

# Rodney Stoke Parish Council

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**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 26<sup>th</sup> October 2023 at 7pm at the Memorial Hall, Draycott.

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

Public Participation: 2023/0940/FUL The applicants discussed the following matters: the upper level to be for commercial letting, the lower level to be domestic use, the road access and parking, the demand for lets.

**44/23** Apologies: Cllr Sealey, personal commitment; Cllr McGovarin, ill health; Cllr Daynes, other commitment; Cllr Haskins, personal commitment.

**45/23** Declarations of Interest: None

**46/23** Minutes of the Planning Committee Meeting held on 28<sup>th</sup> September 2023, having been previously circulated, were approved.

**47/23** Matters arising from the minutes: There were no updates.

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 Harps House Wells Road Draycott Cheddar Somerset BS27 3SF WITHDRAWN

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 GRANTED PERMISSION

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 GRANTED PERMISSION

2023/0724 Application for approval of details reserved by conditions 11 (Drainage - Foul (Pre-commencement), 12 (Surface Water Drainage System - Pre-commencement) on planning consent 2018/2352/VRC. - Harps House Wells Road Draycott Cheddar Somerset BS27 3SF WITHDRAWN

2023/0811 Extend existing rear extension. The Cottage Wells Road Draycott Cheddar Somerset AWAITING DECISION

2023/1242 Proposed erection of a 1.5 storey dwelling Land to the rear of Little Paddock Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2023/1306 Alterations and Single Storey Extension to an Existing Farm Shop Warrens Farm Shop Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2023/1680/VRC Application to vary condition 1 (use of 17 holiday caravans limited to the period April to October inclusive in each year) of planning permission 54264 (use of land as a site for 8 residential caravans and 17 holiday caravans) to allow the 17no. holiday

caravans to be used all year round but for holiday accommodation only Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1681/VRC Application to vary condition 3 (No caravan shall be stationed on the site other than between 1st March to the 31st October) of planning approval 100881/000 (Use of land as an extension of a seasonal caravan and camping site) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1682/VRC Application to vary condition 2 (the use of the touring caravan site shall be restricted to the 1st March and 31st October in any one year) of planning approval 100881/002 (ADD TOUR & STATIC CARAVANS) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1683/VRC Application to vary condition 2 (the caravans shall not be occupied other than between the 1st March in one year and the 2nd January in the following year) of planning approval 100881/010 (variation of condition 2 of 100881/008) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1693/FUL Erection of 2no. detached dwellings. Plot 1 And Plot 2 East Of Harps House Wells Road Draycott Cheddar AWAITING DECISION

**48/23** Applications for discussion: The Parish Council's comments were as follows:

Application: 2023/0940/FUL  
Proposal: Change of use of garage to 1no. holiday let  
Location: Land At 347460 150981 South Close Draycott Cheddar Somerset  
Applicant: Mr S Denning-Kendall  
Type: Full Application

The application was discussed, topics included: no public and consultee comments, the existing building; parking; screening; neighbouring properties and development; fire regulations, the applicant noted that they have started putting these in place.

**Resolution:** To recommend approval. Unanimously agreed.

Basis: That the proposal should be tied to the main property as holiday accommodation only and must not be for permanent residence.

Application: 2023/1876/HSE  
Proposal: Oak gazebo with slate roof built on an existing patio  
Location: Brooklyn Wells Road Rodney Stoke Cheddar Somerset  
Applicant: Mrs Yvonne Higgins  
Type: Householder Application

The application was discussed, topics included: no public and consultee comments, the height and size; visibility and setting.

**Resolution:** To recommend approval. Unanimously agreed.

There being no further business the meeting closed at 7.10pm.

Signed.....Chairman      Date.....