

# WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 15th August 2022 that commenced at 7.00pm when the following business was transacted.

Present: Councillors D Claydon, L Edwards, D Gliddon, M Phillips, and M Solomon.

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

56/22 To receive any apologies for absence.

Apologies were received from Councillors P Major and A Reed.

57/22 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.

58/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 2<sup>nd</sup> August 2022.

It was unanimously resolved to approve the minutes.

59/22 To invite public speaking.

A member of the public spoke regarding planning application 51/22/00018.

60/22 To consider the Parish Council's response to planning application.

51/22/00018/STP. Model Farm, Waldrons Lane, Wembdon, TA5 2BA.  
Erection of gardeners shed/ticket office and wildlife pond (revised scheme).

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

- The road network in the vicinity would not support the extra traffic that this application would generate.
- There are concerns that such a facility may be used in the evening causing noise pollution which would affect the neighbouring properties.

51/22/00019/AGE. 51 Wembdon Hill, Wembdon, TA6 7PZ. Erection of single storey front (North) extension on site of existing porch (to be demolished).

It was unanimously resolved to support this application because it meets the requirements of Local Plan Policy D2 and Wembdon Neighbourhood Plan Policy WB1 in terms of design and appearance.

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There is the potential for overlooking the neighbouring property's amenity space from the windows on the western side of the proposed extension. In the absence of any information regarding screening on the boundary, we request that if permission were to be granted a condition should be imposed that those windows should be glazed with opaque glass.

51/22/00021/AGE. Moores Barn, Moores Lane, Wembdon, TA5 2BB.  
Conversion of detached garage into an annex.

It was unanimously resolved to support this application because it complies with the following Planning Policies:

- Local Plan D7: there is a clear family need; there is a functional link between main building and annexe (no cooking facilities in the annexe, and shared parking); and the accommodation can be easily returned to its previous use as a garage/store room when the need for an annexe ceases.
- Wembdon Neighbourhood Plan WB3: there is parking for at least 3 vehicles.
- Wembdon Neighbourhood Plan WB1: the external changes complement the existing building by the use for the same materials.

End of minutes.