

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 1st August 2024 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: The applicant's representative spoke regarding the proposal including: the extent of the proposal; background and the reasons for the works; that no trees were cut down in the area of the proposal.

24/24 Apologies: None

25/24 Declarations of Interest: None

26/24 The Minutes of the Planning Committee Meeting held on 9th July 2024, having been previously circulated, were unanimously approved.

27/24 Matters arising from the minutes:

2023/1693/FUL Erection of 2no. detached dwellings. Plot 1 And Plot 2 East Of Harps House Wells Road Draycott Cheddar AWAITING DECISION

2023/2102/VRC Application to vary condition 3 (Holiday Accommodation Occupancy) of planning approval 2020/0556/FUL (Erection of two holiday dwellings and associated parking and landscaping and creation of new vehicular access and widening of vehicular passing place.) to remove 28 day occupancy. Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset

It was discussed that the application will be considered at the Planning Committee meeting on the 6th August. As no members are available the Clerk is to request that the application is postponed to the following meeting.

2024/1049/HSE Erection of single storey side extension. Orchard House Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

28/24 Application for discussion: The Parish Council's comments were as follows:

Application: 2024/1164/FUL
Proposal: Formation of an area of hard standing and consolidated track (retrospective)
Location: Land Adj. Lyndhurst Vicarage Lane Draycott Somerset
Applicant: Mrs A Fisher
Type: Full Application

The application was discussed, topics included: planning process and reasons for the development; services for cattle; dates the works took place; biodiversity and adjacent land; extent of excavation; surveys; use of hard standing; future use of site.

Resolution: Cllr Gladman proposed recommending refusal. Cllr Ward seconded. Unanimously agreed.

Basis: Full ecological and bat surveys are required as adjacent land includes trees with tree orders and is a bat flight path; More detail was requested on the scale of the development on the basis of need and appropriateness in terms of the setting and the size of the small holding, as detailed in the conclusion of the CPRE response items 9 and 10.

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

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