

Rodney Stoke Parish Council

Clerk: Mrs H Marshall
Telephone: 07423 283940

Email: clerk@rodneystoke-pc.gov.uk
Address: 3 Barrows Park Cheddar Somerset BS27 3AZ

Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 5th June 2025 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs McGovarin (Chairman), Gladman and Ward. Also in attendance was Somerset Cllr Wyke. 1 member of the public were present.

Public Participation: The applicant addressed comments from previous applications for this site.

18/25 Apologies: Cllr Sealey, outstanding matters preventing his presence; Cllr Dudden apology received after the meeting.

19/25 Declarations of Interest: None

20/25 The **Minutes of the Planning Committee Meeting held on 1st May 2025**, having been previously circulated, were approved.

21/25 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

2025/0324/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

2025/0630/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

22/25 Applications for discussion: The Parish Council's comments were as follows:

Application: 2025/0934/PAA

Proposal: Prior Approval for a proposed change of use of 2no. agricultural buildings to 2no. dwellinghouses (Class C3) and for associated operational development.

Location: Barns At Manor House Stoke Street Rodney Stoke Cheddar Somerset

Applicant: Mr John Counsell

The application was discussed, topics included: lighting, glass, proximity to the listed building, parking.

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

Basis: 1) Although the design of the original plans have been altered to reduce the amount of glass on the south elevation this has been negated by the fact of the second proposed conversion which would have large folding glass doors on the west elevation.

At present the buildings are partially lit at night but after conversion would emit a large amount of light pollution that in an area of dark skies should not be acceptable.

There would also be a certain amount of external lighting around the curtilage and parking areas.

However, if the authority is in favour of approval, it is requested that smart glass, automatic blinds or similar should be conditioned to mitigate for any light pollution caused by the glazing to accord with paragraph 185(C) of the National Planning Policy Framework.

2) The inappropriate design and size of the proposed development does not fit with the surrounding countryside and is not in keeping with the rural village location considering it's close proximity to several listed buildings. Namely Manor Farmhouse No1058890, Outbuilding west of Manor Farmhouse No1058591 and St Leonards Church No1058592.

3) The loss of privacy to the neighbouring property. Particularly with the extant of the glass proposed.

4) Although the development lies outside the village boundary it is still contained within the National Landscape.

5) There is no segregation from the farm and access is through a working farmyard.

6) The plans propose the conversion of 2 barns which have a cumulative total of 7 bedrooms but there is only 4 parking spaces allocated. This is insufficient for both properties particularly considering the size of property 1. Also to increase the amount of parking care would have to be taken not to impede the public right of way that traverses the farmyard.

Application: 2025/0905/VRC

Proposal: Variation of condition 2 (Plans List) on consent 2023/1242/FUL (Proposed erection of a 1.5 storey dwelling)

Location: Little Paddock Westfield Lane Draycott Cheddar Somerset

Applicant: Mr Mark Sweeting

Type: Variation or Removal of Conditions

The application was discussed, topics included: reduction in size of the building.

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

Basis: No objections as planning is already approved.

There being no further business the meeting closed at 19.35.

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