

Rodney Stoke Parish Council

Clerk: Mrs H Marshall
Telephone: 07423 283940

Email: rodneystokepc@gmail.com
Address: 3 Barrows Park Cheddar Somerset BS27 3AZ

messrs

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 8th June 2023 at 7pm at the Memorial Hall, Draycott.

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

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

24/23 Declarations of Interest: None.

25/23 Minutes of the Planning Committee Meeting held on 23rd March 2023, having been previously circulated, were proposed for approval by Cllr McGovarin, and seconded by Cllr Daynes. Agreed.

26/23 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

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 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 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

2023/0374/HSE Erection of single-storey rear extension following demolition of existing conservatory. Owls Nest Stoke Street Rodney Stoke Cheddar Somerset GRANTED PERMISSION

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

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

27/23 Applications for discussion: The Parish Council's comments were as follows:

Application: 2023/0679/HSE
Proposal: Proposed rear extension and front entrance porch.
Location: Hersanmyne Back Lane Draycott Cheddar Somerset
Applicant: Mr P Sawyer
Type: Householder Application

The application was discussed, topics included: skylight, glazing, impacts on neighbouring properties.

Resolution: Cllr Daynes recommended approval. Cllr Dudden seconded. Unanimously agreed. Basis: Should 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 or glazing to accord with paragraph 185 c) of the National Planning Policy Framework.

Application: 2023/0811/HSE
Proposal: Extend existing rear extension.
Location: The Cottage Wells Road Draycott Cheddar Somerset
Applicant: T Hunter
Type: Householder Application

The application was discussed, topics included: skylights, glass walls, overlooking, style and design, bat zone.

Resolution: Cllr McGovarin recommended refusing permission. Cllr Dudden seconded. Unanimously agreed. Basis: design not in keeping with the property and neighbouring properties, it was felt there was too much glass, and the area must be in a bat fly zone as neighbouring properties have had to mitigate with roosting facilities and the playing field has

a wildlife corridor installed as a condition of the installation of the zebra crossing. Should 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 to accord with paragraph 185 c) of the National Planning Policy Framework.

Licensing Act 2003

Buckle Grove Holiday Park, Wells Road, Rodney Stoke BS27 3UZ

Application for a Premises Licence for the following activities:

(A) Performance of Plays	Mon – Sun 23:00 – 24:00
(B) Exhibition of films	Mon – Sun 06:00 – 02:00
(C) Staging of indoor sporting events	Mon – Sun 23:00 – 24:00
(E) Performance of live music	Mon – Sun 06:00 – 02:00
(F) Playing recorded music	Mon – Sun 06:00 – 02:00
(G) Performance of dance	Mon – Sun 06:00 – 02:00
(H) Anything of a similar description to that falling within E, F or G	Mon – Sun 06:00 – 02:00
Late night refreshment	Mon – Sun 23:00 – 05:00
Supply of alcohol	Mon – Sun 08:00 – 02:00

The application was discussed, topics included: no objection in principle, concerns over hours in rural area where sound will carry.

Resolution: Cllr McGovarin recommended refusing permission. Cllr Dudden seconded. Unanimously agreed. Basis: There was no objection in principle but a strong objection to the proposed hours. It was felt inappropriate at a family campsite and members could not see the need for the extreme hours proposed. The site is in a rural area where sound will carry and there are close neighbours. There were concerns that inappropriate events could be held at the site if the licence was granted encouraging and would encourage traffic movements at late and early hours which would be a concern on the poor access to a derestricted road near a poor double bend.

There being no further business the meeting closed at 7.30pm.

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