

# WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 11 Wyvern Mews, Weston-super-Mare, BS23 3GZ.  
Email [clerk@wembdon.org](mailto:clerk@wembdon.org) Telephone 07859911204

Minutes of a meeting of Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 1<sup>st</sup> September 2021 that commenced at 6.30pm when the following business was transacted.

Present: Councillors P Major (Chairman), L Edwards, M Phillips, A Reed, and M Solomon

Parish Clerk: Tony Jay.

39/21 To receive any apologies for absence.

Apologies were received from Councillors D Gliddon and R Webber.

40/21 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.

Councillor Phillips declared an interest in planning application 51/21/00027.

Councillors Phillips and Solomon declared their interests in planning application 51/21/00029.

The Clerk stated that as these are personal interests, not pecuniary interests, then the Councillors will be allowed to remain in the room, but not to take part in the debate or vote.

41/21 To approve as a correct record the minutes of the meeting of the Planning Committee held on 16<sup>th</sup> June 2021.

It was unanimously resolved to approve the minutes as being a true record of the meeting.

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

42/21 To invite public speaking.

Members of the public spoke in relation to planning applications 51/21/00018, 51/21/00024 and 51/21/00027 just prior to them being discussed.

43/21 To consider the following planning applications:

51/21/00018/LE. Blakes Farmhouse, Blakes Lane, Wembdon, TA5 2BE. Erection of two five bedroom dwellings, with detached garages on site of existing portal frame barn (to be demolished).

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It was unanimously resolved to support the application if the following conditions are included in the planning permission:

1. The windows on the south elevation facing Blakes Farm should have obscured glass and should not be allowed to open fully. Reason – to protect the privacy of the neighbouring residents.
2. The driveway should be constructed with a solid but permeable surface. Reason - to reduce vehicle noise.
3. All outside lighting should be low wattage and directed downwards. Reason – To reduce light pollution in this rural location outside the settlement boundary and restricted as recommended in the Preliminary Roost Assessment submitted by the applicant.
4. Prior to the start of construction a full hazardous materials survey should be carried out on the barn and its surroundings as it is believed that buried asbestos may be present, with an action plan to be submitted to SDC for approval.
5. The heat pumps should meet the same criteria as would be required for an installation under Permitted Development. Reason: for the avoidance of doubt, and to ensure minimum impact on the residential amenity of neighbouring dwellings, in accordance with Local Plan Policy D25.
6. Changes to the framework of the original barn shall be limited to the removal of the central bay as detailed in the structural report dated March 2021 submitted with the application. Reason – for the avoidance of doubt as this information is not provided on the submitted plans.
7. The materials to be used for the walls, roofs, windows and doors are not currently specified on the plans. Since approval would include the usual condition that construction should be according to the submitted plans, it is requested that the materials should be specified by condition unless the applicant submits amended plans which specify the materials.

51/21/00022 and 51/21/00023. Orchard Barn, Sandford Hill, Wembdon, TA5 2AY. Erection of detached timber home office and gym with attached veranda.

It was unanimously resolved to support the application because it is a minor development not visible from the public highway and will have no impact on the setting of the listed building.

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It was unanimously resolved not to comment on application 51/21/00023 as it relates to the listed building regulations.

51/21/00024. 9 Church Road, Wembdon. TA6 7RH. Retrospective application for the erection of a detached shed.

It was resolved to object to this application because it fails to meet the requirements of Local Plan Policy D2 and Wembdon Neighbourhood Plan Policy WB1 in that it is out of character with the existing built form and has a significant visual impact on the street scene.

The Parish Council would be prepared to withdraw this objection if suitable mitigation measures were introduced to reduce the visual impact on the street scene.

51/21/00027. Highfield, Sandford Hill, Wembdon, TA5 2AY. Erection of two storey and single storey side (West) extension with roof extensions to the North and East elevations.

It was unanimously resolved not to object to the proposed West extension, but to object to the proposed East extension as the provision of a large window on the East gable end of the first floor would cause overlooking of the kitchen, conservatory and amenity space of the neighbouring property resulting in an unacceptable loss of privacy contrary to Local Plan policy D2.

The Parish Council would withdraw this objection if the plans were altered so there was no overlooking of the neighbouring property.

Councillor Phillips took no part in the debate on application 51/21/00027 and did not vote.

51/21/00028. Highfield, Sandford Hill, Wembdon, TA5 2AY. Change of use of agricultural land to residential garden area with landscaping.

It was unanimously resolved that the Parish Council would not comment on the application.

Councillor Phillips took no part in the debate on application 51/21/00028 and did not vote.

51/21/00029. The Green at Wembdon, Homberg Way, Wembdon, TA6 7BY. Installation of column mounted CCTV camera.

It was unanimously resolved that the Parish Council would support the application as a CCTV camera would improve public safety and would prevent and detect crime and reduce anti-social behaviour.

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Councillors Phillips and Solomon took no part in the debate on application 51/21/00029 and did not vote.

44/21 To note planning decisions:

51/20/00039. Land to the North of Homberg Way, Wembdon. Formation of attenuation pond. Granted.

51/21/00020. 23 Wembdon Hill, Wembdon, TA6 7PX. Erection of single storey extension to side (North West) elevation to form indoor swimming pool and formation of pitched roof to the side (North West) of existing dwelling. Granted.

51/21/00021/AGE. 101, Wembdon Hill, Wembdon TA6 7QB. Erection of a two storey extension to the side (West) elevation, erection of a single storey extension to rear (South) elevation, erection of a porch to the front (North) elevation and formation of a raised patio area, on site of existing (to be demolished). Granted.

The planning decisions were noted.

End of minutes.