

# 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> September 2024 at 7pm at the Memorial Hall, Draycott.

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

Public Participation: None

**29/24** Apologies: Cllrs Sealey, ill health; Ward, work commitment

**30/24** Declarations of Interest: None

**31/24** The Minutes of the Planning Committee Meeting held on 1<sup>st</sup> August 2024, having been previously circulated, were unanimously approved.

**32/24** 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 GRANTED PERMISSION

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 GRANTED PERMISSION

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

2024/1164/FUL Formation of an area of hard standing and consolidated track (retrospective), Land Adj. Lyndhurst Vicarage Lane Draycott Somerset AWAITING DECISION

2024/1510/APP Application for approval of details reserved by conditions 9 (Materials - External Surfaces, inc. Roof) on planning consent 2023/2344/FUL. - Hill Farm Wells Road Rodney Stoke Cheddar Somerset BS27 3UX APPROVED

**33/24** Application for discussion: The Parish Council's comments were as follows:

Application: 2024/1034/FUL

Proposal: Demolition of existing garage and store and erection of 1no two storey detached dwelling.

Location: Land At Sharene Back Lane Draycott Cheddar Somerset

Applicant: Mr J Major

Type: Full Application

The application was discussed, topics included: the size of the site, and overdevelopment; parking; overlooking; overshadowing; privacy; bat survey; amenity space.

**Resolution:** Cllr Gladman proposed recommending refusal. Unanimously agreed.

Basis: A similar size plot was refused at appeal, overdevelopment; overlooking the neighbouring property; loss of privacy to neighbouring property; overshadowing; concern that bats may be present or affected as noted by the neighbours comment and the comment in the

biodiversity checklist; lack of amenity space around the property; note that a layby is proposed but the site is directly opposite the junction for development opposite the site, and any vehicles parking would significantly narrow the road.

There being no further business the meeting closed at 7.28pm.

Signed.....Chairman      Date.....