

**Draft minutes** of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 14<sup>th</sup> January 2021 at 7pm.

**Present:** Cllrs Sealey (Chairman), Gladman, Dudden, Haskins, McGovarin and Ward. Also in attendance was District Councillor Wyke and the Parish Clerk, Mrs H Marshall. No members of the public were present.

**1/21 Apologies:** None

**2/21 Declarations of Interest:** None.

**3/21 Minutes** of the Planning Committee Meeting held on 17<sup>th</sup> December 2020, having been previously circulated, were taken as read. Cllr McGovarin proposed that the Minutes were approved as a true record. Cllr Dudden seconded. Unanimously agreed.

**4/21 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

2020/1038 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

2020/1954 Erection of single storey extension, internal alterations and loft conversion The Ferns The Street Draycott Cheddar BS27 3TH Householder Application AWAITING DECISION

2020/1955 Erection of single storey extension, internal alterations and loft conversion The Ferns The Street Draycott Cheddar BS27 3TH Listed Building Consent AWAITING DECISION

2020/2042 To make alterations to improve the access, allow use of agricultural building to house livestock and extend the building and for the creation of a silage pit. Land At Hill Farm Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2020/2210 Variation of condition 2 (Plans List) of permission 2019/1593/FUL (Re-development, upgrading and extension to existing garage/workshop into Garage / workshop office and holiday let). Henley View Swans Lane Draycott Cheddar BS27 3SS GRANT PERMISSION

2020/2325 Application to remove condition 3 (agricultural restriction occupancy) of planning approval 109768/007 (Erection of an agricultural workers dwelling) to unrestricted residential occupancy Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar BS27 3UF AWAITING DECISION

2020/2482 Approval of details reserved by conditions 11 (flood evacuation plan - occupation), 12 (surface and foul water drainage - occupation), 13 (archaeological written scheme of investigation) on planning consent 2017/1634/OTS Pump House Farm Whitesomes Drove Rodney Stoke Cheddar BS27 3UJ GRANT PERMISSION

**5/21 Applications for discussion:** The Parish Council's comments were as follows:

Application No: 2020/2493  
Proposal: Change of Use of Caravan and Camping Site from 1st March to 31<sup>st</sup> October each year to all round yearly use.  
Location: Caravan and Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar Somerset  
Applicant: Mr Shaun Abrahams  
Application Type: Full Application

The application was discussed, topics included: current use of the site; public comments regarding lighting and the shower block at the site; a clause to restrict occupation 12 months of the year and enforcement; precedent in other local caravan sites.

**Resolution:** To recommend refusal but note that should the District Council be minded to increase the occupancy time, we would request that: in January and February the site is fully closed with all vehicles removed from the site to ensure there is no creep towards full time occupancy, in line with similar sites in the vicinity; the permission is restricted to motorhomes, caravans, and tents only. State there are concerns about the increase in light pollution caused by opening during the winter months; and that the application as it stands is open to abuse and would not be enforceable. Unanimously agreed.

Application No: 2020/2532  
Proposal: Erection of detached double garage and associated works.  
Location: 4 Smiths Close Wells Road Rodney Stoke Cheddar Somerset  
Applicant: Mr V Brown  
Application Type: Householder Application

The application was discussed, topics included: similar development in vicinity; the length of the driveway.

**Resolution:** Cllr Dudden proposed recommending approval. Unanimously agreed. To recommend approval on the basis that the development is in keeping with similar development on nearby properties.

**6/21 Enforcement:** Honeyhurst Lane will be discussed at the next meeting. The following matters were raised to be investigated: Erection of a large metal framework on Smiths Close; Winter occupancy, lighting, and design of shower block at a camping and caravan site in Rodney Stoke.

**7/21 New applications:**

Application No: 2021/0030  
Proposal: Demolition of existing attached garage and conservatories, creation of double garage with extension of existing drive and single storey extensions to replace conservatories and to rear.  
Location: Little Paddock Westfield Lane Draycott Somerset BS27 3TN  
Applicant: Mr M Sweeting  
Application Type: Householder Application

Application No: 2020/2628  
Proposal: Change of use of annexe to an independent dwelling and re-siting of existing outbuilding with associated parking and access.  
Location: Alamein Milking Lane Draycott Cheddar Somerset  
Applicant: Mr and Mrs P Ball  
Application Type: Full Application

**8/21** A resident had raised a request for dog bins in Rodney Stoke. The matter was discussed, and potential locations will be investigated by Cllr Gladman. The matter will be added to the agenda for the next full Council meeting.

There being no further business the meeting closed at 8.03pm.

Signed..... Chairman      Date.....