

WEMBDON PARISH COUNCIL

Clerk of the Parish Council Tony Jay 11 Wyvern Mews, Weston-super-Mare, BS23 3GZ
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Minutes of a meeting of Wembdon Parish Council Planning Committee that was held at Wembdon Village Hall on 14th October 2019 that commenced at 6.30pm when the following business was transacted.

Present: Cllrs P Major (Chairman), L Edwards, A Reed, M Solomon and R Webber.

The Clerk: Tony Jay

23/19 To receive any apologies for absence.

Apologies were received from Cllrs D Gliddon and M Phillips.

24/19 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.

There were no declarations of interest that had not been previously declared.

25/19 To approve as a correct record the minutes of the meeting of the Planning Committee held on 9th September 2019.

It was unanimously resolved to approve the minutes.

26/19 To consider the following planning applications:

51/19/00022/LE. The Green At Wembdon, Homberg Way, Wembdon, Bridgwater, TA6 7BY. Erection of 4 lighting posts (5m high) and 2 CCTV cameras on posts (5m high).

It was unanimously resolved to support the application. The Parish Council acquired the land known as Wembdon Parklands as a part of a package of land transfers negotiated by SDC and the developers of the NDR housing. The TP1 was signed November 2014 by the Parish Council and by Beazer Homes Limited. It was registered with the Land Registry in September 2015.

The Parish Council were always supportive of the covenants established by SDC and Beazer Homes Limited that the land was to be preserved as open space, and this was enshrined within the Beazer Homes Limited drafted TP1. To quote this covenant:

- Clause 12.4.1 “to maintain the property as a public open space and/or children’s play area or community facility for the recreation and amenity use of

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residents of the Parish of Wembdon and other neighbouring or nearby areas of benefit and their visitors and invitees”

- Clause 12.4.2 “to keep the grass on the Property properly mown and free of weeds”

The Parish Council is also fully aware that this open space had been designated as a badger foraging area and its plans were always to enhance the planting, to provide additional food sources for all the wildlife, to keep it mown for the convenience of all of our community which also actually improves the foraging for our badgers and, finally, to provide some simple tarmac paths with low intensity solar lighting to enable our residents to walk safely through the area.

The selection of a solar powered LED lighting system is based upon the wildlife needs, so the posts are 5m and not 6m. The luminaires are dim until activated by human movement and then are only 30 watt, less than one third of the adjacent NDR. The luminaires selected have a lower colour temperature following the recommendations of Bat Conservation Trust (guidance note 08/18).

The addition of CCTV is based upon the experiences at the Village Hall and children’s playground where there has been greatly reduced anti-social behaviour once people were aware that the cameras had been installed.

51/19/00003/DD. Land at Cokerhurst Farm South of Wembdon Hill & North of, Quantock Road, Bridgwater, Somerset. Hybrid (full and outline) application. Full application for the erection of 238 dwellings, formation of two new means of access onto A39, pedestrian/cycle link onto Wembdon Hill, public open space, parking and landscaping. Outline application with all matters reserved, for up to 437 dwellings, 500sqm (A1-A5) and/or community uses (D1)), 2.2ha site for up to 2 Form Entry Primary School and bus gate/emergency access via Inwood Road with associated infrastructure, landscaping and works.

It was unanimously resolved to object to the application on the following grounds:

There have been no changes to the application which affect the issues which Wembdon Parish Council raised in regards to the previous planning application. Wembdon Parish Council reiterates its objections to the application and emphasises that it is not compliant with Sedgemoor Local Plan policy B2 or the Development & Design Principles Document for the West Bridgwater Development [Design Principles: Development Design Principles – 4th, 6th and 7th bullet points; Design Principles: Key Points - 4th bullet point (p26)].

In particular, in this phase of the proposed development there is a lack of commitment to providing continuous and safe pedestrian and cycle routes as required by those policies.

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A safe pedestrian and cycle route should be provided along the north side of Quantock Road to link with the existing PROW BW34/19 at the south-eastern corner of the site; and that PROW should be upgraded to a pedestrian / cycle way, with further direct pedestrian / cycle links to the Whitegates roundabout. These provisions should be secured by a s106 agreement.

Ideally, the provision of a pedestrian / cycle way should extend along Quantock Road to link up directly with the existing provision at the Whitegates roundabout. There appears to be sufficient room to provide this on the North verge of Quantock Road.

Additionally, in the interest of pedestrian safety, footpaths should be provided on both sides of the access road to the school site, to allow for access from the future extension to the west.

27/19 To note planning decisions

51/19/00016/DRT. Display of 7no. illuminated fascia's, 9no. non illuminated fascia's, 3no. non illuminated projection signs, 6no. non illuminated tablet signs, 8no. poster frames, 1no. illuminated priced totem sign, 1no. illuminated Shell pecten panel, 6no. non illuminated standalone service description signs, associated pump numbers and service description signs. **GRANTED.**

51/19/00021. Land At, Wembdon Marsh, Chilton Trinity, Bridgwater, Somerset, TA5. Application for prior notification of the excavation of land associated with the formation of a storage lagoon to contain BSI PAS 110 natural fertiliser for use on the immediately surrounding farmland. **FORMAL APPLICATION NOT REQUIRED.**

The decisions were noted.

The meeting concluded at 7.10pm.

End of minutes