

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 19th April 2022 that commenced at 7.00pm when the following business was transacted.

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

17/22 To receive any apologies for absence.

Apologies had been received from Councillors L Edwards and D Gliddon.

18/22 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 received.

19/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 1st April 2022.

It was resolved to approve the minutes as a correct record of the meeting (4 in favour, 1 abstention as not present at the meeting). The Chairman signed the minutes.

20/22 To invite public speaking.

Members of the public who had requested to speak were given the opportunity prior to the application being discussed.

21/22 To consider the Parish Council's response to planning application.

51/22/00006/AGE. 23, Greenacre, Wembdon TA6 7RE. Erection of detached garage.

It was unanimously resolved to object to the planning application for the following reasons:

The applicant has failed to demonstrate how the proposed building will contribute positively to the character of the existing built form, contrary to Policy WB1 of the Wembdon Neighbourhood Plan.

The location and size of the proposed building would cause it to be visually dominant in Crossacre, contrary to Policy D25 of the Sedgemoor Local Plan.

At 5.0m x 3.2m (internal), the proposed garage fails to meet the minimum size required by Somerset Highways standing advice.

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The proposed garage is sited so close to the road that there is no space to meet the standard turning requirements of Somerset Highways standing advice. The Parish Council acknowledges that Crossacre is a private road, but believes that standing advice should still apply, due to the number of properties that the road serves.

No drainage proposals have been included which would demonstrate compliance with Somerset Highways standing advice.

22/22 To note planning decisions.

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

The planning decision was noted.

End of minutes.