

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 3rd August 2023 at 7pm at the Memorial Hall, Draycott.

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

Public Participation: The applicant's representative was available to answer questions.

28/23 Apologies: Cllr Ward, work commitment; Cllr Daynes, family commitment. Somerset Cllrs Shearer and Wyke also sent apologies

29/23 Declarations of Interest: None.

30/23 Minutes of the Planning Committee Meeting held on 8th June 2023, having been previously circulated, were approved.

31/23 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 GRANTED PERMISSION

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 AWAITING DECISION

2023/0724 2023/0811/HSE 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

2023/1186 Application for a certificate of lawful existing development for condition 1 (works begun within 3 years) on planning consent 2020/1038/FUL Land East Of Wyndward Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

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

Licencing Act 2003 Bucklegrove Holiday Park, Wells Road, Rodney Stoke BS27 3UZ
Application for a Premises Licence GRANTED PERMISSION

32/23 Application for discussion: The Parish Council's comments were as follows:

Application: 2023/1242/Ful
Proposal: Proposed erection of a 1.5 storey dwelling
Location: Land to the rear of Little Paddock Westfield Lane Draycott Cheddar Somerset
Applicant: Mr Mark Sweeting
Type: Full Application

The application was discussed, topics included: land infill; light pollution; solar panels; quantity of glazing; the access, emergency vehicles and the visibility splay; privacy and overlooking. A question was raised about the top access, which was understood to be in agricultural use.

Resolution: To recommended approval. Unanimously agreed.

Basis: Should Somerset Council be minded to approve the application, it is requested that: the legitimacy of the access is confirmed with highways due to the poor visibility to the right; the lighting plan should be conditioned to control impacts on the neighbours and the surrounding countryside; smart glass, automatic blinds or similar should be conditioned to mitigate for any light pollution caused by the roof lights or glazing to accord with paragraph 185 c) of the National Planning Policy Framework.

33/23 Correspondence: The Mendip Local Plan Part II – Sites & Policies - adopted 2021 with revisions December 2022. Notification of policy changes to an adopted Development Plan; and call for sites were discussed. No further action was required.

There being no further business the meeting closed at 7.20pm.

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