

**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 2<sup>nd</sup> March 2023 at 7pm at the Memorial Hall, Draycott.

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

## **Public Participation**

There was no discussion. The representatives for applications 2023/0174 and 2023/0278 were available to answer questions.

**11/23 Apologies:** Cllr Daynes, previous commitment.

**12/23 Declarations of Interest:** None.

**13/23 Minutes** of the Planning Committee Meeting held on 9<sup>th</sup> February 2023, having been previously circulated, were approved unanimously.

**14/23 Matters arising from the minutes:** Applications 2022/2455 and 2022/2506 were updated as permitted, and new application, 2023/0374 Erection of single-storey rear extension following demolition of existing conservatory Owls Nest Stoke Street Rodney Stoke Cheddar Somerset Mr R Walker, was noted.

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 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

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

2022/1400 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

2022/2280 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

2022/2441/FUL 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. Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2022/2455/FUL Proposed improvements to existing access and demolition of an existing agricultural building Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2022/2506/HSE Change of use of existing outbuilding into ancillary studio / accommodation for main house. South View The Street Draycott Cheddar Somerset Somerset GRANTED PERMISSION

17/22/00065 Parish Council: Cheddar 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. Strawberry Field Park, Draycott Road, Cheddar, Somerset, BS27 3FN AWAITING DECISION

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

2022/2250 Proposed 2 No. Residential Dwellings & Demolition of Existing Commercial Building. Times Past Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2023/0036 Removal of condition 3 (Draycott Stone) on consent 2022/0595/HSE (Parking area to land of property). Hill Farm Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/0128/TPO G1 - Horse Chestnut - Fell & deadwood T7 - Sycamore – Fell T8 - Sycamore – Deadwood T11, T12, T13, T16 - Sycamore - Crown lift to 2m G2 - Common Ash - Deadwood G3, T14, T15 - Common Ash - Crown lift to 2m Harps House Wells Road Draycott Cheddar Somerset AWAITING DECISION

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

**15/23 Applications for discussion:** The Parish Council's comments were as follows:

Application: 2023/0174/REM  
Proposal: Application for approval of reserved matters following outline approval 2019/1157/OTA for demolition of existing dwelling and construction of 5no. new dwellings. Matters of access to be determined.  
Location: Newlyn Back Lane Draycott Cheddar Somerset BS27 3TT  
Applicant: Messrs Ham & Warren  
Type: Reserved Matters Application

The application was discussed, topics included: the previous application and concerns over the access, comments on the District Council website, that condition 7 had not been completed.

**Resolution:** Cllr McGovarin recommended refusal. Unanimously agreed. Basis: The Construction Management Plan, as per Condition 7 of the previous permission, has not been carried out. The Council referred to their previous comments for application 2019/1157 as amended regarding the access.

Application: 2023/0278/FUL  
Proposal: Replacement of the existing 21-bed residential care home and adjoining land with a new 57-bed care home together with communal, support and staff spaces and associated works.  
Location: The Laurels Westfield Lane Draycott Cheddar Somerset  
Applicant: Country Court Care  
Type: Full Application

The application was discussed, topics included: the draft proposal and the Councils comments, top access for large emergency vehicles, access on Westfield Lane, privacy for neighbours, dark skies and light pollution, parking spaces and the overflow/staff parking, staffing ratio in nursing homes, minimum of 10 staff, the access road, no. of bedrooms,

**Resolution:** Cllr Gladman recommended refusal. Cllr McGovarin seconded. Unanimously agreed. Basis: Parking was considered inadequate for the number of rooms and staff, there being no alternative parking in the vicinity due to the narrowness of the Lane; Access, Westfield Lane is a single track and access for large emergency vehicles through North Close is unsuitable due to the width of the road which is exacerbated by residential parking; privacy impact of overlooking for the neighbouring properties and of overshadowing from a 3 storey commercial property, dark skies and light pollution, request that an internal and external lighting plan be submitted for prior approval before any decision is made, request a construction management plan is submitted for prior approval before any decision is made due to the accessibility of the site; The Parish Council supports the concept in principle as this is a needed facility which will also bring additional jobs to the area. However, the above concerns apply.

Application: 2023/0319/HSE  
Proposal: Demolish conservatory and erect single storey side extension.  
Location: 2 Draycott Lodge Bay Lane Draycott Cheddar Somerset  
Applicant: Mr and Mrs Palmer  
Type: Householder Application

The application was discussed, topics included: the previous application, the construction management plan. No concerns were raised.

**Resolution:** Recommend approval. Unanimously agreed. Basis: the construction management plan was acceptable to the Council.

**16/23** The consultation on the **County Council's Draft Statement of Community Involvement, Planning** was raised. Following a discussion on the renewed planning process, members decided to submit comments to the Clerk.

There being no further business the meeting closed at 8.48pm.

Signed.....Chairman      Date.....