

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 21st August 2025 at 7.30pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Dudden Gladman, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. No members of the public were present.

Public Participation: None

28/25 Apologies: Cllr Williams, leave

29/25 Declarations of Interest: None

30/25 The **Minutes of the Planning Committee Meeting held on 3rd July 2025**, having been previously circulated, were approved.

31/25 Matters arising from the minutes were updated to include the decision on applications 2025/1040 and 2025/0564:

2024/1870/FUL Proposed 2no. Residential Dwellings & Demolition of Existing Commercial Building Times Past Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2025/0324/VRC Variation of condition 1 - Plans List (Compliance) of Planning Consent 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

2025/0564/HSE Rebuilding and enlargement of existing front porch St Omer The Street Draycott Cheddar Somerset GRANTED PERMISSION

2025/0695/FUL Proposed demolition of agricultural buildings and the erection of 5 private dwellings with parking and gardens Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2025/0709/FUL Proposed extension to existing agricultural building Land At 348256 149681 Stoke Street Rodney Stoke Cheddar Somerset GRANTED PERMISSION

17/24/00072 – Amendment Erection of thirteen new holiday units, the erection of a new site managers dwelling and the re-use of the existing warden's lodge for holiday accommodation, the formation of a new vehicular access and associated landscaping and infrastructure (including a pumping station and drainage infrastructure) Strawberry Field Park, Draycott Road, Cheddar, Somerset, BS27 3FN AWAITING DECISION

2025/1002/Ful Erection of a new agricultural storage barn. Land At 348152 150414 Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2025/1040/CLE Application for a existing lawful development certificate for Works begun before the expiration of three years from the date of the permission on planning application 2023/2102/VRC. Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset DEVELOPMENT IS NOT LAWFUL

2025/1429 Application for a proposed lawful development certificate for Loft conversion with installation of 2 roof lights and window in front/side wall 13 Barnetts Well Draycott Cheddar Somerset BS27 3TF DEVELOPMENT IS LAWFUL

32/25 Applications for discussion: The Parish Council's comments were as follows:

Application: 2025/1339/HSE
Proposal: Proposed studio/home office building detached garden building.
Location: Manor Farm Barn Stoke Street Rodney Stoke Cheddar Somerset
Applicant: Mr & Mrs Dervin

The application was discussed, topics included: the size of the previous application, the extant permission.

Resolution: To support. Unanimously agreed.
Basis: Members were happy to see the reduction in size. Request that outside lighting is constrained.

Application: 2025/1351/VRC
Proposal: Removal of conditions 9 (Supervision of Works – Protected Species), 10 (Provision of Bat Box) & 11(Replacement of Bat Roosts) - Plans List (Compliance) of Planning Consent 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).
Location: Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset
Applicant: Mr Richard Counsell

The application was discussed, topics included: the date of the report, possibility of bats in future noted, need for a bat ecologist to be present, requirement for further report.

Resolution: To object. Unanimously agreed.
Basis: The conditions should stand as the report notes that bat presence at any point in the future cannot be entirely ruled out, and in accordance with the mitigation recommendation in the report a further assessment should be carried out.

There being no further business the meeting closed at 7.59.

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