

WEMBDON PARISH COUNCIL

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Minutes of a meeting of Wembdon Parish Council Planning Committee that was held at Wembdon Village Hall on 19th February 2018 that commenced at 7pm when the following business was transacted.

Present: Cllrs N Harrison (Chairman), D Gliddon, M Solomon and R Webber.

16.18 To receive any apologies for absence

Apologies were received from Cllrs T Travis and J Woods.

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

Cllr Webber declared an interest in planning applicatuion 51/18/0002/DT.

17.19 To consider the following planning applications:

Cllr Webber left the room.

51/18/0002/DT. Land and building to the North of Blakes Farmhose, Blakes Lane, Wembdon, TA5 2BE. Application for the prior approval of the proposed change of use of agricultural building to two dwellings and associated operational development.

It was unanimously resolved to oppose this application on the following grounds:

The application contravenes the Sedgemoor District Council core strategy.

This is not a typical barn conversion. Nothing of the style of the existing barn will remain.

The whole infrastructure of the area is not conducive to the building of dwellings; this would amount to the urbanisation of a rural area and the proposed development is not in keeping with the character of the local area.

This would be a two storey structure, which would overlook the neighbouring property causing major privacy issues. The neighbours would have to install frosted windows, presumably at their own expense. The neighbours are also concerned about the additional noise that will be caused. They bought their property next to a barn, expecting to experience agricultural noise, not domestic. There will be a loss of amenity to their property. The barn is currently in use as an agricultural building with plant and livestock kept there.

Cllr Webber returned to the meeting.

51/18/0003/STP. 2 Meadow Park, Wembdon, TA6 7QE. Erection of single storey side extension to North elevation.

Signature of Chairman

It was unanimously resolved not to support or object to the application. The Councillors expressed their concerns that the proposed extension would reach the property boundary, and there are trees on the land owned by Sedgemoor District Council on the other side of the boundary. The tree's roots may have spread under the boundary, and under the area where the extension would be built. There would be the potential for litigation against Sedgemoor District Council in the future if the roots were to cause instability or damage to the extension.

17.20 To note the following planning decisions:

51/17/00029/STP. Ruggs Barn, Moores Lane, Wembdon, Bridgwater, TA5 2BB.. Erection of two-storey extensions to side (W) elevation and side (NE) elevation and internal alterations. **Refused.**

51/17/00016/CAN. Greenway Garage, Quantock Road, Bridgwater, TA5 2AX. Redevelopment of existing petrol filling station, including the proposed erection of a sales building, forecourt, canopy and car wash, on site of existing (to be demolished) and installation of new underground fuel tanks. **Granted.**

The decisions were noted.

The meeting concluded at 7.50pm

Signature of Chairman