

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 28th January 2021 at 7pm.

Present: Cllrs Sealey (Chairman), Gladman, Dudden, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. No members of the public were present.

09/21 Apologies: None

10/21 Declarations of Interest: None.

11/21 Minutes of the Planning Committee Meeting held on 14th January 2021, having been previously circulated, were taken as read. Unanimously agreed.

12/21 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 AWAITING DECISION

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 31st October each year to all round yearly use, Caravan and Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

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

The following decision was noted: 2020/0927 Application for a proposed lawful development certificate for the replacement of windows, Barn Close Wet Lane Draycott Cheddar Somerset WITHDRAWN

13/21 Applications for discussion: The Parish Council's comments were as follows:

Application No: 2020/2628
Proposal: Change of use of annexe to an independent dwelling and re-siting of existing outbuilding with associated parking and access.
Location: Alamein Milking Lane Draycott Cheddar Somerset
Applicant: Mr and Mrs P Ball
Application Type: Full Application

The application was discussed, topics included: The history at the site and previous applications; the development boundary; the local plan.

Resolution: Recommend refusal on the following basis: The Council felt that the reasons for the condition applied in previous Application 2016/0528 that 'the development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as "Alamein" and shall not be occupied as a separate dwellinghouse. Reason: In the interests of the overall character and appearance of the countryside, and to ensure a sustainable pattern of development, isolated new dwellings are not permitted in the countryside unless special circumstances have been demonstrated' should be upheld; and that the development would be contrary to Core Policy 1 as the site is located in the countryside outside the development limit where development is strictly controlled. Unanimously agreed.

Application No: 2021/0030
Proposal: 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.
Location: Little Paddock Westfield Lane Draycott Somerset BS27 3TN
Applicant: Mr M Sweeting
Application Type: Householder Application

The application was discussed, topics included: lack of public comments; the size of the development; the height of the proposed fence; location; the location of the garage relative to the neighbouring property; the roof lights; no lighting plan.

Resolution: Recommend refusal on following basis: The garage is further from the house but there is no external lighting plan; velux roof lights will add to light pollution; the proposed fence is 2.4m high which exceeds the normal height in a residential location and would cause overshadowing of the neighbouring property. State that if the District Council is minded to approve the application to condition the use of smart glass or automatically closing blinds on the roof lights and request a lighting plan. Unanimously agreed.

14/21 Enforcement: This item was deferred to the next meeting.

15/21 Formal Parking Review: the Council clarified the issues to be reported for consideration under the review as the speed roundels in Rodney Stoke, the zebra crossing in Draycott and all the white lines at the road junctions in Draycott and Rodney Stoke.

16/21 Damage to a bridge nr Nyland will be reported to the neighbouring Parish.

There being no further business the meeting closed at 7.35pm.

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