

**Draft minutes** of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 17<sup>th</sup> December 2020 at 7pm.

**Present:** Cllrs Gladman (Chairman), Dudden, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. Cllr Sealey attended as a member of the public.

**84/20 Apologies:** None

**85/20 Declarations of Interest:** None.

**86/20 Minutes** of the Planning Committee Meeting held on 12<sup>th</sup> November 2020, having been previously circulated, the Minutes were taken as read and approved as a true record.

**87/20 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 AWAITING DECISION

**88/20 Application for discussion:** The Parish Council's comments were as follows:

Application No: 2020/2325

Proposal: Application to remove condition 3 (agricultural restriction occupancy) of planning approval 109768/007 (Erection of an agricultural workers dwelling) to unrestricted residential occupancy.

Location: Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar BS27 3UF

Applicant: Mr Richard Counsell

Application Type: Variation or Removal of Condition

The application was discussed, topics included: the recent linked application regarding occupancy restriction; the location of the plot among farmland; agricultural use of the dwelling currently and potential use; curtilage of the village; the precedent of development.

**Resolution:** Cllr Ward proposed recommending refusal. Unanimously agreed. To recommend refusal on the basis that: the building is surrounded by farmland and located away from residential development; short supply of agricultural dwellings and recent application; the local plan and residential development in the village; the precedent of extending the curtilage of the village.

**89/20 Correspondence** Recent correspondence regarding planning software was discussed. The Council will contact the district Council and request that the location of applications are shown more clearly on maps.

Correspondence from a member of the public regarding a pre application enquiry was reported. The Clerk had responded without prejudice.

There being no further business the meeting closed at 7.19pm.

Signed..... Chairman      Date.....