

Draft minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 27th June 2019 at the New Memorial Hall, Latches Lane, Draycott at 6.30 p.m.

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

22/19 Public Participation:

The agent spoke regarding application 2019/1157. Matters discussed included: the proposal was reviewed; planning guidelines and housing density; issues raised about the proposed access; desire to protect the stone wall as part of the street scene being part of a site of archaeological interest; application with detail will follow.

The applicant spoke regarding application 2019/1194. Matters discussed included: previous application, which was withdrawn; re-siting due to proximity of the road; access onto the A371; poor visibility at the current access; better visibility at the new access, with less risk.

The applicant spoke regarding application 2019/1385. Matters discussed included: that the proposal makes the property more liveable.

A member of the public spoke regarding application 2019/0366. Matters discussed included: the proximity of the proposal to the neighbouring property; concern over the effect of the proposal on light and overshadowing at the neighbouring property.

The applicant was given the opportunity to speak regarding application 2019/1537 prior to the agenda item, by prior arrangement. Matters discussed included the need for the proposal; the proposal was reviewed including that the boundary is stepped in; the desire to stay in the village.

23/19 Apologies Cllrs Haskins and Ward

24/19 Declarations of Interest Cllr Dudden: personal interest and pecuniary interest regarding application 2019/1537. Cllr Sealey: personal interest regarding application 2019/1157

25/19 Minutes of the Planning Committee Meeting held on 11th April 2019, having been previously circulated, the Minutes were taken as read and approved as a true record.

26/19 Matters arising from the minutes

2019/0260 Change of Use of touring and camping site to permanent caravan site for holiday use and associated works, Caravan and Camping Site Rodney Stoke Inn Wells Road Rodney Stoke Cheddar 2018/3037 Proposed erection of 1no two storey dwellinghouse Laurel House, The Street, Draycott Cheddar BS27 3TH WITHDRAWN

2019/0947 Single height side extension to existing detached dwelling, 31 Cross Farm Road Draycott Cheddar BS27 3SE

2019/0344 Proposed 3 bay oak framed garage Little Charmavey, Sun Batch, Draycott, Cheddar BS27 3SP GRANTED PERMISSION

27/19 The following planning applications were then discussed, and the Parish Council's comments were as follows:

Application No: 2019/0366 (As amended)
Proposal: Proposed extension and alterations
Location: Havelock, Back Lane, Draycott, Cheddar BS27 3TS
Applicant: Mr & Mrs A Davies
Application Type: Householder Application

The application was discussed, topics included: the proposal was reviewed including the amendment; the reduction in size and location of the proposal; matters raised in the public forum; the need for a specialist light survey. Cllr Gladman proposed recommending refusal of the application to request more information, to protect the neighbours property. Cllr McGovarin seconded. Agreed.

Application No: 2019/0427 (As amended)
Proposal: Application for approval of reserved matters (appearance/landscaping/layout/scale) following outline approval 2017/1634/OTS for the Erection of farm workers dwelling
Location: Pump House Farm Whitsomes Drove Rodney Stoke Cheddar BS27 3UJ
Applicant: Mr & Mrs Lukins
Application Type: Reserved Matters Application

The application was discussed, topics included: the application was the same with additional information; no objections were raised. Cllr Gladman proposed recommending approval. Cllr Dudden seconded. Agreed.

Application No: 2019/1147
Proposal: Proposed erection of a 1no. storey side extension, convert garage to ancillary use. Erection of a garage.
Location: West Brook Wet Lane Draycott Cheddar BS27 3TG
Applicant: Mrs J Hucker
Application Type: Householder Application
The application was discussed, topics included: the garage is to be moved; increase in the footprint; there would be no overlooking or impact on the adjacent properties. Cllr Dudden proposed recommending approval as it was considered that there would be no impacts. Cllr McGovarin seconded. Agreed.

Application No: 2019/1157/OTA
Proposal: Construction of 5no. dwellings – 2no. (2 bed); 2no. (3 bed); 1no. (4 bed).
Location: Newlyn Back Lane Draycott Cheddar BS27 3TT
Applicant: Messrs Warren and Ham
Application Type: Outline – All matters reserved
The application was discussed, topics included: the number of houses on the site; that parking in the village is currently a problem; construction impacts, although these would not be ongoing; a lot of traffic would use the narrow lane; the layout of the site; questions were asked and answered regarding the recommended density of dwellings and also any bearing of that on the size of the houses, it was noted that the guidance was an average; parking and garages; historically there was planning for 4 dwellings on the site; concern about the entrance to the site; establishing the principle of 5 dwellings; ownership of the access is a civil matter; as a windfall site the figure may not be deducted from the housing need in Draycott; the proposed revised access drawings submitted to the Parish Council by the applicants agent. Cllr Gladman proposed recommending refusal of the application as it stands as the access on Baggs Lane is unacceptable. The drawing ref 1382 – 04 dated 21st June 2019 was received by the Parish Council from the from the applicant's agent, and the Parish Council require confirmation from Mendip District Council and Highways that they support the new access, then the Parish Council will reconsider the proposal. The density should be reduced to 4 units in the middle of the small village. Cllr Dudden seconded. Agreed.

Application No: 2019/1194
Proposal: Proposed demolition of 2no. agricultural buildings and replace with a new holiday let and improve access onto the A371 (Wells Road)
Location: Land East of Wyndward Wells Road Rodney Stoke Cheddar Somerset
Applicant: Mr Jonathan Meredith
Application Type: Full Application
The application was discussed, topics included: a previous application to convert a stone barn, and that the new application is very different; outline plans look very agricultural; the view from the AONB; historical use not as a separate farm; use of the buildings; the traffic survey and the speed of the vehicles passing; the isolation of the site and residential use; the existing access and turning right from the A371, the new access and the blind bend. Cllr Gladman recommended refusal as the access is not suitable for turning right from the Draycott direction due to the blind bend and the 60mph speed limit; and the property can be viewed from public vantage points to the South. Cllr McGovarin seconded. Agreed.

Application No: 2019/1385
Proposal: Removal of existing conservatory. Roof conversion of existing attic space to introduce two new dormer extensions. Single storey porch extension to front elevation. Overhaul of existing house with associated landscape and internal alterations.
Location: Rosemary House Westfield Lane Draycott Cheddar BS27 3TP
Applicant: Mr & Mrs Clark
Application Type: Householder Application
The application was discussed, topics included: The location of the property; no objections were raised. Cllr Sealey proposed recommending approval as there were no objections it was considered that there would be no impacts or overlooking. Cllr Dudden seconded. Agreed.

Cllr Dudden left the meeting and joined the members of the public to observe.

Application No: 2019/1537
Proposal: Proposed two storey rear extension
Location: 8 Smiths Close Wells Road Rodney Stoke Cheddar BS27 3XF
Applicant: Mr & Mrs Richards
Application Type: Householder Application

The application was discussed, topics included: The stepped in boundary; the impact on the neighbouring properties; the precedent for similar proposals in the area. Cllr McGovarin proposed recommending approval as it was considered that there would be no impacts. Cllr Gladman seconded. Agreed.

Cllr Dudden rejoined the meeting

28/19 Correspondence was brought to the attention of the Council:
Mendip Local Plan examination – Inspector’s updated Matters and Issues and Inspectors documents
16.5.19

There being no further business the meeting closed at 7.30pm.

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