

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 St. Georges School Wembdon on **21st November 2016** that commenced at **7.00 pm** when the following business was transacted.

Present: Cllr N Harrison (Chairman), Cllr D Gliddon and Cllr T Thake.

Parish Clerk: Tony Jay

30/16 To receive any apologies for absence

Apologies were received from Cllrs Webber and Woods.

31/16 To receive declarations of any pecuniary, prejudicial or personal interests on items relating to this agenda.

There were no declarations.

32/16 To approve as a correct record the minutes of the meeting of the Planning meeting held on 17th October 2016.

It was unanimously resolved to approve the minutes as a correct record of the meeting

The minutes were signed by the Chairman as being a correct record.

33/16 To consider the following planning applications:

51/16/00028/STP. Erection of nursery and alterations to access. Land to the West of, Naples View, Wembdon, Bridgwater, TA6 3SU

It was unanimously resolved to oppose the application for the following reasons.

1. Traffic generation and road safety. Naples View, and its surrounding roads have severe parking problems at present, with many vehicles parking on pavements which causes pedestrians to walk in the road, which is unsafe. An increase in vehicular traffic along these roads to attend a nursery would make these problems far worse, and the area would become gridlocked at peak times. The access to this estate is from Homberg Way, which is extremely busy at peak times. The area could not cope with the increased volume of traffic entering and leaving the estate. Access to the nursery would be over a small bridge over a rhyne, which was built to accommodate occasional farm vehicles, not for large scale usage. The whole area, including the bridge, could not cope with the construction traffic which would be coming and going from the building site. Delivery vehicles would be visiting the nursery every day. Emergency vehicles currently have great difficulty entering and leaving the estate, which causes health and safety dangers. Extra vehicles using the estate would increase the risk of these dangers. There is insufficient parking planned for nursery staff, which would cause extra street parking. The proposed building would be outside

Signature of Chairman

the development boundary. If approved then this could open up further planning applications on the north side of the rhyne.

2. **Effect on the landscape.** This area is currently open fields, where many wildlife species live, including protected species. These fields are known to flood in times of heavy rainfall, and the neighbouring rhyne runs very high and quickly. A new building on the field would cause extra flooding, as the soakaway capability of the field would be reduced greatly. Wessex Water regularly dredges the rhyne outside this proposed development. This work may not be possible if the application is approved.

3. **The impact upon the character and appearance of the area.** When the housing estate was built new residents were told that they would be able to enjoy using the neighbouring open fields. If building work was allowed to take place on these fields then that facility would be lost.

4. **Environmental issues.** A nursery would generate a large amount of noise, especially when children are playing outside, having a considerable impact of neighbouring properties. Cars visiting the nursery would cause noise and light pollution, starting before 8.00am. Noise will arise from vehicles reversing, parking etc. in the street and the car park.

The meeting concluded at 7.20pm

Signature of Chairman