

## **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 10<sup>th</sup> February 2020 that commenced at 6.45pm when the following business was transacted.

**Present:** Cllrs P Major (Chairman), L Edwards, D Gliddon, M Phillips, A Reed, M Solomon and D Claydon.

County Cllr Caswell arrived at 7pm.

Locum Parish Clerk: Sally Diaz

Members of the public requested to speak at the meeting regarding applications 51/19/00030 and 51/20/00001.

1/20 To receive any apologies for absence.

Apologies were received from Cllr R Webber.

2/20 To receive declarations of any pecuniary interests on items relating to this agenda, which have not been previously declared in the Councillors register of interests.

Cllr P Major declared an interest in agenda item 4/20 item 2.

3/20 To approve as a correct record the minutes of the meeting of the Planning Committee held on 25<sup>th</sup> November 2019.

It was unanimously resolved to approve the minutes.

The Chairman signed the minutes as being a true record.

4/20 To consider the following planning applications:

51/19/00030. 53 Church Road, Wembdon TA6 7RR. Outline planning permission with all matters reserved for the erection of three dwellings.

Cllr Reed declared she had objected to this application via the Sedgemoor District Council website and abstained from voting on this agenda item.

It was unanimously resolved to object to the application for the following reasons:

It does not comply with policy WB1 of the Wembdon Neighbourhood Development Plan (NDP), because the proposed housing density is higher than that of the surrounding area. The Parish Council considers this to be over-development. The policy requires that the density should reflect the surrounding built form, setting and context.

It does not comply with policy WB3 of the NDP, because the proposed layout shows only six parking spaces, with no visitor spaces. The policy requires 2.5 spaces per three-bedroom house plus 0.5 visitor spaces, a total of 9. There is no on-road or public off-road parking capacity close to the site.

Signature of Chairman

It does not comply with Sedgemoor Local Plan policy D25, because it has an adverse impact of the residential amenity of 53 Church Road itself, and on other nearby properties.

The Parish Council has concerns about road safety, as children and vulnerable adults regularly cross this part of Church Road between the Parish Centre and its car park. This part of the Road has no pavements. The proposed vehicle access is close to the blind corner with Blakes Road, where pedestrians and cyclists are at risk.

51/20/00001. 4 Blakes Road, Wembdon TA6 7RS. Erection of a single and two storey rear extension.

Cllr Major stepped down as Chairman of this agenda item as he had declared an interest sat with the public. Cllr Solomon acted as Chairman on this item.

It was unanimously resolved to support this application as it is similar to other permitted developments in the area.

Cllr Major resumed his position from Cllr Solomon as Chairman.

23/19/00002. Land to the South of Quantock Road, Bridgwater. Hybrid (full and outline) application. Full application for the erection of 113 dwellings, formation of signal-controlled access off Quantock Road with associated infrastructure, landscaping and open space (phase 1). Outline application with all matters reserved for the erection of up to 240 residential dwellings with associated infrastructure, landscaping and open space (phase 2).

It was unanimously resolved to reiterate its previous objection, although it noted that the position of the MUGA in the south-west corner of Phase 1 has resulted in the opening up of the route of the public footpath, of which it approves.

5/20 To note planning decisions.

51/19/00026. 2 Grove House, Downhall Drive, Wembdon, TA6 7RT. Retrospective application for the erection of a decked platform on top of shed. **REFUSED.**

51/19/00027. 17 Wembdon Hill, Wembdon, TA6 7PX. Alterations and erection of single storey extension to rear (south west) elevation, existing conservatory to be demolished. **GRANTED.**

The decisions were noted.

The meeting ended at 7.20pm

Signature of Chairman