

Draft Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 23rd September 2021 at 7pm at the Memorial Hall, Draycott.

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

Public Participation

The applicant discussed application 2021/1671 including the following matters: The need; materials and the height; access to the rear of the property; the property as independent to the neighbouring property.

64/21 Apologies: Cllr Haskins, Family Commitment. The apology was accepted.

65/21 Declarations of Interest: None

66/21 Minutes of the Planning Committee Meeting held on 26th August 2021, having been previously circulated, were taken as read. Cllr Gladman proposed that the Minutes be approved. Cllr McGovarin seconded. Unanimously agreed.

67/21 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 Somerset GRANTED PERMISSION

2020/2493 Change of Use of Caravan and Camping Site from 1st March to 31st 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

2021/1725 Erection of shower block to revised designs inclusive of reception office Rodney Stoke Inn Wells Road Draycott Cheddar Somerset GRANTED PERMISSION

2021/1878 Approval of details reserved by conditions 7 (Joinery Details) on planning consent 2020/1954/HSE. - The Ferns The Street Draycott Cheddar Somerset BS27 3TH

2021/1711 Erection of Storage Building Rodney Stoke Inn Wells Road Draycott Cheddar Somerset GRANTED PERMISSION

68/21 Application for discussion: The Parish Council's comments were as follows:

Application No:	2021/1671
Proposal	Construction of new dwelling on site and alterations to parking
Location:	Brockhill Cottage School Lane Draycott Cheddar Somerset
Applicant:	M & H Hooper And Richens
Application Type:	Full Application

The application was discussed, topics included: No public comments; consultee comments; difficulty reading notations on the plans; glass and rooflight; materials; the location; bat habitation and ecology; location beside the speed signs; bat boxes and bat access; setting in the landscape and impact.

Resolution: Cllr Gladman proposed recommending support on the basis of good design, good materials, an up-to-date bat report and sitting well in the landscape. Cllr Dudden seconded. Unanimously agreed.

There being no further business the meeting closed at 7.25pm.

Signed.....Chairman Date.....