

Rodney Stoke Parish Council

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Minutes of the meeting of Rodney Stoke Parish Council Planning Committee held on Thursday 30th November 2023 at 7pm at the Memorial Hall, Draycott.

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

Public Participation: 2023/2088/FUL The agents discussed the following matters: the withdrawn original application and the two issues of scale and bulk, and ecology; the elements of the application they considered acceptable; the scale of the building and removing 7 bedrooms from the 2nd floor; more residential feel; gable ends removed; no change to parking. It was raised that the fire service in Cheddar do not have the equipment for that length of building; compliance with legislation.

49/23 Apologies: Somerset Cllr Ros Wyke.

50/23 Declarations of Interest: None

51/23 Minutes of the Planning Committee Meeting held on 26th October 2023, having been previously circulated, were approved.

52/23 Matters arising from the minutes: There were no updates.

2022/2221 Agricultural barn and a garage Honeymead Cottage Honeyhurst Lane Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/0811 Extend existing rear extension. The Cottage Wells Road Draycott Cheddar Somerset AWAITING DECISION

2023/1242 Proposed erection of a 1.5 storey dwelling Land to the rear of Little Paddock Westfield Lane Draycott Cheddar Somerset AWAITING DECISION

2023/1680/VRC Application to vary condition 1 (use of 17 holiday caravans limited to the period April to October inclusive in each year) of planning permission 54264 (use of land as a site for 8 residential caravans and 17 holiday caravans) to allow the 17no. holiday caravans to be used all year round but for holiday accommodation only Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1681/VRC Application to vary condition 3 (No caravan shall be stationed on the site other than between 1st March to the 31st October) of planning approval 100881/000 (Use of land as an extension of a seasonal caravan and camping site) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1682/VRC Application to vary condition 2 (the use of the touring caravan site shall be restricted to the 1st March and 31st October in any one year) of planning approval 100881/002 (ADD TOUR & STATIC CARAVANS) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1683/VRC Application to vary condition 2 (the caravans shall not be occupied other than between the 1st March in one year and the 2nd January in the following year) of planning approval 100881/010 (variation of condition 2 of 100881/008) to be used all year round but for holiday accommodation only. Bucklegrove Caravan Park Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

2023/1693/FUL Erection of 2no. detached dwellings. Plot 1 And Plot 2 East Of Harps House Wells Road Draycott Cheddar AWAITING DECISION

2023/0940/FUL Change of use of garage to 1no. holiday let Land At 347460 150981 South Close Draycott Cheddar Somerset GRANTED PERMISSION

2023/1876/HSE Oak gazebo with slate roof built on an existing patio Brooklyn Wells Road Rodney Stoke Cheddar Somerset GRANTED PERMISSION

53/23 Applications for discussion: The Parish Council's comments were as follows:

Application: 2023/2088/FUL
Proposal: 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).
Location: The Laurels Westfield Lane Draycott Cheddar Somerset
Applicant: Country Court Care Limited
Type: Full Application

The application was discussed, topics included: public and consultee comments, changes to the structure reducing overlooking, height and overshadowing; parking, access and problems in the village; the construction plan and narrow lanes; in principle support as a needed facility.

Resolution: To recommend refusal. Unanimously agreed.

Basis: Support for the scheme in principle as a needed facility; However, parking is not adequate, there is no public transport in the vicinity and no alternative parking; the access, emerging vehicles and North Close.

Public participation: A resident was invited to speak on the application. Matters discussed included: plans for sewage and water; runoff in Brangay Lane; the height of the hedge.

Application: 2023/2102/VRC
Proposal: Application to vary condition 3 (Holiday Accommodation Occupancy) of planning approval 2020/0556/FUL (Erection of two holiday dwellings and associated parking and landscaping and creation of new vehicular access and widening of vehicular passing place.) to remove 28 day occupancy.
Location: Land At 348250 150158 Brangay Lane Rodney Stoke Cheddar Somerset
Applicant: Mr J Counsell
Type: Variation or Removal of Conditions

The application was discussed, topics included: public and consultee comments, the precedent of other applications and differing circumstances and status; permission granted and the condition as holiday accommodation; enforcement and long and short term lets.

Resolution: To recommend refusal. Unanimously agreed.

Basis: Reason no.3 of the previous planning permission, which must take precedence to ensure that the site is used and stays as holiday accommodation and not continued occupation by the same person; If a term is not specified it will be impossible to enforce; the Parish Council do not accept that the situation is inconsistent with other applications quoted as they are unique and may not be similar to this proposal, or indeed feel that it is unlikely that a precedent could indeed be set as the initial application would not otherwise have been permitted except as a holiday accommodation in this location; Further long or short term lets and permanent residence are not suitable in this location due to the very poor access with no passing places possible, and it is felt there are inaccuracies in the original application on this matter.

There being no further business the meeting closed at 7.45pm.

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