

**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 16<sup>th</sup> December 2021 at 7pm at the Memorial Hall, Draycott.

**Present:** Cllrs Sealey (Chairman), Dudden, Gladman and McGovarin. Also in attendance was the Parish Clerk, Mrs H Marshall. 5 members of the public were present.

Public Participation: The applicant spoke in support of application 2021/2500 including: The conversion to a dwelling and the increase in sq m; the air source heat pump; personal use; no overlooking; maintaining the height.

A resident discussed application 2020/0556 including: previous objections; the ancient hedging; development in the village; local camping sites; ; the adjacent roman remains; the multi user pathway; Butts Lane, no footpath; the route for schoolchildren; use of the roads; Brangay Lane and flooding; light pollution; proposed passing place on Butts Lane and narrowness, a recent accident.

The applicant offered to answer questions on application 2021/2061.

**80/21 Apologies:** Cllr Haskins, Family Commitment; Cllr Ward, Covid. The apologies were accepted.

**81/21 Declarations of Interest:** Cllr McGovarin declared that he knows the applicant for application 2021/2500.

**82/21 Minutes** of the Planning Committee Meeting held on 11<sup>th</sup> November 2021, having been previously circulated, were taken as read and approved.

**83/21 Matters arising from the minutes:**

2020/2493 Change of Use of Caravan and Camping Site from 1st March to 31<sup>st</sup> 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) PERMISSION REFUSED

2021/2303 Demolish conservatory and replace with a single storey extension 2 Draycott Lodge Bay Lane Draycott Cheddar Somerset 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

**84/21 Applications for discussion:** The Parish Council's comments were as follows:

Application No:	2020/0556/FUL
Proposal:	Erection of two holiday dwellings and associated parking and landscaping and creation of new vehicular access and widening of vehicular passing place. (amended description and plans received 02.11.21)
Location:	Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset
Applicant:	Mr John Counsell
Application Type:	Full Application

The application was discussed, topics included: Public and consultee comments; The passing place, the width of the lane, the length of the passing place, the culvert and ownership of the hedge; the previous appeal and the conditions, the road and hedge maintenance; use of the road and the multi user path, agricultural vehicles; the unrevised planning statement; archaeology requirements; the local plan and need.

**Resolution:** Cllr McGovarin proposed recommending refusal. Cllr Gladman seconded. Unanimously agreed. On the basis that the access is substandard in many ways. The road is not wide enough to take the additional traffic proposed. The passing place is unachievable. The passing place is too small and too narrow and too short according to the manual for streets. The Lane is currently actively used for agricultural vehicles which must be considered. It would necessitate the use of third-party property, being the hedge, and would have to go into the culvert to the West and the drainage ditch to the east and remove a substantial amount of the hedge which screens the caravan park behind the Rodney Stoke Inn, which is the height and size it is to comply with their planning permission.

The road is used by numerous residents and forms part of the multiuser path and hence includes pedestrians, horses and bicycles. It is also regularly used as a safe route by local children attending schools in Cheddar to catch the bus at the Rodney Stoke Inn, and to use Brangay Lane to access to access the first school in Draycott.

There are concerns over the surface water drainage as the culvert in Brangay Lane regularly overflows in wet weather blocking the path to Draycott and the proposed development will exacerbate this.

The access and planning statement submitted has not been updated and is factually incorrect. Much weight is placed on past permission for the caravan storage park. The applicant would appear to have not met the conditions of this planning permission which is of concern for any future approvals.

The archaeological survey surely should have to be done first so that its findings can be taken into account and not dealt with retrospectively.

There is a question of need as there are two existing camping and caravan sites in the village.

Application No: 2021/2500  
Proposal: Replace detached outbuilding used as therapy studio and residential bedsit with dwellinghouse.  
Location: Land Rear Of Lilac House Twitchens Lane Draycott Cheddar BS27 3TH  
Applicant: Mrs Teresa Rooney  
Application Type: Full Application

The application was discussed, topics included: public and consultee comments; existing use; comments of the planning inspector regarding similar development and design; the surrounding buildings and materials; parking spaces, turning and access; similar development in the Parish; skylights;

**Resolution:** Cllr Gladman recommended support. Cllr Dudden seconded . Unanimously agreed. On the basis that should the District Council be minded to approve the application: it is requested that smart glass/automatic blinds or similar should be conditioned to mitigate for any light pollution caused by the roof lights to accord with paragraph 185 c) of the National Planning Policy Framework; that the Council is unsure of the building materials as the surrounding buildings are natural stone and the Council would prefer to see more natural materials; that highways should be asked to confirm that they are satisfied with the access arrangements due to the narrowness of the Lane and the number of cars to be parked.

Application No: 2021/2061  
Proposal: Extension to existing balcony and installation of canopy over terrace.  
Location: Down The Line Station Road Draycott Cheddar Somerset  
Applicant: Mr and Mrs A Cousins  
Application Type: Householder Application

The application was discussed, topics included: the new terrace and the levels of the proposal; the photographs and plans were examined.

**Resolution:** To recommend approval. Unanimously agreed. On the basis that there was no reason to object.

**85/21 Coronavirus Measures** were discussed due to the increased risks of the Omicron variant and recent updates to the guidance issued by the National Association of Local Councils.

**Resolution:** To revise section (c) of the Business Continuity Motion to include the following: The consultation should take place remotely via zoom, which members of the public may attend.

**Resolution:** To update risk assessments to ask Councillors and members of the public to take a lateral flow test before attending meetings of the Council and to include this on agendas.

There being no further business the meeting closed at 8.06 pm.

Signed.....Chairman      Date.....