

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 3rd April 2025 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Dudden, Gladman, McGovarin and Ward. Also in attendance was Somerset Cllr Wyke and the Parish Clerk, Mrs H Marshall. 3 members of the public were present.

Public Participation: A resident discussed the proposal including the following matters: the noise impact assessment, lack of clarity on noise reduction measures, the base noise level and placement of the receptors; disparity in number of Air Source Heat Pumps (ASHP); the sound levels; understanding of the report; the height and lack of detail of requirement or need to increase the height. A second resident shared the concerns on noise. The applicants representative had sent a statement outlining the proposal, which the Clerk read out. A copy is available with the Minutes.

6/25 Apologies: Cllr Willams, previous engagement. The applicants representative also sent apologies due to ill health.

7/25 Declarations of Interest: None

8/25 The Minutes of the Planning Committee Meeting held on 20th February 2025, having been previously circulated, were approved.

9/25 Matters arising from the minutes were updated:

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

2025/0190/HSE Erection of garage building with home office and storage to roof void. Manor Farm Barn Stoke Street Rodney Stoke Cheddar Somerset AWAITING DECISION

2025/0092/HSE Proposed single storey extension. Picardy New Road Draycott Cheddar Somerset GRANTED PERMISSION

17/24/00072 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

2025/0149/PAA Prior Approval for a proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development.

Please see accompanied documents: H6926 Counsell Planning Statement Manor House Stoke Street Rodney Stoke Cheddar Somerset PRIOR APPROVAL REFUSED

A new application was noted:

Application: 2025/0630/HSE
Proposal: Front and rear extensions
Location: 3 Smiths Close Wells Road Rodney Stoke Cheddar Somerset
Applicant: Mrs Emma Hann
Type: Householder Application

10/25 Application for discussion: The Parish Council's comments were as follows:

Application: 2025/0324/VRC
Proposal: 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))
Location: The Laurels Westfield Lane Draycott Cheddar Somerset
Applicant: Mr David Hicks
Type: Variation or Removal of Conditions

The application was discussed, topics included: consultation with environmental health discussion with senior planners, the number of units, the gap between units, pre occupation condition that units are tested and meet criteria in perpetuity, the base line dates and length of test, wind direction, the baffles, mitigation, noise levels, reference to a village not linked to Draycott, sound vibrations travelling through structures, the frequency, the louvres and wind noise, that neighbours were not approached regarding receptors, disparity in decibel level from 12 to 7 in report, modelling not actual figures, 24/7 use, impact on wildlife and appropriate frequency, background noise levels, cumulative effect; Height, 1 or all blocks increased, mitigation through lowering ground level. It was noted that parking and access had already been agreed.

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

Basis: Assuming that no other changes to the original application other than the ASHP on the roof, solar panels, external cladding now on brickwork and the height for clarification. The Noise Impact Assessment (NIA) was inadequate and confusing and concerned that actual readings were stated as neither neighbouring property had been approached to site the Noise Sensitive Receptors (NSR).

The base level was given for 2 dates with no information as to whether they were for 24 hours or 1 hour and it is felt that a period of at least 1 week would be more appropriate and should be across a period of varying weather conditions.

There is a graph showing village sound levels which is nothing to do with Draycott and brings into question all of the calculations.

The number of units shown and quoted varies between 4 and 7, and requires clarity as the noise generated is per unit.

In section 6.4 of the report it is unclear whether the acoustic louvres are 7 or 12 decibels.

There is no mention of how the units are mounted as this will make a considerable difference as vibrations travel through structures.

The proposal is on an exposed site with prevailing westerly winds which will carry noise pollution to the rest of the village.

There is no mention of the effect of the wind on noise levels created by the louvres.

With the noise generated being 24/7, is the wavelength appropriate for wildlife and bats.

The harmonic reverberation between the units needs to be appropriately mitigated.

Height

It is felt that the height concerns could be addressed by lowering the floor level by 75mm to achieve the previously agreed and approved height.

If the above concerns are addressed and the case officer is minded to approve the application a condition should be included, as there are a considerable number of unknowns, for preoccupation testing for mitigation of noise levels.

Noise mitigations must be maintained in perpetuity and should be conditioned as part of any permission.

11/25 Correspondence It was noted that the new Validation Checklist for Somerset became active on the 1st April 2025.

There being no further business the meeting closed at 7.54pm.

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