

Draft Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 11th November 2021 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Dudden, Gladman, McGovarin 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 discussed his proposal including the following matters: the proposal was kept as unobtrusive as possible and was modelled on previous plans; the proposal will support the growing family. Questions were asked and answered regarding materials: Draycott stone will be used; the wall finish will be render against the road; parking: there is a garage and 2 spaces; plans for the delivery of materials; light pollution: District Cllr Wyke discussed the issue of light pollution and mitigation such as smart glass and automatic blinds; no lighting on the path is proposed.

74/21 Apologies: Cllr Haskins, Family Commitment. The apology was accepted.

75/21 Declarations of Interest: Cllr McGovarin declared that he knows the applicant.

76/21 Minutes of the Planning Committee Meeting held on 21st October 2021, having been previously circulated, were taken as read. Cllr McGovarin proposed that the Minutes be approved. Cllr Ward seconded. Unanimously approved.

77/21 Matters arising from the minutes:

The recent Planning Board was reviewed, including that Cllr Gladman gave a statement regarding the light pollution on application 2021/1704. The application was unanimously supported by the District Council with no conditions on light pollution as the pollution was considered deminimus.

District Cllr Wyke noted that the phosphates map will be redrawn which means that many outstanding applications may be processed. External consultants have suggestions about the hydrology of the area.

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

2020/2493 Change of Use of Caravan and Camping Site from 1st March to 31st October each year to all round yearly use. Caravan And Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2020/2628 Change of use of annexe to an independent dwelling and re-siting of existing outbuilding with associated parking and access Alamein Milking Lane Draycott Cheddar Somerset AWAITING DECISION

17/21/00018 Strawberry Farm, Short Lane, Cheddar, BS27 3YB Outline application with some matters reserved, for the erection of 9 No. dwellings and formation of access (resubmission) AWAITING DECISION

2021/1704 Proposed Loft Conversion and Porch Lyndene Wells Road Draycott Cheddar Somerset GRANTED PERMISSION

2021/2033 Erection of single storey oak orangery to replace garden room Little Barn Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2021/2046 Application to remove condition 2 (occupation of dairy housing) of planning approval 109768/007 Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar GRANTED PERMISSION

2021/2248 Erection of a wooden T Hanger (aircraft shelter) Mendip Gliding Club Halesland Airfield New Road Priddy Cheddar AWAITING DECISION

2021/2439 Application for approval of details reserved by conditions 8 (European Protected Species Mitigation Licence) & 10 (Ecology - Nest boxes etc) on planning consent
2021/1671/FUL Brockhill Cottage School Lane Draycott Cheddar Somerset BS27 3SD NEW APPLICATION

78/21 Applications for discussion: The Parish Council's comments were as follows:

Application No: 2021/2303
Proposal: Demolish conservatory and replace with a single storey extension.
Location: 2 Draycott Lodge Bay Lane Draycott Cheddar Somerset
Applicant: Mr and Mrs Palmer
Application Type: Householder Application

The application was discussed, topics included: light pollution and the previous use; visibility; the scale of the proposal; concerns over the details of the delivery of materials; the specification of the stone.

Resolution: To recommend refusal. Unanimously agreed. On the basis that there is no schedule of works included and due to past experience the Council do not want any materials delivered to the site from the A371 due to the narrowness of the road. The schedule should include how materials will be delivered and a schedule of hours. The Council would also like clarification of the stone to be used and request that it is Draycott stone and not another natural stone. The Council would like clarification that there is adequate parking.

79/21 Enforcement: Recent correspondence regarding alternative materials to those approved on a planning application is to be passed to District Cllr Wyke for investigation.

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

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