

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 12th January 2023 at 7pm at the Memorial Hall, Draycott.

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

Public Participation None

01/23 Apologies: Cllr Haskins work commitment.

02/23 Declarations of Interest: Cllr Sealey, application 2022/2441 personal interest as they are neighbours; Cllr Daynes, application 2022/2506 personal interest as they are friends; Cllr Gladman, application 2022/2506 personal interest as they are neighbours.

03/23 Minutes of the Planning Committee Meeting held on 22nd December 2022, having been previously circulated, were approved.

04/23 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

It was noted that the application has been referred to the Planning Board. The Parish Council will be represented at the meeting.

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 GRANTED PERMISSION

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

2022/2093 Erection of a Cattery Furlong Nursery Hill Lane Rodney Stoke Cheddar Somerset Mrs C Sealey

It was noted that the application was GRANTED PERMISSION

2022/2280 Approval of details reserved by condition 17 (External Lighting) on consent 2017/0440/FUL. Harps House Wells Road Draycott Cheddar Somerset BS27 3SF AWAITING DECISION

2022/2221 Agricultural barn and a garage Honeymead Cottage Honeyhurst Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

05/23 Applications for discussion: The Parish Council's comments were as follows:

Application No: 2022/2290/TPO

Proposal: The removal of T4 Horse Chestnut.

Location: Harps House Wells Road Draycott Cheddar Somerset

Applicant: Mr A Parsons

Type: Works/Felling of TPO Trees

The application was discussed, topics included: Preservation orders, the condition of the tree, safety, replanting, no objections

Resolution: Cllr Gladman proposed recommending approval. Cllr McGovarin seconded. Unanimously agreed. Basis: Any approval to remove should be conditioned to replant saplings in due course.

Application No: 2022/2441/FUL

Proposal: Change of use of agricultural building to ancillary accommodation. Part demolition and extension to existing dwelling. Erection of ancillary outbuilding and construction of wildlife swimming pool.

Location: Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset

Applicant: Mr Richard Counsell

Type: Full Application

The Chairman invited the applicant to speak as they had missed the Public Participation section. The applicant offered to answer any questions.

The application was discussed, topics included: the size of the development; light pollution; previous use and the planning history; long term plan and family use; that the development is one unit; the encouragement of wildlife; condition as a single family unit.

Resolution: Cllr Ward proposed recommending approval. Cllr Dudden seconded. Cllr Sealey did not take part in the vote. Agreed. Basis: if the District Council is minded to grant permission the following conditions are requested: to condition that the main property and the development stay as a single family unit; due to the size of the development there is concern over light pollution in the open countryside and would request that the use of smart glass and/or automatic blinds are required to protect the dark skies.

Application No: 2022/2455/FUL

Proposal: Proposed improvements to existing access and demolition of an existing agricultural building

Location: Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset

Applicant: Messrs Bell, Stott and Churches

Type: Full Application

The application was discussed, topics included: fencing and the street scene; access and visibility; farm use; alternative accesses; the previous application and the previous response; need.

Resolution: Cllr McGovarin proposed recommending refusal. Cllr Gladman seconded. Unanimously agreed. Basis: 1) The Council note that the removal of the barn would result in contravention of the legislation protecting bats and is subject to a final survey in May 2023. 2) The post and rail fence is out of character with the surrounding properties and street scene. A Draycott stone wall is being removed and should be reinstated as part of the proposal in keeping with the surrounding street scene and proliferation of Draycott stone. 3) The Parish Council note that the visibility splay appears to encroach on the neighbouring property and appears to cross the centre of the road and note the comment in the officers report for the

previous application 2018/2804. The Parish Council request that the safety of the access is investigated and the Parish Council seeks assurance that a highways officer has visited the site in light of the apparent inaccuracy.

Application No: 2022/2506/HSE

Proposal: Change of use of existing outbuilding into ancillary studio / accommodation for main house.

Location: South View The Street Draycott Cheddar Somerset

Applicant: Mr & Mrs Lapworth

Type: Householder Application

The application was discussed, topics included: the structure and the façade; materials, the stone wall and the timber front; off street parking;

Resolution: Cllr Ward proposed recommending support. Cllr Dudden seconded. Cllr Daynes and Cllr Gladman did not take part in the vote. Agreed. Basis: If the District Council is minded to approve the application, the permission should condition that the proposal should be ancillary to the main house due to the lack of parking.

Application No: 17/22/00065

Parish Council: Cheddar

Proposal: Erection of restaurant/bar, on site of existing (to be demolished), change of use of dog grooming parlour to ancillary staff facilities and formation of new vehicular access with associated track and parking.

Location: Strawberry Field Park, Draycott Road, Cheddar, Somerset, BS27 3FN

Applicant: Mr Pearce

Type: Full Planning Permission

The application was discussed, topics included: parking; the accesses and traffic flow; popularity; use; sewerage and drainage along the main road; benefit to the community; consultee and public comments.

Resolution: Cllr Dudden recommended approval. Cllr Ward seconded. Unanimously agreed. Basis: If the District Council is minded to approve the application, the Council had the following concerns: The application should be conditioned to remain open to the public as it is a benefit to the community and should not be restricted to use by the lodges; The second access is in a 40mph limit and should be investigated by County Highways; There was concern over the amount of parking provision for public access and it is requested that County Highways investigate the provision of parking.

There being no further business the meeting closed at 7.55 pm.

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