

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 25th June 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. 1 members of the public was present.

37/20 Apologies: Cllr Haskins personal commitment; Cllrs Dudden work commitment.

38/20 Declarations of Interest: None.

39/20 Minutes of the Planning Committee Meeting held on 21st May 2020, having been previously circulated, the Minutes were taken as read and approved as a true record.

40/20 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

2020/0746 Approval of details reserved by conditions 6 (surface water drainage) on planning consent 2019/0427/REM (Erection of farm workers dwelling) Pump House Farm Whitesomes Drove Rodney Stoke Cheddar BS27 3UJ REFUSE PERMISSION

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

17/20/00028 Formation of 2 No. first floor windows and erection of staircase to form fire escape Draycott Memorial Hall, Latches Lane, Cheddar, BS27 3UE GRANTED PERMISSION

41/20 Public Participation: The applicant discussed the application including: the previous application; the District Council's view that the previous application was too substantial a property, and revisions for this application; reduced impact being a lodge type construction; discussion that highways consider the access preferable to the existing access.

42/20 The following **planning application** was then discussed, and the Parish Council's comments were as follows:

Application No: 2020/1038

Proposal: 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).

Location: Land East Of Wyndward Wells Road Rodney Stoke Cheddar

Applicant: Mr Jonathan Meredith

Application Type: Full Application

The application was discussed, topics included: Public comments and Consultee Comments; previous consideration of the proposed access in application 2019/1194; current speed indicator device data showing @65 cars per 15 minutes and speed of traffic; current reduction in traffic numbers due to covid 19; access from Draycott direction; changes in the proposal as a more fitting design and location; support for the applicant's tenacity; familiarity with roads and holidaymakers; heating; waste management; development not part of larger scheme; remainder of field still agricultural; development outside of the village envelope and the local plan; the precedent for development to the South of the A371; visibility and mitigation from the South; visibility of the existing structure and lighting; bat survey; the traffic report on 24 vehicles and reported speeds below 30mph; character of the area; type of timber proposed; the points to consider on the planning response.

Resolution: Cllr McGovarin proposed recommending refusal Cllr Gladman seconded. Agreed. The Council decided that if the District Council were minded to approve, they would request further information on materials, the lighting design and a detailed report from highways on the access.

43/20 District Cllr Wyke raised concerns about the ratio of holiday lets to residential homes in Rodney Stoke.

Resolution: To add the matter to the agenda for consideration by Council.

There being no further business the meeting closed at 7.30pm.

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