

WEMBDON PARISH COUNCIL

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

Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 14th February 2022 that commenced at 6.45pm when the following business was transacted.

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

The Parish Clerk was not available to attend the meeting. Councillor M Phillips took notes of the meeting.

7/22 To receive any apologies for absence.

Apologies were received from Councillors L Edwards, D Gliddon and M Solomon.

8/22 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.

9/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 14th February 2022.

It was unanimously resolved to approve the minutes as being a correct record up the meeting. The chairman signed the minutes.

10/22 To invite public speaking.

A member of the public spoke about planning application 51/22/00003.

11/22 To consider the following planning applications:

51/22/00003. Former Toll Gate House, 119 Wembdon Hill, Wembdon, TA6 7QB. Erection of a two storey wrap around extension to the side (east) and rear (south) elevations partially on site of existing single story extensions to be demolished. Erection of a two storey extension to the side (west) elevation. Two single storey extensions to the rear (south) elevation with glazed lantern roof lights. Internal alterations and reconfigurations, demolition of existing outbuilding and garden shed and erection of an outbuilding. Demolition and reconstruction of existing red sandstone boundary walls for improved site access and hard and soft landscaping provisions.

It was unanimously resolved to object to this application on the grounds that it fails to comply with Policy WB3 of Wembdon's Neighbourhood Plan in that it does not provide the required number of parking spaces. The Parish

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Councillors believe that a third on-site space could be provided without unduly affecting residential amenity.

Wembdon Parish Council would be willing to withdraw its objection if the applicant were to submit an amended proposal which demonstrates compliance with Policy WB3 by the provision of an additional parking space.

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

1. The stone recovered from the demolished boundary wall should be re-used on site, in order to comply with Policy WB1 (5) of Wembdon's Neighbourhood Plan
2. A restriction on working hours, and no burning of waste on site, in order to comply with Policy D25 of the Local Plan.
3. Vehicles to always enter the parking area in reverse gear, so that that they can leave in forward gear, due to the limited visibility.

End of minutes.