

# Rodney Stoke Parish Council

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NOTICE IS HEREBY GIVEN THAT A MEETING OF RODNEY STOKE PARISH COUNCIL PLANNING COMMITTEE WILL BE HELD ON THURSDAY 21<sup>ST</sup> AUGUST 2025 AT THE NEW MEMORIAL HALL, LATCHES LANE, DRAYCOTT AT 7.30 P.M. MEMBERS ARE HEREBY SUMMONED TO ATTEND. THE MEETING WILL BE OPEN TO THE PUBLIC.

## AGENDA

### Public Participation

1. Apologies
2. Declarations of Interest
3. Minutes of the last meeting held on 3<sup>rd</sup> July 2025
4. Matters arising from the minutes:

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 AWAITING DECISION

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 AWAITING DECISION

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

5. The following planning applications will be discussed:

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

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

Mrs H Marshall Parish Clerk notice dated 13.8.25.