

# Rodney Stoke Parish Council

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**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 12<sup>th</sup> December 2024 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Dudden, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 6 members of the public were present.

Public Participation: Regarding application 2024/1870, the access to the field was discussed. There was a discussion about recent planning comments published on the Somerset Council website.

**34/24** Apologies: Cllr Gladman, out of the area. Cllr Williams sent apologies due to a family Commitment, which were received after the meeting had commenced.

**35/24** Declarations of Interest: None

**36/24** The Minutes of the Planning Committee Meeting held on 12<sup>th</sup> September 2024, having been previously circulated, were approved.

**37/24** Matters arising from the minutes were updated:

2024/1034/FUL Demolition of existing garage and store and erection of 1no two storey detached dwelling. Land At Sharene Back Lane Draycott Cheddar Somerset REFUSED PERMISSION

2024/1916 Approval of details reserved by conditions 6 (Detailed Arboricultural Method Statement and Tree Protection Plan) planning consent 2023/1693/FUL (Erection of 2no. detached dwellings). planning co Harps House Wells Road Draycott Somerset BS27 3SF GRANTED PERMISSION

**38/24** Applications for discussion: The Parish Council's comments were as follows:

Application: 2024/1870/FUL

Proposal: Proposed 2no. Residential Dwellings & Demolition of Existing Commercial Building

Location: Times Past Westfield Lane Draycott Cheddar Somerset

Applicant: Mrs & Mrs Ladd & Millard

Type: Full Application

The application was discussed, topics included: the previous application 2022/2250 and the Councils response; parking spaces and hard standing; the sewerage treatment plant and the requirement to apply for a licence; the current sewerage connection; the access; the narrow lane; the development plan; the 2<sup>nd</sup> gateway to the field; visibility; the length of the parking spaces; the cost of conversion to a rental property and epc ratings, the asbestos roof; significant changes to the previous application.

**Resolution:** Cllr Ward proposed recommending approval and listing reservations. Unanimously agreed.

Reservations: What provision is being made to access the adjoining field; The adequacy of the foul drainage, as the site is on the edge of the flood zone; Due to the rural location of the site on the outskirts of the village, car travel will be essential. As the lane is very narrow and doesn't offer space to park, it is felt that the standard parking provision for a 3 bed house is inadequate, particularly as the length of vehicles is restricted by the available land and any parking on the narrow lane is not possible; As this is an ex commercial property, assurance is sought that there is no contamination at the site and a plan for the removal of the asbestos

roof by an approved contractor is agreed. The site is outside of the development plan; visibility in both directions when leaving the site.

Application: 2024/2033/FUL

Proposal: Proposed Extensions to pub to facilitate accommodation and Internal Reconfiguration

Location: Rodney Stoke Inn Wells Road Rodney Stoke Cheddar Somerset

Applicant: Mr P Churchill

Type: Full Application

The application was discussed, topics included: the previous application, joint ownership of part of the car park; the footprint of the site; the shortage of holiday accommodation; that the proposal is very contained; the skylight and dark skies; positive aspects for the community; attractiveness and viability of the business; disabled access;

**Resolution:** To recommending approval. Unanimously agreed.

Basis: to request mitigation for the impact of the skylight on dark skies; that it is positive for the community and employment; there is plenty of parking; provides holiday accommodation; and has a good access.

**39/24 Correspondence: Somerset Validation Consultation** To submit the following comment: It is felt that negotiation of applications prior to consultation would delay applications, and applications should not be prejudged but should be considered after consultation.

There being no further business the meeting closed at 7.50pm.

Signed.....Chairman      Date.....