; Cllrs Dudden work commitment.

45/20 Declarations of Interest: None.

46/20 Minutes of the Planning Committee Meeting held on 25th June 2020, having been previously circulated, the Minutes were taken as read and approved as a true record.

47/20 Matters arising from the minutes:

2019/3052 Conversion of attached barn to annexe (additional information rec'd 06.07) Holly Farm Stoke Street Rodney Stoke Cheddar BS27 3UP AWAITING DECISION

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

2020/0799 Proposed two-bedroom dwelling and formation of new vehicular access Laurel House The Street Draycott Cheddar BS27 3TH AWAITING DECISION

2020/0843 Dismantle an area of existing poly tunnels and to replace with a glass house, Wyndham House Eastville Lane Draycott Cheddar BS27 3TE 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

48/20 The following **planning application** was then discussed, and the Parish Council's comments were as follows:

Application No: 2020/1296

Proposal: Erection of a new 3 bedroom detached dwelling house

Location: The Cottage Wells Road Draycott Cheddar BS27 3SA

Applicant: Mr & Mrs Hunter

Application Type: Full Application

The application was discussed, topics included: No public or consultee comments; supporting statement from the applicant; previous applications at the site and council's responses; bat survey and activity; mitigation measures; size of the proposal; roof height; building line; roof lights; quantity of glass.

Resolution: Cllr Ward proposed recommending approval and requesting that if the District Council were minded to approve the application, that the rooflights be fitted with smart glass or automatic blinds. Unanimously agreed.

49/20 Recent correspondence drawing attention to an apparent breach of a planning condition on application 2017/1655 was discussed. The Clerk is to write to the planning officer to determine if there was a variation to the planning condition. Photographs will be submitted, as officers are not making visits at the moment.

50/20 Recent damming of a brook in Rodney Stoke was raised following complaints to the Council. It was discussed that this is not a planning matter. Any complaints should be directed to the environment agency.

There being no further business the meeting closed at 7.25pm.

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