

Draft Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 26th August 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. No members of the public were present.

57/21 Apologies: Cllr Haskins, Family Commitment.

58/21 Declarations of Interest: None

59/21 Minutes of the Planning Committee Meeting held on 1st July 2021, having been previously circulated, were taken as read and approved. Unanimously agreed.

60/21 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 AWAITING DECISION

2020/1296 Erection of a new 3 bedroom detached dwelling house The Cottage Wells Road Draycott Cheddar BS27 3SA 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

2021/1185 Relocation of front door and installation of external spiral staircase and replacement balustrade

Cross House Wells Road Draycott Cheddar Somerset GRANTED PERMISSION

2021/1481 Application for approval of details reserved by conditions 5 (Ecology - Licence), 6 (Ecology - Nest Boxes), 7 (Ecology - Bats), 8 (External Lighting) on planning consent 2019/1627/HSE - Brockhill Cottage School Lane Draycott Cheddar Somerset BS27 3SD SPLIT DECISION

61/21 Applications for discussion: The Parish Council's comments were as follows:

Application No: 2021/1704
Proposal Proposed Loft Conversion and Porch
Location: Lyndene Wells Road Draycott Cheddar Somerset
Applicant: Wendy Rider
Application Type: Householder Application

The application was discussed, topics included: No public comments; the proposed size of the property; the size of the site; rooflights and quantity of glass; light pollution; Impacts and the secluded visibility, bat habitation and an ecology report.

Resolution: Cllr Gladman proposed recommending refusal on the basis of poor design, due to the

quantity of glass and the ensuing light pollution, especially as there is no ecology report, in accordance with paragraph 185 c) of the NPPF regarding the mitigation of light pollution. Should the District Council be minded to approve the application it is requested that: 1 An ecology report is received 2 Smart glass or automatic blinds should be conditioned to mitigate for any light pollution. Unanimously agreed.

Application No: 2021/1711
Proposal: Erection of Storage Building
Location: Rodney Stoke Inn Wells Road Draycott Cheddar Somerset
Applicant: Mr Shaun Abrahams
Application Type: Full Application

The application was discussed, topics included: No public comments; the proposal is retrospective; the practical need for storage; visibility of the building

Resolution: To recommend support on the basis that the building is not highly visible and there were no objections. Unanimously agreed.

Application No: 2021/1725
Proposal: Erection of shower block to revised designs inclusive of reception office
Location: Rodney Stoke Inn Wells Road Draycott Cheddar Somerset
Applicant: Mr Shaun Abrahams
Application Type: Full Application

The application was discussed, topics included: No public comments; the need; the size of the proposal; lighting and light pollution and comments to members of the Council about light pollution; Impacts and the secluded visibility, bat habitation and an ecology report.

Resolution: To recommend refusal on the basis the lack of a lighting plan as the existing lighting is intrusive and there is no ecology report, and there is concern about the effect on the bat population. Should the District Council be minded to approve the application the Council would like to see an ecology report and an enforceable ecological and environmental lighting plan in accordance with paragraph 185 c) of the NPPF regarding the mitigation of light pollution. Unanimously agreed.

62/21 Enforcement: There were no updates to enforcement matters.

63/21 Correspondence: Notification of the following application was received: Application Number: 2021/1671/FUL. Construction of new dwelling on site and alterations to parking Brockhill Cottage School Lane Draycott Cheddar Somerset

The phosphates newsletter was noted; Mendip AONB guidance on the updated National Planning Policy Framework was noted. An online NALC event was discussed, and the Clerk is to request a copy of the notes.

There being no further business the meeting closed at 7.30pm.

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