

Rodney Stoke Parish Council

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

Present: Cllrs Sealey (Chairman), Gladman, Williams and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 2 members of the public were present.

Public Participation: The applicant for application 2025/1002 had no comments but was happy to answer any questions.

23/25 Apologies: Cllr McGovarin, leave; Cllr Dudden, previous commitment; The applicants representative for application 2025/0324 sent apologies due to a personal commitment.

24/25 Declarations of Interest: Cllr Sealey noted a personal interest in application 2025/1002 as he had known the applicant for many years, but would not let it affect the discussion.

25/25 The **Minutes of the Planning Committee Meeting held on 5th June 2025**, having been previously circulated, were approved.

26/25 Matters arising from the minutes were reviewed, there were no updates:

2024/1870/FUL Proposed 2no. Residential Dwellings & Demolition of Existing Commercial Building Times Past 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

2025/0630/HSE Front and rear extensions 3 Smiths Close Wells Road Rodney Stoke 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 AWAITING DECISION

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

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

2025/0905/VRC Variation of condition 2 (Plans List) on consent 2023/1242/FUL (Proposed erection of a 1.5 storey dwelling) Little Paddock Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2025/0934/PAA Prior Approval for a proposed change of use of 2no. agricultural buildings to 2no. dwellinghouses (Class C3) and for associated operational development. Barns At Manor House Stoke Street Rodney Stoke Cheddar Somerset AWAITING DECISION

27/25 Applications 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

The application was discussed, topics included: the responses to the Parish Council's comments, inconsistencies in the number of pumps, the results for 4 or 6 pumps were stated but not demonstrated, the conditions previously requested, height concerns not addressed.

Resolution: To object. Unanimously agreed.

Basis: still have concerns, unfortunate that representative could not be present; noted that the application states that 4 pumps will generate the same noise levels as 6 pumps but not demonstrated; height concerns could be addressed by lowering the floor level by 75mm, by lowering the foundations; if minded to approve the application, the Parish Council strongly requests conditions should be included: 1 as there are a considerable number of unknowns, for preoccupation testing for mitigation of noise levels. 2 a condition should be included that noise mitigations must be maintained in perpetuity to manage noise levels.

Application: 2025/1002/Full
Proposal: Erection of a new agricultural storage barn.
Location: Land At 348152 150414 Wells Road Rodney Stoke Cheddar Somerset
Applicant: Mr Warren
Type: Full Application

The application was discussed, topics included: the location, height, it was noted that the neighbours were spoken to, height to allow for pallets from the lorry without the need to restack, access same.

Resolution: To support. Unanimously agreed.

Basis: Happy with the height, design and location on the site.

Application: 2025/1040/CLE
Proposal: 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.
Location: Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset
Applicant: Mr Counsell
Type: Certificate of Use Existing

The application was discussed, topics included: the request for submission of any information, public comments regarding the trenches.

Resolution: To respond noting that the Parish Council have seen no evidence that the works have commenced.

There being no further business the meeting closed at 19.23.

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