

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 12th May 2022 at 7pm at the Memorial Hall, Draycott.

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

07/22 Apologies: The applicants, due to Covid.

08/22 Declarations of Interest: None

09/22 Minutes of the Planning Committee Meeting held on 7th April 2022, having been previously circulated, were taken as read and unanimously approved.

10/22 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

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

2021/2301 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

2021/2500 Replace detached outbuilding used as therapy studio and residential bedsit with dwellinghouse Land Rear Of Lilac House Twitchens Lane Draycott Cheddar 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

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 AWAITING DECISION

2022/0231/LBC Installation of replacement double-glazed windows on part of south, north and west elevations, Barn Close Wet Lane Draycott Cheddar Somerset AWAITING DECISION

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

11/22 Application for discussion: The Parish Council's comments were as follows:

Application No:	2022/0595
Proposal:	Parking area to land of property
Location:	Hill Farm Wells Road Rodney Stoke Cheddar Somerset
Applicant:	Mr C Scarrott
Application Type:	Householder Application

The application was discussed, topics included: drainage and surface water run off; the kerb; road sign; materials and Draycott stone; bin store and visibility.

Resolution: Cllr Gladman recommended refusal. Cllr McGovarin seconded. Unanimously agreed. Basis: Concerns over surface water runoff from compacted gravel onto the main road; visual impact of the bin store, lack of detail on bin store and concerns over visibility and safety; confirmation of type of stone to be used, and to request Draycott stone; concerns over provision of traffic control during the works.

12/22 Covid arrangements were discussed in light of changes to regulations. It was agreed that requests for testing prior to meeting would no longer be included on agendas.

There being no further business the meeting closed at 7.23pm.

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