

Draft minutes of the video conferenced meeting of Rodney Stoke Parish Council Planning Committee held on Monday 6th April 2020 at 6.30pm.

Present: Cllr Sealey (Chairman), Cllrs Dudden, Gladman, Haskins, McGovarin and Ward. Also in attendance was the Parish Clerk, Mrs H Marshall. 0 members of the public were present. 5 members of the public had submitted comments to the Council for consideration.

15/20 Apologies: District Cllr Wyke.

16/20 Declarations of Interest: None.

17/20 Minutes of the Planning Committee Meeting held on 12th March 2020, having been previously circulated, the Minutes were taken as read and approved as a true record.

18/20 Matters arising from the minutes:

2019/1157/OTA Construction of 5 no. dwellings – 2no. (2 bed); 2no. (3 bed); 1no. (4 bed). Newlyn Back Lane Draycott Cheddar BS27 3TT GRANTED PERMISSION

2020/0353 Erection of agricultural building for use as machine and dry storage Land at 347794 450567 Eastville Lane Draycott AWAITING DECISION

2020/0075 Change of use from agricultural building to dwellinghouse (C3) and associated works. Yew Tree Farm Wells Road Rodney Stoke Cheddar Somerset AWAITING DECISION

19/20 The following **planning application** was then discussed, and the Parish Council's comments were as follows:

Application No: 2020/0556
Proposal: Erection of three holiday dwellings and associated parking and landscaping
Location: Land at 348250 150158 Brangay Lane Rodney Stoke Somerset
Applicant: Mr John Counsell
Application Type: Full Application

The application was discussed, topics included: Public comments including those submitted to the Council; road widening proposals; ownership of the ditch; regulation for posting public notices of applications; the access; location of the site in open countryside; traffic generation; need; principle of holiday lets; benefit to the economy; similar applications in the Parish; diversification; design of the units; mains sewerage; hedge height and the disparity in the ground levels of the lane and the field; waste management; wood storage.

Resolution: Cllr McGovarin proposed recommending refusal, particularly with reference to access, passing places for vehicles, narrow lanes, poor visibility, tight corners and safety for other road users, volume of traffic emerging on to A371 at steep junction with poor visibility, poor access on to Butts Lane; loss of privacy for the neighbouring property; impact on visual amenity; site is located outside of village envelope and in open countryside; large quantity of glass in design causing light pollution and impact on wildlife and bats; not enough parking spaces; lack of waste management provision and wood store; noise and disturbance for neighbouring property. Cllr Haskins seconded. Agreed.

20/20 Meeting Review The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 which came into effect on the 4th April 2020 were discussed.

Resolution: Notices for virtual meetings will request that members of the public should email the Clerk if they wish to attend the meeting. Written comments may also be submitted.

There being no further business the meeting closed at 7.13pm.

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