

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 23rd March 2023 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Daynes, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 1 members of the public was present.

Public Participation

The applicant spoke about application 2023/0374, including the following matters: the reason for the application, the materials and a history of development at the property.

17/23 Apologies: Cllr Dudden, work commitment; Cllr Gladman, Leave.

18/23 Declarations of Interest: None.

19/23 Minutes of the Planning Committee Meeting held on 2nd March 2023, having been previously circulated, were proposed for approval by Cllr Ward, and seconded by Cllr McGovarin. Agreed.

20/23 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

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

2022/2221 Agricultural barn and a garage Honeymead Cottage Honeyhurst 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

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

2022/2250 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

2023/0174/REM 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. Newlyn Back Lane Draycott Cheddar Somerset BS27 3TT AWAITING DECISION

2023/0278/FUL 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. The Laurels Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2023/0319/HSE Demolish conservatory and erect single storey side extension. 2 Draycott Lodge Bay Lane Draycott Cheddar Somerset AWAITING DECISION

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

Appeal Ref: APP/Q3305/W/22/3313125 Land Rear Of Lilac House Twitchens Lane Draycott Cheddar BS27 3TH

21/23 Applications for discussion: The Parish Council's comments were as follows:

Application: 2023/0374/HSE
Proposal: Erection of single-storey rear extension following demolition of existing conservatory.
Location: Owls Nest Stoke Street Rodney Stoke Cheddar Somerset
Applicant: Mr R Walker
Type: Householder Application
Application: 2023/0374/HSE

The application was discussed, topics included: the more solid roof, better structure, roof lights.

Resolution: Cllr Ward recommended approval. Cllr McGovarin seconded. Unanimously agreed. Basis: the proposal was an improvement on the existing structure, particularly in terms of efficiency; The Parish Council appreciate the reduction in glass from the existing structure, however the village is an area of dark skies. Moving forward, should the District or New Somerset Council be minded to approve the application, it is requested that smart glass, automatic blinds or similar should be conditioned to mitigate for any light pollution caused by the roof lights to accord with paragraph 185 c) of the National Planning Policy Framework.

22/23 Appeal Ref: APP/Q3305/W/22/3313125 Land Rear Of Lilac House Twitchens Lane Draycott Cheddar BS27 3TH The Clerk is to respond to the appeal noting that we stand by our original comments and to refer to the response dated 17th December 2021.

There being no further business the meeting closed at 7.22pm.

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