

WEMBDON PARISH COUNCIL

**Clerk of the Parish Council
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Minutes of a meeting of Wembdon Parish Council Planning Committee that was held at St Georges School on 8th March 2017 that commenced at 7.00pm when the following business was transacted.

Present: Cllr M. Solomon, Cllr A. Reed and Cllr R. Webber

Parish Clerk: Tony Jay

One member of the public was present.

42/16 To receive any apologies for absence

Apologies had been received from Cllrs Gliddon, Harrison and Woods

43/16 To receive declarations of any pecuniary, prejudicial or personal interests on items relating to this agenda.

No declarations were received.

44/16 To elect a Chairman for this meeting of the planning committee.

It was unanimously resolved that Cllr Solomon should chair the meeting.

45/16 To approve as a correct record the minutes of the meeting of the Planning meetings held on 19th December 2016 and 22nd February 2017.

It was resolved that the minutes be approved. (2 in favour, 1 abstention) Cllr Solomon signed the minutes as being a true record on the meeting

46/16 To consider the following planning applications:

51/16/00028/STP. Land to the west of Naples View, Wembdon TA6 3SU. Erection of nursery and alterations to access. **THE ORIGINAL APPLICATION, WHICH WAS WITHDRAWN, HAS BEEN RESUBMITTED WITH AMENDMENTS.**

It was unanimously resolved that the Parish Council should object to this amended application on the following grounds:

1. **Traffic generation and road safety.** Naples View, and its surrounding roads have severe parking problems at present, with many vehicles parking on pavements which causes pedestrians to walk in the road, which is unsafe. An increase in vehicular traffic along these roads to attend a nursery would make these problems far worse, and the area would become gridlocked. The access to this estate is from Homberg Way, which is extremely busy at all times. The area could not cope with the increased volume of traffic entering and leaving the estate. Access to the nursery would be over a small bridge over a rhyne, which was built to accommodate occasional farm

Signature of Chairman

vehicles, not for large scale usage. The whole area, including the bridge, could not cope with the construction traffic which would be coming and going from the building site. Delivery vehicles would be visiting the nursery every day. Emergency vehicles currently have great difficulty entering and leaving the estate, which causes health and safety dangers. Extra vehicles using the estate would increase the risk of these dangers. There is insufficient parking planned for nursery staff, which would cause extra street parking. The proposed building would be outside the development boundary. If approved then this could open up further planning applications on the north side of the rhyne.

2. Effect on the landscape. This area is currently open fields, where many wildlife species live, including protected species. These fields are known to flood in times of heavy rainfall, and the neighbouring rhyne runs very high and quickly. A new building on the field would cause extra flooding, as the soakaway capability of the field would be reduced greatly. Wessex Water regularly dredges the rhyne outside this proposed development. This work may not be possible if the application is approved.

3. The impact upon the character and appearance of the area. When the housing estate was built new residents were told that they would be able to enjoy using the neighbouring open fields. If building work was allowed to take place on these fields then that facility would be lost.

4. Environmental issues. A nursery would generate a large amount of noise, especially when children are playing outside, having a considerable impact of neighbouring properties. Cars visiting the nursery would cause noise and light pollution, starting before 8.00am. Noise will arise from vehicles reversing, parking etc. in the street and the car park.

51/17/0005/STP. 79 Wembdon Hill, Wembdon TA6 7QA. Erection of combined shed/home to replace existing timber garden shed and installation of timber decking on site of existing rear patio area.

It was unanimously resolved that the Parish Council would not wish to comment upon this application.

51/17/00004/DT. Erection of single storey conservatory to rear (North) elevation. Greenway Farm, 5 Skimmerton Lane, Wembdon, Bridgwater, TA5 2AX

It was unanimously resolved that the Parish Council should object to this application as there are no supporting documents on the SDC website and so the Parish Council cannot make an informed decision.

Signature of Chairman