

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 11th December 2017 that commenced at 7pm when the following business was transacted.

Present: Cllrs N Harrison (Chairman), D Gliddon, M Solomon, T Travis and J. Woods,

Parish Clerk: Tony Jay

38.17 To receive any apologies for absence

Apologies were received from Cllr R Webber.

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

No declarations were received.

40.17 To approve as a correct record the minutes of the meeting of the Planning Committee held on 13th November 2017

It was resolved to approve the minutes (3 in favour, 2 abstentions as these Councillors were not present at the previous meeting).

The Chairman signed the minutes as being a true record of the meeting.

41.17 To consider the following planning applications:

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.

It was unanimously resolved to support the application as it will enhance the property. There will be no additional bedrooms, so there should be no additional traffic movements if the application is approved.

51/17/00030/DD. Chatham House, 46 Wembdon Rise, Wembdon, Bridgwater, TA6 7QZ. Change of use from Residential Care Home (Use Class C2) to House of Multiple Occupation (Sui Generis) to accommodate Hinkley Point workers.

It was unanimously resolved to object to this change of use.

Traffic movement is a major problem in Wembdon, particularly in the vicinity of the junction of Wembdon Rise and Inwood Road. Traffic surveys have regularly shown that vehicles massively exceed the speed limit along this road, which causes danger to motorists and pedestrians, particularly school children.

Signature of Chairman

A pedestrian crossing has recently been installed at this junction, to assist the children walking to the local school. Any major increases in traffic movement in this area would be disastrous.

There are major concerns that there would be a large number of vehicles which would be owned by the Hinkley workers who would be living in this building and parked in the neighbouring streets. The application shows wholly inadequate parking facilities for 24 dwellings. It is accepted that these workers will be taken to work at Hinkley by bus, but their leisure time would presumably be spent using their own vehicles, which will result in a major increase in traffic in the area, and consequential parking difficulties.

The on-going future use of this building is a major concern. If permission is now granted for the building to become a large multiple occupancy dwelling then it would be very difficult to fight any future change of use application for the building e.g. to student accommodation of even a hotel.

The use of the building in this way is completely at odds with the residential properties in the surrounding area.

The entrance drive to the building is not wide enough for two vehicles to pass each other when entering and leaving the car park. This would cause traffic congestion in Wembdon Rise.

Wembdon Parish Council, and the residents of Wembdon who attended the Parish Council meeting are firmly against this change of use and look for the support of Sedgemoor District Council in objecting to this application.

42.17 To note the following planning decisions:

51/17/00018/CS. The Cider Barn, Moores Lane, Wembdon, Bridgwater, TA5 2BB. Change of use of agricultural land to be used as part of the residential curtilage, and retention of detached garage. **GRANTED.**

51/17/00021/DRT. Rose Barn, Hollow Lane, Wembdon, TA5 2BD. Erection of a garden room. **GRANTED.**

51/17/00023/LE. Maplehurst, 32 Wembdon Rise, Wembdon, Bridgwater, TA6 7QZ. Outline planning permission, with all matters reserved, for the erection of a detached dwelling. **WITHDRAWN.**

51/17/00025/DRT. 75 Greenacre, Wembdon, Bridgwater. TA6 7RF. Erection of a two storey extension to the rear elevation to replace existing single storey extension (to be demolished). Alterations and extension to existing front porch way. **GRANTED.**

The decisions were noted.

The meeting concluded at 7.30pm.

Signature of Chairman