

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 20th February 2025 at 7pm at the Memorial Hall, Draycott.

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

Public Participation: Applicant for 2025/00092 sent apologies. The Clerk reviewed her comments including the size of the proposal and the need. The applicant for 2025/0190 was available for any questions.

1/25 Apologies: Cllr Ward, attending the Village Shop AGM.

2/25 Declarations of Interest: None

3/25 The Minutes of the Planning Committee Meeting held on 12th December 2024, having been previously circulated, were approved.

4/25 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

2024/1916 Approval of details reserved by conditions 6 (Detailed Arboricultural Method Statement and Tree Protection Plan) planning consent 2023/1693/FUL (Erection of 2no. detached dwellings). planning co Harps House Wells Road Draycott Somerset BS27 3SF GRANTED PERMISSION

2024/2033/FUL Proposed Extensions to pub to facilitate accommodation and Internal Reconfiguration Rodney Stoke Inn Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

5/25 Applications for discussion: The Parish Council's comments were as follows:

Application: 2025/0190/HSE

Proposal: Erection of garage building with home office and storage to roof void.

Location: Manor Farm Barn Stoke Street Rodney Stoke Cheddar Somerset

Applicant: Mr & Mrs Dervin

Type: Householder Application

The application was discussed, topics included: permitted development, the extension to the garage, not overlooked, overdevelopment, same materials, no additional lighting, skylights, personal use.

Resolution: Cllr McGovarin proposed recommending refusal, Cllr Dudden seconded. Agreed. Basis: the proposal and the permitted development is over development of the site. Note comments on dark skies, lighting, personal use.

Application: 2025/0092/HSE

Proposal: Proposed single storey extension.

Location: Picardy New Road Draycott Cheddar Somerset

Applicant: Mrs Edwards

Type: Householder Application

The application was discussed, topics included: sky lights and dark skies, the site and access.

Resolution: Cllr Dudden proposed recommending approval. Cllr McGovarin seconded. Agreed.

Basis: There were no objections. Note comments on dark skies and access for construction vehicles.

Application: 17/25/00072

Proposal: 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).

Location: Strawberry Field Park, Draycott Road, Cheddar, Somerset, BS27 3FN

Applicant: Mr Pearce

Type: Full Planning Permission

The application was discussed, topics included: managers lodge and the third phase of development, the drainage proposal, easement, impact on the youth shelter, football pitch and zipwire amenities on field.

Resolution: Recommend refusal. Unanimously agreed.

Basis: The sewers proximity to the youth shelter, football pitch and zip wire, the width of the easement for future maintenance and depth of the excavations, Parish Council disappointed that they weren't consulted, Strawberry Park land lies lower than the field so excavations very deep, capacity of the existing sewer system and combined outfall of properties, Cider Barn and no. of hot tubs frequently emptied into system. Location and 106/CIL funds to Cheddar Parish not Rodney Stoke.

Application: 2025/0149/PAA

Proposal: Prior Approval for a proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3) and for associated operational development. Please see accompanied documents: H6926 Counsell Planning Statement

Location: Manor House Stoke Street Rodney Stoke Cheddar Somerset

Applicant: Mr John Counsell

Type: Prior App CoU Agricult. to Residential

The application was discussed, topics included: prior approval, need, neighbouring properties.

Resolution: to recommend refusal. Unanimously agreed.

Basis: Inappropriate design, doesn't fit with surrounding area, dark skies and quantity of glass, connection to mains sewerage and proximity of watercourse, loss of privacy to neighbouring property, development outside of village development boundary, proximity to listed buildings St Leonards 130 metres and Summerhouse 60metres, The need and size of proposal.

There being no further business the meeting closed at 8.05 pm.

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