

Draft Minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 29th April 2021 at 7pm.

Present: Cllrs Sealey (Chairman), Dudden, Gladman, McGovarin and Ward. Also in attendance were District Cllr Wyke and the Parish Clerk, Mrs H Marshall. 0 members of the public were present.

33/21 Apologies: None

34/21 Declarations of Interest: None

35/21 Minutes of the Planning Committee Meeting held on 8th April 2021, having been previously circulated, were taken as read and approved. Unanimously agreed.

36/21 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 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

2020/2628 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

2021/0468 Erection of agricultural building for use as a fodder/machinery store & extension to an existing hard-core access driveway Land at 347749 151410 Vicarage Lane Draycott Cheddar Somerset APPLICATION WITHDRAWN

2021/0501 Erection of garage 3 Smiths Close Wells Road Rodney Stoke Cheddar Somerset BS27 3XF LAWFUL DEVELOPMENT

37/21 Application for discussion: The Parish Council's comments were as follows:

Application No: 17/21/00018
Location: Strawberry Farm, Short Lane, Cheddar, BS27 3YB
Proposal: Outline application with some matters reserved, for the erection of 9 No. dwellings and formation of access (resubmission)
Applicant: Mr Pope

The application was discussed, topics included: the previous application and the previous response; the covering letter and the Cider Barn; the loss of agricultural land; the location of the site and the impact on the housing requirement; the type of housing proposed and the desire for smaller affordable housing.

Resolution: Cllr McGovarin proposed recommending refusal on the following basis:

The comment in the covering letter in respect of the reason for refusal no. 3, the noise issue, that the Cider Barn is closed with little chance of reopening is not correct. The Cider Barn has been closed when lawfully required to be and has reopened; The comment in the covering letter that the development should meet the defined need of the settlement of Draycott is not correct as the proposal lies in Cheddar; Further, the proposed development is located outside of Cheddar's development boundary as defined in both the Cheddar Neighbourhood Plan and the Sedgemoor Local Plan; The proposed development is outside of the village development boundary of Draycott as defined in the Mendip Local Plan; The site is in the Mendip Hills AONB; The site is on agricultural land and the Council does not support the loss of agricultural land in this case; The resubmission of this proposal has not addressed the ecological issues. Somerset County Council's Ecologist requires a bat survey to be undertaken and the Parish Council support this requirement. The site is opposite a wildlife zone on the playing field which is maintained to encourage plant and wildlife to this immediate area; The Council supports the comments from the Highway Authority that 1 the proposed development would result in a multiplicity of accesses onto the public highway, which would be likely to increase the risk of hazards and inconvenience to all users of the highway. 2 The creation of an access as proposed to the site in connection with the development would be likely to increase the conflict of traffic movements close to an existing junction(s) resulting in additional hazard and inconvenience to all users of the highway. The proposal is therefore contrary to Section 9 of the NPPF and policy D13 & D14 of the Sedgemoor District Local Plan (adopted February 2019). 3. The submitted supporting documents are insufficient to enable the Local Planning Authority to make a full assessment of the traffic impact of this proposal.' Further the Council's speed indicator device readings show the fast speed of the traffic using this straight stretch of the main road increasing the hazard at this point. In addition, Short Lane is the access road used by the first school users on foot, cycling and by car/motor vehicle and they would be directly impacted by any intensification at the junction and along the narrow lanes. The Parish Council are concerned that this area is prone to run off and this is already a problem on the roads. The increase in hard surfaces proposed will exacerbate the problem. The level of the field is about 6ft higher than the road and any runoff would directly impact the road users; The Parish Council are concerned that the local drainage and sewerage infrastructure do not have capacity to cope with the proposal; There is a lack of information on who would be responsible for maintaining the proposed tree buffer zone; There is a lack of smaller housing in the scheme. Should the District Council be minded to support the proposal, the Parish Council does not support the suggested executive style housing, however it is felt that a higher density of smaller affordable housing units may be more desirable. Cllr Gladman seconded. Unanimously agreed.

38/21 Consultation on the Sedgemoor District Council Self Build and Custom Build Homes Supplementary Planning Document. The Council decided not to comment.

39/21 Enforcement: Honeyhurst Lane: The enforcement order was reviewed.

40/21 Correspondence: None

41/21 Next virtual meeting Thursday 6th May 2021.

There being no further business the meeting closed at 7.27pm.

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