

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 28th September 2023 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Daynes, Dudden and Gladman. Also in attendance was the Parish Clerk, Mrs H Marshall. No members of the public were present.

Public Participation: None

39/23 Apologies: Cllr McGovarin, work commitment; Cllr Ward, work commitment.

40/23 Declarations of Interest: None

41/23 Minutes of the Planning Committee Meeting held on 7th September 2023, having been previously circulated, were approved.

42/23 Matters arising from the minutes: Members noted that application 2023/0174 had been referred to the Planning Committee.

Resolution: To state that the Council's previous comments still stand.

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

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 REFERRED TO PLANNING BOARD

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 AWAITING DECISION

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 AWAITING DECISION

43/23 Applications for discussion: The Parish Council's comments were as follows:

Application: 2023/1680/VRC

Proposal: 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.

Location: Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset
Applicant: W & SJ Ramsay
Type: Variation or Removal of Conditions

Application: 2023/1681/VRC
Proposal: 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.

Location: Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset
Applicant: W & SJ Ramsay
Type: Variation or Removal of Conditions

Application: 2023/1682/VRC
Proposal: 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.

Location: Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset
Applicant: W & SJ Ramsay
Type: Variation or Removal of Conditions

Application: 2023/1683/VRC
Proposal: 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.

Location: Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset
Applicant: W & SJ Ramsay
Type: Variation or Removal of Conditions

The four applications were discussed together, topics included: public and consultee comments, holiday lets, regularising opening times, opening times at a nearby caravan site, core policy 2, enforcement.

Resolution: Members wished to leave the decision to the case officer, and to state that the proposals would seem to be contrary to the preservation of dark skies for wildlife and neighbouring properties in this rural area. Unanimously agreed.

Application: 2023/1693/FUL
Proposal: Erection of 2no. detached dwellings.
Location: Plot 1 And Plot 2 East Of Harps House Wells Road Draycott Cheddar
Applicant: Mr Ashley Parsons
Type: Full Application

The application was discussed, topics included: public and consultee comments, the access, outbuildings, the previous application, size of plot, size of buildings, bats, lighting, drainage, previous decision, trees.

Resolution: To recommend approval. Unanimously agreed.

Basis: Any existing conditions for the previous application should be reinstated as appropriate.

There being no further business the meeting closed at 7.41pm.

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