

# Rodney Stoke Parish Council

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**Minutes** of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 1<sup>st</sup> May 2025 at 7pm at the Memorial Hall, Draycott.

Present: Cllrs Sealey (Chairman), Dudden, Gladman and McGovarin. Also in attendance was Somerset Cllr Wyke and the Parish Clerk, Mrs H Marshall. 9 members of the public were present.

Public Participation: None

**12/25 Apologies:** Cllr Ward, work commitment

**13/25 Declarations of Interest:** Cllr Dudden, the applicant for 2025/0709 is a relative; Cllr Sealey stated that he knows a number of the applicants.

**14/25** The **Minutes of the Planning Committee Meeting held on 3<sup>rd</sup> April 2025**, having been previously circulated, were approved.

**15/25 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

2025/0190/HSE Erection of garage building with home office and storage to roof void. Manor Farm Barn Stoke Street Rodney Stoke Cheddar Somerset GRANTED PERMISSION

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

**16/25 Applications for discussion:** The Parish Council's comments were as follows:

Application: 2025/0564/HSE  
Proposal: Rebuilding and enlargement of existing front porch.  
Location: St Omer The Street Draycott Cheddar Somerset  
Applicant: Mr Marcus Chantrey  
Type: Householder Application

The application was discussed, topics included: the impact on highways, the size of the porch.

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

Basis: No concerns

Application: 2025/0630/HSE  
Proposal: Front and rear extensions  
Location: 3 Smiths Close Wells Road Rodney Stoke Cheddar Somerset  
Applicant: Mrs Emma Hann  
Type: Householder Application

The application was discussed, topics included: size and width of the proposals, neighbouring development, precedent.

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

Basis: the precedent for development has been set, similar to neighbouring development.

Application: 2025/0695/FUL

Proposal: Proposed demolition of agricultural buildings and the erection of 5 private dwellings with parking and gardens

Location: Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset

Applicant: Messrs Bell, Stott and Churches

Type: Full Application

The application was discussed, topics included: the fallback position to convert the barns, the proposal as more attractive than the barns, the balance of the development with 1 larger house and smaller properties, roadside waste.

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

Basis: If the case officer is minded to approve the application, it is requested that the following are conditioned:

- 1 To condition that the plans must include allowance for bin storage in appropriate location and that the owners of the properties are required to clean and maintain the bin area.
- 2 Any external lighting must be agreed by the authority prior to installation to control the impact on neighbours and the surrounding countryside.
- 3 The entrance should be in keeping with the surrounding street scene and should be a stone wall.
- 4 Clarification should be sought on whether the mains sewage is a pre packaged unit or mains Sewage as both are referred to in the application documents.

Application: 2025/0709/FUL

Proposal: Proposed extension to existing agricultural building.

Location: Land At 348256 149681 Stoke Street Rodney Stoke Cheddar Somerset

Applicant: H A Dudden

Type: Full Application

Cllr Dudden did not take part in the discussion or vote.

The application was discussed. Topics included: current permission, no concerns, the adjacent Strawberry Line.

**Resolution:** Cllr Gladman proposed recommending approval, Cllr McGovarin seconded. Agreed.

Basis: That there was a need, no concerns.

Application: 17/24/00072 - Amendment

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

The application was discussed, topics included: a recent discussion regarding the route of the drainage;

**Resolution:** To recommend approval on the basis that the mains sewage will not affect the playing field or the Memorial hall. Unanimously agreed.

Basis: To require that the route is conditioned; to state that if the route is across the field as shown in the plan we continue to strongly recommend refusal. If the case officer is minded to approve the application, we recommend that as the services are in Draycott and include the childrens play area and recreation ground, the section 106b should benefit Draycott parish.

**17/25 Correspondence** Mendip Local Plan Part II: Sites and Policies 2006-2029 - Limited Update Consultation on Main Modifications. It was agreed that the response should be 'no comments'. The consultation will be listed under correspondence for the May Parish Council meeting.

There being no further business the meeting closed at 7.32pm.

Signed.....Chairman      Date.....