

WEMBDON PARISH COUNCIL

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Minutes of a meeting of Wembdon Parish Council Planning Committee held virtually on 14th April 2021 that commenced at 7.0pm when the following business was transacted.

Present: Councillors P Major (Chairman), L Edwards, D Gliddon, M Phillips, A Reed, M Solomon and R Webber.

Parish Clerk: Tony Jay

22/21 To receive any apologies for absence.

There were no apologies received.

23/21 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.

The Chairman declared an interest in planning application 51/21/00010/STP.

24/21 To approve as a correct record the minutes of the meeting of the Planning Committee held on 22nd March 2021.

It was resolved to approve the minutes (6 in favour, 1 abstention as not present at the meeting).

25/21 To invite public speaking.

A member of the public spoke in opposition to planning application 51/21/00010/STP.

26/21 To consider the following planning applications:

51/21/00003/AGE. 18 Duke Street, Wembdon, TA6 3TG. Erection of a 600mm high trellis on top of existing fence.

It was unanimously resolved not to comment on the application.

51/20/00007/AGE. 85 Wembdon Hill, Wembdon, TA6 7QA. Retrospective consent for the formation of an additional vehicular access and erection of a timber framed carport.

It was resolved (6 in favour 1 abstention as not present for whole debate) to oppose the application for the following reasons:

Wembdon Parish Council reiterates its previous objection, (submitted 25/2/21) and in addition it objects to the addition of the carport because it fails to comply with Wembdon Neighbourhood Plan Policy WB1 in that it

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does not contribute positively to the existing built form and fails to use locally distinctive external materials.

Councillor Major left the meeting. Councillor Solomon took over as Chairman.

51/21/00010/STP. 4A Blakes Road, Wembdon, TA6 7RS. Proposed conversion of loft into second floor accommodation. Also, the erection single storey rear (North) extension and sun room.

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

- i. The perceived bulk of the extension has an unacceptable impact on the residential amenity of neighbouring properties, contrary to Policy D25 of the Local Plan.
- ii. The proposed full-height window and Juliet balcony in the dormer roof allow a greater view over the rear amenity spaces than a normal window, thereby having an unacceptable impact on the residential amenity of neighbouring properties, contrary to Policy D25 of the Local Plan.
- iii. The proposed roof windows in the front elevation detract from the character of the existing built form, and are inappropriate within the context of the setting, contrary to policy WB1 of Wembdon's Neighbourhood Plan and Policy D2 of the Local Plan.

Councillor Major returned to the meeting, resumed the Chairmanship and closed the meeting at 7.45pm.

End of minutes.