

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 11th January 2024 at 7pm at the Memorial Hall, Draycott.

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

Public Participation: The Chairman deferred public participation to the relevant applications.

01/24 Apologies: Cllr Ward, work commitment; Cllr Dudden, work commitment.

02/24 Declarations of Interest: None

03/24 The Minutes of the Planning Committee Meeting held on 30th November 2023, having been previously circulated, were approved.

04/24 Matters arising from the minutes: There were no updates.

2022/2221 Agricultural barn and a garage Honeymead Cottage Honeyhurst Lane Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2023/0811 Extend existing rear extension. The Cottage Wells Road Draycott Cheddar Somerset GRANTED PERMISSION

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

2023/1680/VRC Application to vary condition 1 (use of 17 holiday caravans limited to the period April to October inclusive in each year) of planning permission 54264 (use of land as a site for 8 residential caravans and 17 holiday caravans) to allow the 17no. holiday caravans to be used all year round but for holiday accommodation only Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1681/VRC Application to vary condition 3 (No caravan shall be stationed on the site other than between 1st March to the 31st October) of planning approval 100881/000 (Use of land as an extension of a seasonal caravan and camping site) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1682/VRC Application to vary condition 2 (the use of the touring caravan site shall be restricted to the 1st March and 31st October in any one year) of planning approval 100881/002 (ADD TOUR & STATIC CARAVANS) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1683/VRC Application to vary condition 2 (the caravans shall not be occupied other than between the 1st March in one year and the 2nd January in the following year) of planning approval 100881/010 (variation of condition 2 of 100881/008) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

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

2023/2088/FUL Replacement of the existing 21-bed residential care home and adjoining land with a new 49-bed care home together with communal, support and staff spaces and associated works. (Re-submission of 2023/0278/FUL). The Laurels Westfield Lane Draycott Cheddar Somerset 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 AWAITING DECISION

05/24 Applications for discussion: The Parish Council's comments were as follows:

Application: 2023/2344/FUL
Proposal: Erection of agricultural workers dwelling and a double garage with associated farm office.
Location: Hill Farm Wells Road Rodney Stoke Cheddar Somerset
Applicant: Mr & Mrs G Stott
Type: Full Application

Public participation: The applicant outlined the history of the site, the farm assured status and standards compliance, and security.

The application was discussed, topics included: encouraging young rural workers; need; the design and dark skies, reduced impact to landscape; materials being in keeping; impacts, the applicant answered questions on outside lighting, which would be triggered by sensors, there were no plans for further solar panels, the proposal would be the main residence, the stone would be local. It was noted that red stone is hard to source.

Resolution: To recommend approval. Unanimously agreed.
Basis: the application fits all the criteria.

Application: 2023/2472/FUL
Proposal: Proposed change of use of a traditional agricultural building to a single dwelling with garden curtilage and erection of garage
Location: Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset
Applicant: Messrs Bell, Stott & Churches
Type: Full Application

Public participation: The applicant noted that other villages were building on prime agricultural land, the application site is a redundant farm.

The application was discussed, topics included: the previous application; the stone barn on the boundary; neighbour support; reduction in windows and obscured glass, skylights; the stone wall replaced by a post and rail fence, and highways no objections.

Resolution: To recommend approval. Unanimously agreed.
Basis: 1 Never happy with access splay, request as condition that this should be a natural stone wall to match rest of village; 2 Skylights, request dark skies mitigation; 3 Ensure obscured glass is conditioned to preserve privacy of neighbours; 4 Any outside lighting plan should be approved prior to commencement of works.

Application: 2023/2473/PAA
Proposal: Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.
Location: Barn At Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset
Applicant: Messrs Bell, Stott & Churches
Type: Prior App CoU Agricult. to Residential

The application was discussed, topics included: Class Q applications and that the Parish Council are not consultees for these applications, 5 housing units and remainder of buildings to be removed; brownfield site, smaller homes and local need, comparison to use of site for intensive farming.

The applicant was asked about the remainder of the site. It was noted that there are no plans for the rest of the site; asbestos and disposal; improving the appearance of the site.

Resolution: To recommend approval. Unanimously agreed.

Basis: The site is currently redundant, and something must be done; support for smaller units and 4 meet that need, to ask that no planning creep to extend these to larger units be permitted; understand one of the roofs is asbestos and would request that a plan of disposal is approved prior to commencement of works.

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

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