

**Draft Minutes** of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 8<sup>th</sup> April 2021 at 7pm.

**Present:** Cllrs Sealey (Chairman), Gladman, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 7 members of the public were present.

**Public Participation:** The applicant discussed application 2021/0468. Matters discussed included: Purchase of 21 acres and ownership of 9 acres; a Dutch barn at the site; the proposed building and use; access through the village.

**25/21 Apologies:** Cllr Haskins, Leave. The apology was accepted.

**26/21 Declarations of Interest:** None

**27/21 Minutes** of the Planning Committee Meeting held on 17<sup>th</sup> February 2021, having been previously circulated, were taken as read and approved. Unanimously agreed.

**28/21 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

2020/2325 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 GRANTED PERMISSION

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

2021/0166 Erection of a rear extension Chy Lan Gwedh Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2021/0167 Erection of second storey extension over existing single storey on South East elevation Larcombe House Eastville Lane Draycott Cheddar Somerset GRANTED PERMISSION

**29/21 Application for discussion:** The Parish Council's comments were as follows:

Application No:	2021/0468
Proposal:	Erection of agricultural building for use as a fodder/machinery store & extension to an existing hard-core access driveway
Location:	Land at 347749 151410 Vicarage Lane Draycott Cheddar Somerset
Applicant:	Mr Ian Winter
Application Type:	Full Application

The application was discussed, topics included: the application; the objections to the proposal; Mendip Local Plan Core Policy 4, Sustaining Rural Communities was noted; water attenuation and the land drainage consultee response; bat report; visual amenity and the position and dimensions of the barn; the style of the barn and materials; the access road; machinery and fodder storage; lighting, lack of electricity at the site, which was confirmed by the applicant; current activity at the site, including hauling the hay away and bringing it back in smaller loads; the size of the machinery used to haul the hay; bat concerns.

**Resolution:** To recommend refusal on the following basis: i) confirmation is needed that the soakaway is adequate ii) the access road is poor iii) if the District Council are minded to grant permission the Council request that the permission is conditioned to restrict the use of the barn to the storage of fodder and farm machinery to prevent the use of the barn to store other machinery. Unanimously agreed.

**30/21 Enforcement:** Honeyhurst Lane: enforcement officers were going to visit the site before the bank holiday weekend. General work is being carried out to the site. There were no updates to enforcement matters at the Camping and Caravan Site to the rear of the Rodney Stoke Inn.

**32/21 Correspondence: Consultation on the Sedgemoor District Council supplementary planning document** will be added to the agenda of the next Planning Committee Meeting to give members time to consider the document. It was noted that Sedgemoor District Council had agreed to add the Council as a consultee for a **reissued application at Strawberry Farm, Short Lane 17/21/00018**, which will be discussed at the planning committee meeting on the 29<sup>th</sup> April. Cllrs Gladman and McGovarin will discuss the boundary of the application to determine whether Mendip District Council will need to be informed.

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

Signed..... Chairman      Date.....