

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 30th October 2025 at 7.00pm at the Memorial Hall, Draycott.

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

Public Participation: The applicant spoke regarding both applications including that the site is built on bedrock.

38/25 Apologies: Cllr Ward, ill health; Cllr Williams, leave.

39/25 Declarations of Interest: None

40/25 The Minutes of the Planning Committee Meeting held on 11th September 2025, having been previously circulated, were approved.

41/25 Matters arising from the minutes: The Clerk is to follow up on an enforcement matter near Barrow Wood Lane, noting that work is continuing at the location.

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

2025/1351/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

2025/1481/FUL Construct a purpose built cattery Furlong Nursery Hill Lane Rodney Stoke Cheddar Somerset APPLICATION REFUSED

2025/1504/FUL Proposed erection of two storey detached 1 bedroom dwelling Land at 347556 150828 The Street Draycott Cheddar Somerset APPLICATION REFUSED

42/25 Applications for discussion: The Parish Council's comments were as follows:

Application: 2025/1826/FUL

Proposal: Proposed barn conversion (Barn B) to form 1no. dwelling

Location: Lyndhurst Vicarage Lane Draycott Cheddar Somerset

Applicant: Mr Anthony Mages

Application: 2025/1827/FUL
Proposal: Proposed barn conversion (Barn A) to form 1no. dwelling
Location: Lyndhurst Vicarage Lane Draycott Cheddar Somerset
Applicant: Mr Anthony Mages

The applications were considered together, topics included: public and consultee comments, drainage bedrock and soakaways, hardstanding currently at the site, the application process, conditions, the East wall being mostly glass, dark skies and the proximity of the bat zone, external lighting, drainage mitigation conditions.

Resolution: To support the applications. Unanimously agreed.

Basis:

Barn A: Should be conditioned to require mitigation for light impacts of glass wall and proximity to bat zone.

Barn A and B:

Reiterate section 4 ecology report mitigations as conditions. Request ecologist is on site for demolitions as some areas are covered and may require further investigation and controls. Works to remove asbestos should be required to be carried out by a specialist. Any further outside lighting in addition to the timed security lighting should require approval of a lighting plan.

There being no further business the meeting closed at 7.32.

It was agreed that planning responses should include relevant policy references.

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