

# WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 2<sup>nd</sup> August 2022 that commenced at 4.00pm 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.

50/22 To receive any apologies for absence.

Apologies had been received from Councillors P Major and A Reed.

51/22 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.

Councillor M Solomon declared an interest in planning application 51/21/00030/STP.

52/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> July 2022.

It was resolved to approve the minutes as a correct record of the meeting (3 in favour, 2 abstentions as not present at the meeting).

53/22 To invite public speaking.

No member of the public was present.

Councillor M Solomon left the room. Councillor Gliddon chaired the following item.

54/22 To consider the Parish Council's response to planning application.

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

This is an amended planning application.

It was unanimously resolved to submit the following comments:

In our previous response Wembdon Parish Council commented that the plans failed to comply with Policies WB1 and WB3 of the Wembdon Neighbourhood Plan. We are disappointed to see that the revised plans have

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not been amended to take account of our comments, particularly as only minor changes would be required for compliance. In particular, the provision of a third parking space for each house, as required by Policy WB3.

We reiterate that the proposed construction, totally in red brick, does not reflect the immediately surrounding built form, which is a mixture of red sandstone, and full or partial light-coloured rendered finish. Therefore, it fails to comply with Local Plan Policy D2 and Neighbourhood Plan Policy WB1.

Unfortunately, the applicant has not supplied a written description of the amendments to the plans, but we have noted the addition of a "New natural stone wall H=0.9m" on the boundary with Church Road. In order to comply with Neighbourhood Plan Policy WB1, this should be constructed from Wembdon red sandstone (or similar), in order to match the walls of the surrounding properties, and that any Wembdon stone found on site should be re-used in the wall. We ask that if this application is approved, a condition should be included to that effect.

We also note that a tree labelled T2 has been added to the plan at the rear of the site. The only reference we can find to that is in the supplied Tree Survey Report, which requires "The production of an arboricultural method statement and tree protection plan". As we may wish to comment on such a plan, we ask that one be provided for consultation before the application is determined, so that we can consider its compliance with Local Plan Policy D22.

Councillor M Solomon returned to the room.

55/22 To note planning decisions.

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

51/22/00007/AGE. 3, Orchard Lane, Wembdon TA6 7QY. Erection of single storey side (West) and front (South) extension part on site of existing (to be demolished). Granted.

51/22/00010/LE. The Wagon Barn, Waldrons Lane, Wembdon, TA5 2BA. Change of use from domestic garage to holiday let accommodation. Granted.

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

The planning decisions were noted.

End of minutes.