

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 Wembdon Village Hall on 8th October 2018 that commenced at 7pm when the following business was transacted.

Present: Cllrs R Webber (Chairman), D Gliddon, N Harrison, and M Solomon. Also co-opted member Peter Major.

34/18 To receive any apologies for absence

Apologies had been received from Cllrs N Bushill and T Travis

35/18 To receive declarations of any pecuniary, prejudicial or personal interests on items relating to this agenda.

No declarations were received.

36/18 To approve as a correct record the minutes of the meeting of the Planning Committee held on 10th September 2018.

It was resolved to approve the minutes (3 in favour, 1 abstention as not present at the previous meeting)

37/18 To consider the following planning applications:

51/18/00018. 17 Inwood Road, Wembdon TA6 7PW. Change of use of a 6 bedroom house in multiple occupation (Use Class C4) to an 8 bedroom house of multiple occupation (Sui Generis) for a maximum of 8 professionals.

It was unanimously resolved to oppose this application for the following reasons:

This is inappropriate development in a residential area, close to a local primary school. What was a 3/4 bedroomed house has now been converted into an eight bedroomed dwelling. The previously agreed application for six bedrooms was opposed by the Parish Council, but was granted. False information was supplied with the original application, as it stated that on average there would be 58% car ownership in these types of properties, when the current six tenants each own a car i.e. 100% car ownership. Three parking spaces for eight bedrooms is a ratio of 37.5%, whereas the recently approved HMO application at nearby Chatham House has 17 car parking spaces for 26 bedrooms, which is a ratio of 65%.

At present there are often three resident's cars parked on the road. This will no doubt increase to five if this application is granted. This is already causing parking problems in the locality.

The original application stated that the rooms would only be let to young executives who would be using public transport. The reality is completely different. The plans show three parking spaces at the front of the property, but if three cars were to be

Signature of Chairman

parked there then only one would be able to drive out without passing over the grass verge next to the pavement. In inclement weather this verge would turn into a quagmire.

Inwood Road is a busy thoroughfare, particularly during school arrival and departure times. Even more cars parked on the road would create a safety hazard.

If approved then this would be the equivalent to a family with six teenage children moving to the property, each with a car, which would be to the detriment of everyone else living in the neighbourhood.

The work has already been carried out to provide the additional two bedrooms, without the appropriate permission. The Parish Council asks Sedgemoor District Council to support its strong opinion that this is a flagrant breach of the planning regulations, and to refuse this application.

38/18 To note the following planning decisions:

51/18/00015. 35, Church Road, Wembdon, TA6 7RP. Erection of conservatory to rear (S) elevation, on site of existing (to be demolished). **GRANTED.**

51/18/00017. 59, Church Road, Wembdon, Bridgwater, Somerset, TA6 7RR. Application for the Prior Approval of the erection of a single storey extension, extending 3.5 metres from the rear (north) elevation. **PRIOR APPROVAL APPROVED.**

The decisions were noted.

The meeting concluded at 7.25pm

Signature of Chairman