

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 7th September 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. 3 members of the public were present.

Public Participation: The applicant for application 2023/1306 spoke regarding the following matters: history of the site and business; facilities offered at the site; the footpath on the site; the cumulative pressure points around the site; locating tables inside; passing trade; windows, display and protection; security shutters in the locality; internal shutters; the bat survey and discussions with the case officer; the extension and safety; glass and the design; the car park; the door for loading purposes.

A representative from the Community shop spoke briefly to explain that they were interested in the application with regard to the Community Shop.

34/23 Apologies: Cllr Ward, work commitment.

35/23 Declarations of Interest: Cllr Sealey declared a personal interest as he has known the Warrens for years.

36/23 Minutes of the Planning Committee Meeting held on 3rd August 2023, having been previously circulated, were approved.

37/23 Matters arising from the minutes were updated to include the appeal 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

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 LAWFUL DEVELOPMENT

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

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

38/23 Application for discussion: The Parish Council's comments were as follows:

Application: 2023/1306/FUL
Proposal: Alterations and Single Storey Extension to an Existing Farm Shop.
Location: Warrens Farm Shop Wells Road Rodney Stoke Cheddar Somerset
Applicant: Mr J. Warren
Type: Full Application

The application was discussed, topics included: public and consultee comments, including comments submitted directly to the Parish Council; safety at the site; proximity to the road; data from the speed indicator device and speeds on the road; shutters and security at night, similar measures in locality; planning policy 2 and encouraging local businesses.

Resolution: Cllr McGovarin proposed recommending approval. Cllr Gladman seconded. Unanimously agreed.

Basis: The Parish Council felt that it was important to support a local business. The Council also felt that the design was in keeping with other businesses. Members felt that the public would be spread out more across the frontage, and would not be so concentrated which they felt could only be safer due to the busy A371 main road.

There being no further business the meeting closed at 7.25pm.

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