

WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 28th November 2022 that commenced at 7.00pm when the following business was transacted.

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

67/22 To receive any apologies for absence.

Apologies were received from Councillors L Edwards, D Gliddon and M Phillips.

68/22 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.

69/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 26th September 2022.

It was resolved to approve the minutes as a correct record of the meeting (3 in favour, 1 abstention as not present at the meeting).

70/22 To invite public speaking.

The applicant for 51/22/00033/STP spoke regarding his application.

71/22 To consider the Parish Council's response to planning applications.

51/22/00031/LE. 5 Wembdon Rise, Wembdon, TA6 7PN. Erection of a single storey extension to the (SW) elevation, on site of existing conservatory and lean-to (to be demolished).

It was unanimously resolved to support this application because it complies with Policies WB1 of Wembdon's Neighbourhood Plan and D2 of the Local Plan, in that it contributes positively to the character of the existing building, by the use of an appropriate design and matching materials.

51/22/00033/STP. Greenway Farm, Skimmerton Lane, Wembdon, TA5 2AX. Change of use of land to provide up to 10 touring caravan pitches for use by Hinkley Point Construction workers.

It was unanimously resolved to object to this application because:

- i. There is insufficient parking for the proposed 10 pitches in addition to the parking needed for the other site use, contrary to Wembdon's Neighbourhood Plan Policy WB3,
- ii. The proposal lacks a safe and sustainable pedestrian route to the HPC Park & Ride bus stops, and to the adjacent convenience store,

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contrary to Local Plan Policy D13 and Neighbourhood Plan Policy WB3.

The Parish Council would be prepared to remove its objections and support the application if the plans were amended to show sufficient additional parking, and to provide a safe pedestrian access from the north-west corner of the site.

51/22/00032/LE. 11 Wares Lane, Wembdon, TA6 7RA. Erection of a single storey extension to East elevation, on site of extension, and installation of a dormer window to East roof slope.

It was unanimously resolved to object to the application because it has not demonstrated compliance with Policy WB3 of Wembdon's Neighbourhood Plan. WB3 requires three parking spaces for a 4-bedroom house. The proposal removes one of the existing spaces (the garage), and no plan has been supplied which shows the remaining parking area in detail. No on-street parking is available in Wares Lane.

The Parish Council would withdraw its objection and support the application if the applicant supplied a dimensioned plan which shows compliance with WB3 by the provision of three or more standard-sized parking spaces.

Post meeting note: The Parish Council has subsequently been provided with information from Sedgemoor District Council which shows that there is room for three vehicles to be parked at the property. The Parish Council has therefore withdrawn its objection and is now supporting the application because it complies with Policies WB1 and WB3 of Wembdon's Neighbourhood Plan and D2 and D25 of the Local Plan.

72/22 To note planning decisions made by Sedgemoor District Council.

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

The planning decision was noted.

End of minutes.