

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 28th July 2022 at 7pm at the Memorial Hall, Draycott.

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

Public Participation

Presentation on forthcoming planning application - The Laurels Care Home, Draycott

The Chairman reminded those present that any pre application discussions with members would not bind the council to making a particular decision. Any views expressed were provisional and would not prejudice the formal consultation process.

Matters discussed included: The need for better services and space; the site included in boundary of land for redevelopment; land remaining available for new housing; increase to @55 bedrooms; to knock down the existing building; a modular collection of buildings; block to rear would be single storey; glass roofed links between buildings; the design as residential and agricultural; increased facilities; Questions were asked and answered on the parking provision which will be reviewed; that the buildings to the rear could be built first and current residents could move in to those during construction; environmental features, these will be discussed with Country Court Homes; there will be lifts; fire access, this will be discussed with the fire officer; the 3 storey building and the neighbouring properties, an exercise will be carried out to show how it sits in the local landscape; the possible change in the scenery if new housing is built; if new housing is built, an agricultural design would need to be considered in the new landscape; dark skies and roof lights; ownership of the land on each side; the drainage strategy; the creation of more jobs, not yet confirmed.

13/22 Apologies: Cllr McGovarin, leave; Cllr Daynes, previous commitment.

14/22 Declarations of Interest: Cllr Sealey declared a personal interest in application 2022/1400 as he is a neighbour.

15/22 Minutes of the Planning Committee Meeting held on 12th May 2022, had been previously circulated.

Resolution: Cllr Ward proposed approving the Minutes. Cllr Gladman seconded. Unanimously approved.

16/22 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

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

The revised drainage report was discussed as the new option traverses Council land. There had been no consultation with the Council.

Resolution: Cllr Gladman proposed objecting to the revised drainage plan. Unanimously agreed. The clerk is to inform the adjacent landowner about the drainage plan.

17/22 Applications for discussion: The Parish Council's comments were as follows:

Proposal: Change of use of static caravan from managers/wardens accommodation to holiday accommodation.
Location: Caravan And Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar
Applicant: Mr Shaun Abrahams
Type: Full Application
Application No: 2022/1282/FUL

The application was discussed, topics included: the original permission; covenants; previous ownership of the land; need for warden; overlooking.

Resolution: To recommended refusal. Unanimously agreed. Basis: planning creep; application under consideration for year-round use and need for manager; if minded to approve to request conditions for extensions, permitted development and lighting; management and managers accommodation; the site in open countryside in a small village clustered around the main street with pub and campsite on the outskirts impacting the village; large campsite with no manager would be significant; original permission for touring caravans in the summer season and impact.

Proposal: Mixed use of office and storage use ancillary to Lower Stoke Farm and agricultural use.
Location: Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset
Applicant: Mr R Counsell
Type: Certificate of Use Existing
Application No: 2022/1400/CLE

The application was discussed, topics included: evidence for this type of application; the mention in the mission statement of accommodation.

Resolution: To state that the Parish Council has no information to offer regarding the certificate but to draw attention to item 1.8 and note that the parish Council will be expecting further planning applications related to the 2 changes of use. Unanimously agreed.

18/22 Phosphates: District and County Cllr Wyke raised that a government statement has been issued on Phosphates but it lacks detail, and further information will be forthcoming.

There being no further business the meeting closed at 8.10pm.

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