

**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 9<sup>th</sup> February 2023 at 7pm at the Memorial Hall, Draycott.

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

**Public Participation** This was moved to discussion of application 2023/0036

**06/23 Apologies:** Cllr Daynes previous commitment, Cllr Haskins family commitment. County and District Cllr Wyke also gave apologies.

**07/23 Declarations of Interest:** None

**08/23 Minutes** of the Planning Committee Meeting held on 12<sup>th</sup> January 2023, having been previously circulated, were approved unanimously.

**09/23 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 31<sup>st</sup> October each year to all round yearly use. Caravan And Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2021/2301 Approval of details reserved by conditions 4 (Sample Panel - Roofing) 5 (Sample Panel - Walling) 6 (Joinery details) and 7 (Ducts, Pipes, Rainwater Goods) on listed building consent 2020/1955/LBC The Ferns The Street Draycott Cheddar Somerset BS27 3TH AWAITING DECISION

2022/0026 Approval of details reserved by conditions 5 (Sample Panel - Roofing) 6 (Sample Panel - Walling) 7 (Joinery details) and 8 (Ducts, Pipes, Rainwater Goods) on planning consent 2020/1954/HSE - The Ferns The Street Draycott Cheddar Somerset BS27 3TH 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

2022/2280 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

2022/2290/TPO The removal of T4 Horse Chestnut. Harps House Wells Road Draycott Cheddar Somerset Works/Felling of TPO Trees GRANTED PERMISSION

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

2022/2455/FUL Proposed improvements to existing access and demolition of an existing agricultural building Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2022/2506/HSE Change of use of existing outbuilding into ancillary studio / accommodation for main house. South View The Street Draycott 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

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

**10/23 Applications for discussion:** The Parish Council's comments were as follows:

Application: 2022/2221/FUL  
Proposal: Agricultural barn and a garage  
Location: Honeymead Cottage Honeyhurst Lane Rodney Stoke Cheddar Somerset  
Applicant: Mr Danel Lane  
Type: Full Application

The application was discussed, topics included: the previous application, the location of the barn, the land drainage assessment.

**Resolution:** Recommend approval. Unanimously agreed. Basis: There were no objections. To note the comments of the drainage officer.

Application: 2022/2250/FUL  
Proposal: Proposed 2 No. Residential Dwellings & Demolition of Existing Commercial Building.  
Location: Times Past Westfield Lane Draycott Cheddar Somerset  
Applicant: Mrs & Mrs C Ladd & Millard  
Type: Full Application

The application was discussed, topics included: the site is outside of the development plan, parking spaces and planning guidance, loss of employment and commercial property, proposal is low rise and fitting for area, planning creep, adjoining field, large traffic on lane, brownfield development, land contamination report, residential road.

**Resolution:** To recommend approval. Unanimously agreed. Basis: The following reservations to be noted: 1 What provision is being made for the access to the adjoining field 2 The adequacy of the foul drainage as the site is on the edge of the flood zone 3 As the lane is very narrow is the parking provision for a three-bed house adequate. 4 As this is an ex commercial property assurance is sought that there is no contamination at the site 5 The site is outside of the development plan.

Application: 2023/0036/VRC  
Proposal: Removal of condition 3 (Draycott Stone) on consent 2022/0595/HSE (Parking area to land of property).  
Location: Hill Farm Wells Road Rodney Stoke Cheddar Somerset  
Applicant: Mr C Scarrott  
Type: Variation or Removal of Conditions

Public Participation: The applicant discussed the proposal and reviewed the site, and the stone used in the area. Blue Lias stone was discussed, and a sample was considered.

**Resolution:** To recommend refusal. Unanimously agreed. Basis: The Council do not consider Blue Lias to be in keeping with the local stone however they would support a local Conglomerate stone to match the existing stone walls.

Application: 2023/0128/TPO  
Proposal: 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

Location: Harps House Wells Road Draycott Cheddar Somerset

Applicant: Ashley Parsons

Type: Works/Felling of TPO Trees

The application was discussed, topics included: TPOs, the site and replanting, the need to remove deadwood, crown lifting and raising the clearance, replacement trees.

**Resolution:** To recommend approval. Unanimously agreed. Basis: The permission should be conditional upon replacement of any trees removed with trees that the tree specialist considers to be most appropriate and disease resistant.

There being no further business the meeting closed at 7.40 pm.

Signed.....Chairman      Date.....