

WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 11th July 2022 that commenced at 7.00pm when the following business was transacted.

Present: Councillors D Claydon, D Gliddon, A Reed and M Solomon.

In the absence of the Planning Committee Chairman, Councillor M Solomon chaired the meeting.

45/22 To receive any apologies for absence.

Apologies had been received from Councillors L Edwards, P Major and M Phillips.

46/22 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.

47/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 13th June 2022.

It was unanimously resolved to approve the minutes.

48/22 To invite public speaking.

49/22 To consider the Parish Council's response to planning applications.

51/22/00014/STP. 23 Wembdon Orchard, Wembdon, TA6 7PH. Variation of Conditions 2 and 6 of Planning Permission 51/14/00018 (Erection of 4 detached dwellings and garages and formation of access thereto) to alter the site layout, site levels and to relocate the position of retaining walls.

It was unanimously resolved to object to the application on the following grounds:

Wembdon Parish Council objects to the planning application for works, some of which have already been completed, on the following grounds:

The proposed change from a boundary wall and railing, as defined clearly in the original planning application, to a post and rail fence detracts from the general visual amenity of the development, it is not in keeping with the houses along the adjacent Wembdon Orchard and it provides a safety risk as there is a possibility of falling through the railings (or even climbing over them) and dropping several feet to the road below.

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The now constructed retaining wall at the Southern boundary of the property, are contrary to the original plans, and the subsequent raising of the ground levels, enables anyone in plots 2 and 3 to overlook the gardens along Wembdon Hill. The originally approved levels should be re-instated.

Many of the facing walls have been surfaced with a bright white render, totally contrary to the approved planning application and totally out of keeping with other properties in the vicinity, which have had as a planning condition, to be coloured pink or beige in keeping with the local vernacular. As removal of the render is likely to be impossible, the walls now need to be coloured in keeping with other properties on Wembdon Orchard.

The road surface was originally defined as block paved. This provided a good absorption of surface water, flooding being a major issue at the bottom of Wembdon Hill. This definition of road surface has been deleted and needs to be re-instated.

The development was planned with three parking spaces for visitors. It is proposed that this will now be reduced to two spaces and will lead to additional off-site parking on the local roads. Plans need to be revised to provide the originally approved parking provision.

The current layout and construction of the boundaries has resulted in a 1m wide strip of land between existing properties and the new development. This will result in an unmanaged strip of wasteland and the boundaries need to be adjusted to meet at a single fence.

It is also noted that the proposed additional footpath at the Southern edge of the development has now been omitted.

On the basis of the above Wembdon Parish Council would propose that the Sedgemoor District Council Planning Enforcement team be informed of these breaches of planning approval, and that appropriate action is undertaken to reinstate the site to the originally approved plans wherever possible and appropriate mitigation be implemented in other matters.

51/22/00016/AGE. 8 Old Oaks Close, Wembdon TA6 3UR. Erection of single storey side (NW) extension and alterations to (NW) boundary wall.

Wembdon Parish Council supports this application because the design is in keeping with the existing property, by the use of matching materials, thereby complying with Local Plan Policy D2 and Wembdon Neighbourhood Plan Policy WB1.

End of minutes.