

**Draft Minutes** of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Wednesday 17<sup>th</sup> February 2021 at 7pm.

**Present:** Cllrs Sealey (Chairman), Gladman, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 3 members of the public were present.

**17/21 Apologies:** Cllr Dudden, work commitment. District Cllr Wyke is attending the Planning Board and is to represent the Council regarding applications 2020/1954 and 2020/1955. The apologies were accepted.

**18/21 Declarations of Interest:** Cllr Sealey declared a personal interest in application 2021/0167 as the applicant is a friend.

**19/21 Minutes** of the Planning Committee Meeting held on 28<sup>th</sup> January 2021, having been previously circulated, were taken as read. Unanimously agreed.

**20/21 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 GRANTED 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

2020/2493 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

2020/2532 Erection of detached double garage and associated works, 4 Smiths Close Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

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

2021/0030 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. Little Paddock Westfield Lane Draycott Somerset BS27 3TN AWAITING DECISION

**21/21 Public Participation:** A resident spoke against application 2021/0126, topics discussed included: affected properties; privacy; glazing; the application descriptive; materials; visual impact; structure on the site; overlooking; light pollution. A resident spoke against application 2021/0126, topics discussed included: privacy, overlooking, the application descriptive. The applicant spoke regarding application 2021/0128, topics discussed included: a review of the application; the use of traditional Draycott stone; the height of the proposal; discussion with both neighbours.

**22/21 Applications for discussion:** It was noted that the reference years for the applications were shown as 2020 in error on the agenda and should have been 2021. The Parish Council's comments on the applications were as follows:

Application No: 2021/0126  
Proposal: Erection of single storey side extension and porch, addition of 4no. rooflights and render.  
Location: West Brook Wet Lane Draycott Cheddar Somerset  
Applicant: Mr and Mrs S Sturgess  
Application Type: Householder Application

The application was discussed, topics included: the plans and the terrace on the first floor; the size; the existing footprint; the proximity to the boundaries; the descriptive of the application does not mention the terrace; the amount of glazing, the street scene and light pollution; the low-lying nature of surrounding properties; the terrace and overlooking; roof lights and dark skies.

**Resolution:** Cllr McGovarin proposed recommending refusal, Cllr Ward seconded. Unanimously agreed on the following basis: The lack of design statement and reliance on the drawings, which the Council found weren't clear; the materials, being a large amount of glazing, which is out of keeping with the area. Council felt that when the properties in the area were designed, the properties were protecting the privacy of the other properties and created a street scene of similar properties; the proposal is out of character with the street scene; the size of the proposal is overdevelopment of the site, doubling the size of the existing property and is out of proportion with the size of the site. The proposal is very close to the boundaries, making it overbearing. The proposal will mean that neighbouring properties will lose their privacy. The terrace enables overlooking of neighbouring properties. The size and height of the proposal will overshadow neighbouring properties with loss of light especially during the winter months. Due to the volume of the glazing, in particular the south east elevation, and the velux roof lights there will be light pollution which is intrusive for the area. The plans do not reflect the inclusion of the terrace area which is not mentioned in the application descriptive. There is no mention of a lighting plan, it was noted that there are steps to the garden in addition to the terraced area which are likely to require lighting. The terrace patio and roof area are large and there was no proposal to deal with any water runoff.

Application No: 2021/0128  
Proposal: Erection of garden studio and store to replace existing artist's studio/garden store.  
Location: St Omer The Street Draycott Cheddar Somerset  
Applicant: Mr Chantrey  
Application Type: Householder Application

The application was discussed, topics included: no drainage impacts; replacement of existing structures; the size of the proposal; the agreement with the neighbour, members suggested that the applicant should submit confirmation from the neighbour that he gave support for the proposal; materials; the character of the area.

**Resolution:** Cllr Ward proposed recommending approval. Cllr Gladman seconded. Unanimously Agreed. Council requested that the applicant submit the documentation that confirms that the

neighbour is happy with the proposal.

Application No: 2021/0166  
Proposal: Erection of a rear extension.  
Location: Chy Lan Gwedh Wells Road Rodney Stoke Cheddar Somerset  
Applicant: Mr & Mrs Newman  
Application Type: Householder Application

The application was discussed, topics included: previous application under the permitted development regulations; replacement of the conservatory and roof lights impacting dark skies.

**Resolution:** Cllr McGovarin proposed recommending approval. Cllr Ward seconded. Unanimously agreed. It should be requested that if the District Council is minded to approve the application, to condition the use of automatically closing blinds or smart glass on the roof lights.

Application No: 2021/0167  
Proposal: Erection of second storey extension over existing single storey on South East elevation.  
Location: Larcombe House Eastville Lane Draycott Cheddar Somerset  
Applicant: Mr & Mrs Josh Warren  
Application Type: Householder Application

Cllr Sealey declared a personal interest as the applicant is a friend. The application was discussed, topics included: the proposal as a first floor extension over an existing extension; velux roof lights; materials.

**Resolution:** Cllr McGovarin proposed recommending approval. Cllr Gladman seconded. Unanimously agreed. It should be requested that if the District Council is minded to approve the application, to condition the use of automatically closing blinds or smart glass on the roof lights.

**23/21 Enforcement:** Recent correspondence indicating that site visits will not be undertaken until Covid restrictions are lifted, and enforcement matters will not be updated further to a GDPR review was discussed. The Clerk is to write to the District Councillor stating the Council's disappointment that visits are not being undertaken, and to request further information on the GDPR regulations. An enforcement matter on Honeyhurst Lane was raised and will be reported for investigation.

**24/21 Correspondence:** Mendip Local Plan Part II: Sites and Policies: Consultation on Additional Main Modifications. The Council is to respond in line with previous responses, requesting that a green space status in Rodney Stoke is removed; Mendip Planning Bulletin. The recent decision to cease informing Parish Councils of decision notices were discussed. The Clerk is to contact the planning department stating the Council's disappointment with this step and to note that the registration system for updates is not very user friendly.

There being no further business the meeting closed at 7.48pm.

Signed..... Chairman      Date.....