

WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 26th September 2022 that commenced at 7.00pm when the following business was transacted.

Present: Councillors P Major, L Edwards, D Gliddon, A Reed and M Solomon.

61/22 To receive any apologies for absence.

Apologies were received from Councillors D Claydon and M. Phillips.

62/22 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.

63/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 15th August 2022.

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

64/22 To invite public speaking.

No member of the public had requested to speak.

65/22 To consider the Parish Council's response to planning applications.

51/22/00005/AGE. 39, Church Road, Wembdon TA6 7RP. Erection of bungalow partially on site of existing garage (to be demolished).

It was unanimously resolved to object to this application and to submit the following comments:

Wembdon Parish Council finds it difficult to respond fully to this application because it lacks some relevant information:

- details of materials for windows and doors, or for rainwater goods
- purpose of the "loft area egress window", since no habitable loft space is proposed
- how access to number 39 is to be retained – the red-line boundary shows that the Applicant does not own land alongside the whole of the proposed amenity area, so there is no access within red or blue-lined boundaries.

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- access to the existing and proposed properties is over land adjacent to Church Road, but not within red or blue-line boundaries
- there are no details provided for the replacement trees

However, given the information that it has Wembdon Parish Council objects to this application because:

- it is out of character and scale with its immediate surroundings, thereby failing to comply with Policies D2 of the Local Plan and WB1 of the Wembdon Neighbourhood Plan
- it fails to comply with Policy WB3 of the Neighbourhood Plan: number 39 has three bedrooms, so needs 2.5 spaces; the proposal has 2 bedrooms, so needs 2 spaces; each requires 0.2 for visitors. It is reasonable to round up the total of 4.9 to 5 – only 4 are proposed. At this end of Church Road, safe on-street parking is very limited, so it is not unreasonable to assume that the fifth space could be on-street.

51/22/00024/STP. 2, Meadow Park, Wembdon, TA6 7QE. Erection of first floor side (North) elevation.

It was unanimously resolved to support the application because:

- it will have no adverse impact on surrounding properties, thereby complying with Policy D2 of the Local Plan.
- All the proposed materials match those existing, so the design complies with the principles of Policy WB1 of the Wembdon Neighbourhood Plan.
- There is sufficient space to park 4 vehicles, thereby meeting the requirements of Policy WB3 for a 4-bedroom house.

However, this support will only be given if a condition is added to the planning permission that the work to the existing hedge is confined to pruning only, as suggested in the application, and that sections of this hedge are not removed.

66/22

To note planning decisions made by Sedgemoor District Council.

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

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

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). Granted.

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

51/22/00017/AGE. 35 Wembdon Hill, Wembdon, TA6 7PZ. Erection of two storey rear (South) extension, including the formation of raised rear (South) and demolition of side (East) porch. Granted.

The decisions were noted.

End of minutes.