

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 1st September 2022 at 7pm at the Memorial Hall, Draycott.

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

Public Participation

A member of the public wished to record their thanks to the planning committee for their response to a recent planning application.

Recent changes to a listed building were discussed including: that the associated planning application has not been determined by the District Council; internal changes and architectural significance; visits by the conservation officer.

19/22 Apologies: Cllr McGovarin, other commitment.

20/22 Declarations of Interest: None

21/22 Minutes of the Planning Committee Meeting held on 28th July 2022, having been previously circulated, were unanimously approved.

22/22 Matters arising from the minutes:

2020/0556 Erection of two holiday dwellings and associated parking and landscaping and creation of new vehicular access and widening of vehicular passing place Land at 348250 150158 Brangay Lane Rodney Stoke Somerset 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

2021/2301 Approval of details reserved by conditions 4 (Sample Panel - Roofing) 5 (Sample Panel - Walling) 6 (Joinery details) and 7 (Ducts, Pipes, Rainwater Goods) on listed building consent 2020/1955/LBC The Ferns The Street Draycott Cheddar Somerset BS27 3TH AWAITING DECISION

2022/0026 Approval of details reserved by conditions 5 (Sample Panel - Roofing) 6 (Sample Panel - Walling) 7 (Joinery details) and 8 (Ducts, Pipes, Rainwater Goods) on planning consent 2020/1954/HSE - The Ferns The Street Draycott Cheddar Somerset BS27 3TH AWAITING DECISION

2022/1282 Change of use of static caravan from managers/wardens accommodation to holiday accommodation, Caravan And Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar AWAITING DECISION

2022/1400 Mixed use of office and storage use ancillary to Lower Stoke Farm and agricultural use. Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

Application 17/22/00003 Erection of 11no. lodges, relocation of the site warden's accommodation and re-use of the existing warden's lodge for holiday accommodation, with associated infrastructure and works Strawberry Field Park, Draycott Road, Cheddar, Somerset, BS27 3FN was updated as GRANTED PERMISSION

Appeal Ref: ENF/2021/0158 APP/Q3305/C/22/3292439 West Side Honeyhurst Lane Rodney Stoke

23/22 Applications for discussion: The Parish Council's comments were as follows:

Proposal: Removal of condition 5 (Occupancy: The development shall not be occupied other than by Gypsies and their families as defined in Section 24(8) of the Caravans Sites and Control of Development Act 1960 as amended, or such other persons as first agreed in writing by the local planning authority) of permission 112284/005 (APP/Q3305/A/03/1122950) Extension to existing day room to form bungalow.

Location: West Side Honeyhurst Lane Rodney Stoke Cheddar Somerset

Applicant: E Smith

Type: Variation or Removal of Conditions

Application No: 2022/0956/VRC

The application was discussed, topics included: public comments, noise, residential amenity, traffic and highways, traveller sites, appeals, flood risk assessment, single occupancy, lighting, permitted development, landscaping, access, screening, agricultural field, caravan,

Resolution: To recommend refusal. Unanimously agreed. Basis: The local residents concerns about amenity and planning and enforcement issues.

To add that should the planning officer be minded to approve the application that the following conditions be added: single occupancy; to remove permitted development rights; the adjoining paddock should remain as agricultural/equestrian use; the high level of screening should be retained; external lighting should not interfere with dark skies; all caravans/mobile homes should be removed; a flood risk assessment should be required.

There being no further business the meeting closed at 7.40pm.

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