

WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 5 Maple View, Kewstoke, Weston-super-Mare, BS22 9XQ.
Email clerk@wembdon.org Telephone 07859911204

Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 12th December 2022 that commenced at 7.00pm when the following business was transacted.

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

In the absence of the Chairman, Councillor D Gliddon chaired the meeting.

73/22 To receive any apologies for absence.

Apologies were received from Councillors L Edwards, P Major, M Phillips and M Solomon.

74/22 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.

75/22 To approve as a correct record the minutes of the meeting of the Planning Committee held on 28th November 2022.

It was resolved to approve the minutes as a correct record (2 in favour, 1 abstention as not present at the meeting).

76/22 To invite public speaking.

The applicant and a parishioner spoke in regard to planning application 51/22/00034/AGE.

77/22 To consider the Parish Council's response to planning applications.

51/22/00034/AGE. 12 Blakes Road, Wembdon, TA6 7RS. Erection of a dwelling on the site of existing outbuilding (to be demolished).

It was unanimously resolved neither to object nor to support this application.

If permission is granted for this application, the Parish Council would like conditions imposed that the materials used for walls and roof should match those of the terrace of numbers 14 to 20 Blakes Road, and the surface of the lane leading to the site be tarmacked (as the applicant stated at the Parish Council planning meeting that he intends to do)

The following was noted:

- If the land still formed part of the rear amenity space of number 14 Blakes Road, the Parish Council would be objecting to its change of use, by reason of adverse effect on the amenity of number 14. Also we would be objecting as the bungalow would have an adverse effect on the amenity of

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number 14 by virtue of its proximity and size, contrary to Local Plan Policy D25

- The design of the building is acceptable, subject to the use of appropriate materials, and therefore complies with Local Plan Policy D2 and Wembdon Neighbourhood Plan Policy WB1.
- The proposal complies with Wembdon Local Plan Policy WB3 in terms of parking provision for the bungalow itself. However, the site appears to be being used for parking for number 12 Blakes Road, possibly in conjunction with the established business run from there, and we are concerned about the resultant impact on the on-street parking on Blakes Road, which is already at a premium.

78/22

To note planning decisions made by Sedgemoor District Council.

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). Granted.

The decision was noted.

End of minutes.