

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 30th January 2020 at the New Memorial Hall, Latches Lane, Draycott at 7 p.m.

Present: Cllr Sealey (Chairman), Cllrs Dudden, Gladman and McGovarin. Also in attendance was the Parish Clerk, Mrs H Marshall. 2 members of the public were present.

01/20 Public Participation:

The applicant spoke regarding application 2019/3052. Matters discussed included: the reason for the proposal; the design; the intention to remove the outside WC; commissioning of a bat survey and the intention to comply with all requirements to mitigate for bats.

02/20 Apologies: Cllrs Haskins, personal commitment. The apology was accepted; District Cllr Wyke; Cllr Ward was attending District Planning training on behalf of the Planning Committee.

03/20 Declarations of Interest: None

04/20 Minutes of the Planning Committee Meeting held on 28th November 2019, having been previously circulated, the Minutes were taken as read and approved as a true record.

05/20 Matters arising from the minutes:

2019/1157/OTA Construction of 5no. dwellings – 2no. (2 bed); 2no. (3 bed); 1no. (4 bed). Newlyn Back Lane Draycott Cheddar BS27 3TT AWAITING DECISION

2019/2617 Erection of an oak framed rear extension, Hill House, The Street, Draycott BS27 3TH GRANTED PERMISSION

2019/2712 Proposed rear single storey extension Yaverlands, Back Lane, Draycott Cheddar BS27 3TS GRANTED PERMISSION

17/19/00095 Outline Application with some matters reserved for the erection of 9 No. dwellings, Strawberry Farm, Short Lane, Cheddar BS27 3YB AWAITING DECISION

06/20 The following **planning application** was then discussed, and the Parish Council's comments were as follows:

Application No: 2019/3052
Proposal: Conversion of attached barn to annexe
Location: Holly Farm, Stoke Street, Rodney Stoke BS27 3UP
Applicant: Mr & Mrs Borwick
Application Type: Householder Application

The application was discussed, topics included: Consultee comments and public comments; the additional statement from the agent; the bat survey; that the building maintains its shape; the materials.

Resolution: To recommend approval subject to appropriate licences for bat mitigation being granted by Natural England to the satisfaction of the relevant authorities. Unanimously agreed.

Application No: 2020/0075
Proposal: Change of use from agricultural building to dwellinghouse (C3) and associated works.
Location: Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset
Applicant: Mrs Margaret Bell
Application Type: Full Application

The application is no longer valid and therefore was not considered. The Parish Council will be reconsumed should the application be validated.

07/20 Mendip Local Plan Part II: Sites and Policies: Consultation on Proposed Main Modifications:

Resolution: The Clerk will address queries regarding: MM05 Development Schemes in Primary and Secondary Villages and any effect on the allocation of 33 housing units in Draycott; to clarify the effect of MM15 Local Green Spaces (LGS) on recently designated LGS and how to ensure the re-designation of all LGS in the Parish.

There being no further business the meeting closed at 7.38pm.

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