

**Draft Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 21<sup>st</sup> October 2021 at 7pm at the Memorial Hall, Draycott.

**Present:** Cllrs Sealey (Chairman), McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 2 members of the public were present.

**69/21 Apologies:** Cllr Haskins, Family Commitment. Cllr Dudden, Leave. Cllr Gladman, Leave. The apologies were accepted. District Cllr Wyke also sent apologies.

**70/21 Declarations of Interest:** Cllr Sealey declared a personal interest in application 2021/2046.

**71/21 Minutes** of the Planning Committee Meeting held on 23<sup>rd</sup> September 2021, having been previously circulated, were taken as read and unanimously approved.

**72/21 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

2020/2493 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) AWAITING DECISION

2021/1704 Proposed Loft Conversion and Porch Lyndene Wells Road Draycott Cheddar Somerset AWAITING DECISION

2021/1671 Construction of new dwelling on site and alterations to parking Brockhill Cottage School Lane Draycott Cheddar Somerset GRANTED PERMISSION

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

**73/21 Applications for discussion:** The Parish Council's comments were as follows:

Application No:	2021/2033
Proposal	Erection of single storey oak orangery to replace garden room
Location:	Little Barn Wells Road Rodney Stoke Cheddar Somerset
Applicant:	Mr and Mrs Tarrant
Application Type:	Householder Application

The application was discussed, topics included: Public and consultee comments; the scale and mass of the proposal and the impact on the neighbouring properties; the lantern rooflights and light pollution; the impact on bats.

**Resolution:** To recommend refusal. Unanimously agreed. On the basis of the scale of the proposed dwelling and the impact on the neighbouring properties; the design incorporates two large lantern roof lights creating light pollution in a dark skies area and policy in the national planning policy framework; impact on bats. Add request for light mitigation if the District Council is minded to support.

Application No: 2021/2046  
Proposal: Application to remove condition 2 (occupation of dairy housing) of planning approval 109768/007  
Location: Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar  
Applicant: Mr R Counsell  
Application Type: Variation or Removal of Conditions

The application was discussed, topics included: Public and consultee comments; the history of the site was reviewed including the initial application, the removal of the agricultural tie to the dwelling and all other conditions; pictures of the proposal site previously circulated to the Council; current use of the building.

**Resolution:** To recommend approval. Unanimously agreed. To add no further comment.

Public Participation: The Chairman had postponed this section of the meeting, and invited the representatives of the Gliding Club to speak. Matters discussed included the doors of the hanger; the materials; the slope of the land at the site and the location of the proposal; the visual impact and visibility from New Road. Questions were asked and answered.

Application No: 2021/2248  
Proposal: Erection of a wooden T Hanger (aircraft shelter)  
Location: Mendip Gliding Club Halesland Airfield New Road Priddy Cheddar  
Applicant: Mr Terry Hatton  
Application Type: Full Application

The application was discussed, topics included: Public and consultee comments; materials and the pitch of the roof; visibility.

**Resolution:** To recommend support. Unanimously agreed. On the basis that the design and location minimises the impact on the landscape.

There being no further business the meeting closed at 7.21pm.

Signed.....Chairman      Date.....