

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 11th September 2025 at 7.00pm at the Memorial Hall, Draycott.

Present: Cllrs McGovarin (Chairman), Dudden, Gladman, Williams and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 6 members of the public were present.

Public Participation: Residents spoke regarding application 2025/1504, including the following matters: no neighbours had been notified by Somerset Council, the Clerk is to contact Somerset Council; the height, the design, the size, overshadowing, proximity to the boundary, the location on the hill, light, privacy, traffic, parking on The Street, amenity space, access, accessibility, character of The Street, parking.

33/25 Apologies: Cllr Sealey, personal commitment; The applicants for both applications sent apologies.

34/25 Declarations of Interest: None

35/25 The **Minutes of the Planning Committee Meeting held on 21st August 2025**, having been previously circulated, were approved.

36/25 Matters arising from the minutes were updated to include the decision on application 2025/1339:

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

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

2025/1339/HSE Proposed studio/home office building detached garden building Manor Farm Barn Stoke Street Rodney Stoke Cheddar Somerset GRANTED PERMISSION

2025/1351/VRC 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) Lower Stoke Farm Barrow Wood Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

37/25 Applications for discussion: The Parish Council's comments were as follows:

Application: 2025/1481/FUL

Proposal: Construct a purpose built cattery

Location: Furlong Nursery Hill Lane Rodney Stoke Cheddar Somerset

Applicant: Mrs Cyndy Sealey

The application was discussed, topics included: the existing permission for a cattery, the biodiversity checklist and the adjacent hedge line, visibility, no objections.

Resolution: Councillor Dudden proposed supporting the application. Cllr Williams seconded. Unanimously agreed.

Basis: There were no objections, however to note the information given in the landscaping section and the biodiversity section.

Application: 2025/1504/FUL

Proposal: Proposed erection of two storey detached 1 bedroom dwelling

Location: Land at 347556 150828 The Street Draycott Cheddar Somerset

Applicant: Mrs H Dance

The application was discussed, topics included: development on the site, parking, the height of the proposal, the location and plot, materials, previous permissions at the site, charging points, access and splay,

Resolution: Cllr Gladman recommended objecting to the proposal. Cllr Ward seconded. Unanimously agreed.

Basis: overdevelopment of the site, the height of the proposal and situation on a hill where the site is higher than the surrounding properties, inappropriate design and materials for the character of the Street, lack of parking in accordance with the Somerset Parking Strategy – Section 5.3, contravention of conditions 3 & 4 in application 2018/0044, lack of EV charging point, skylights and dark skies, overshadowing, overlooking and impact on privacy, lack of amenity space for house and barn properties, site is not underused plot it is a well maintained garden, support for the splay being widened.

There being no further business the meeting closed at 7.50.

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