

# WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 11 Wyvern Mews, Weston-super-Mare, BS23 3GZ.  
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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 14<sup>th</sup> February 2022 that commenced at 6.45pm when the following business was transacted.

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

Parish Clerk: Tony Jay.

1/22 To receive any apologies for absence.

There were no apologies for absence.

2/22 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.

3/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 8<sup>th</sup> November 2021.

It was resolved to approve the minutes as being a correct record up the meeting (5 in favour, 2 abstentions as not present at the meeting). The chairman signed the minutes.

4/22 To invite public speaking.

Three members of the public spoke regarding planning application 51/21/00030.

5/22 To consider the following planning applications:

51/21/00030. Land adjacent to 53 Church Road, Wembdon. Demolition of existing outbuildings and the erection of two detached dwellings with the formation of a new access.

It was unanimously resolved to object to this application on the grounds that it fails to comply with:

- Policies D2 of the Local Plan and WB1 of Wembdon's Neighbourhood Plan in that it does not use locally distinctive external materials appropriate for the setting.
- Policy WB1 in that there is no proposal for tree planting to replace those to be removed.

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- Policy WB1 in that there is no proposal for the re-use on site of any removed sandstone.
- Policy WB3 in that it does not provide the required number of parking spaces, important in a location where there is no on-street parking close by.

Wembdon Parish Council would be willing to withdraw its objections if the applicant were to submit an amended proposal which demonstrates compliance with the Policies, for example:

- Changing the external finish of the proposed dwellings from brick to white render above ground-floor level.
- Acting on the recommendations of the Tree Survey Report, including replacement tree planting.
- Providing a proposal on how any surplus sandstone will be used on site.
- Providing two additional parking spaces, appropriately marked or otherwise delineated on the ground.

If Planning Permission were to be granted, the Parish Council would wish to see conditions attached:

- A restriction on working hours as proposed by SDC Environmental Health.
- No burning of waste on site (similarly proposed).
- A condition relating to keeping the visibility splay clear of obstructions.

The Parish Council also supports the requirement for further bat surveys as proposed by Somerset Wildlife Trust.

51/21/00037. Model Farm, Waldrons Lane, Wembdon TA5 2BA. Erection of a detached gardeners shed and a covered pizza oven.

It was unanimously resolved to support this application because it complies with the following Policies of the Wembdon Neighbourhood Plan:

- WB1 in respect of design
- WB7 small scale development in support of rural diversification

51/22/00002. 1 Halyard Drive, Wembdon, TA6 3SQ. Erection of front (SE) storm porch.

It was unanimously resolved to support this application because it complies with Policy WB1 of the Wembdon Neighbourhood Plan.

6/22 To note planning decisions made by Sedgemoor District Council.

51/21/00013/AGE. Moores Barn, Moores Lane, Wembdon, TA5 2BB. Erection of front (South) veranda. Granted.

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51/21/00031/STP. The Cider Barn, Moores Lane, Wembdon, TA5 2BB.  
Erection of summerhouse associated pergola and decking and formation of a wildlife pond. Granted.

51/21/00032/AGE. 54 Wembdon Rise, Wembdon, TA6 7QZ. Erection of first floor rear (East) extension. Granted.

51/21/00033/LE. The Wagon Barn, Waldrons Lane, Wembdon, TA5 2BA.  
Retrospective application for the retention of a holiday unit. Granted.

51/21/00034. 6 Dovai Drive, Wembdon TA6 3SP. Conversion of existing garage to living accommodation. Granted.

The planning decisions were noted.

End of minutes.