

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 27th August 2020 at 7pm.

Present: Cllr Sealey (Chairman), Dudden, Gladman and Ward. Also in attendance was District Cllr Wyke and the Parish Clerk, Mrs H Marshall. 1 member of the public was present.

Public Participation:

The applicant offered to answer questions on application 2020/1501. The following topics were discussed: parking at the site and gaining a garage; development in the vicinity; the proposal to provide an office upstairs; the velux windows not overlooking neighbouring properties.

51/20 Apologies: Cllr Haskins personal commitment; Cllr McGovarin leave.

52/20 Declarations of Interest: None.

53/20 Minutes of the Planning Committee Meeting held on 23rd July 2020, having been previously circulated, the Minutes were taken as read. Cllr Ward proposed that they should be approved as a true record. Cllr Gladman seconded. Agreed.

54/20 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 PERMISSION GRANTED

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 PERMISSION GRANTED

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

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

55/20 The following **planning applications** were then discussed, and the Parish Council's comments were as follows:

Application No: 2020/1501
Proposal: Erection of a detached garage and home office ancillary to main dwelling.
Location: 5 South Close Draycott BS27 3TW
Applicant: Mr Sam Denning-Kendall
Application Type: Householder Application

The application was discussed, topics included: that the garage is for personal use; roof lights and mitigation; the need for a bat survey;

Resolution: Cllr Dudden proposed recommending approval and requesting that if the District Council were minded to approve the application that the following conditions be applied: that the rooflights are fitted with smart glass or automatic blinds; that the garage must only be for residential use and not commercial use; that the upstairs accommodation is not used as an extension of the house for residential use. Cllr Gladman seconded. Unanimously agreed.

Application No: 2020/1334
Proposal: Single storey extension with additional lower floor semi-basement.
Location: Little Charmavey Sun Batch Draycott BS27 3SP
Applicant: Mr & Mrs Waelchli
Application Type: Householder Application

The application was discussed, topics included: the location; basement height; permitted development rights; roof materials and the proposal to use Zinc; visibility and reflection from the proposed roof in the surrounding landscape.

Resolution: Cllr Ward proposed recommending refusal but stating that the Parish Council would be minded to recommend approval if the roof materials were changed from Zinc to sedum to match the existing. Cllr Gladman seconded. Unanimously agreed.

56/20 Correspondence:

It was noted that the Mendip District Local Plan Additional Hearings have been postponed.

The National Association of Local Councils Consultation PC10-20 Changes to the Planning System: It was noted that the consultation is very weighty and complex. District Cllr Wyke offered to request that Mendip District Council planning department draft a brief for Cllrs. The following points were raised for consideration: Villages need to thrive, and infrastructure needs to increase; Sustainability; reliance on cars; non primary villages should be considered for development; local materials; feel and distinctiveness of the countryside should be retained. St Cuthberts Out Council proposed a joint response, the Council will consider the working document first.

Resolution: To delegate the consultation response to the members of the planning committee, by consultation or as a virtual meeting once the precis has been received.

The new recycle more scheme was then discussed, and the responses to the Council's concerns were noted. District Cllr Wyke reported that Somerset Waste Partnership will soon issue a briefing. The regulations at recycling sites were also discussed and District Cllr Wyke offered to raise issues regarding the restriction on commercial trucks which can be used for household recycling.

57/20 The damage to the stream bank and footpath off Scaddens Lane in Rodney Stoke: The County Footpaths Officer was unable to carry out further repairs to the bank and suggested closing the footpath as an option. The Council discussed that the path is well used and enjoyed and were reluctant to pursue this option. District Cllr Wyke referred the Council to the dangerous structures team within Somerset Building Control. The Clerk is to report the damaged bank straight away.

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

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