

WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 5 Maple View, Kewstoke, Weston-super-Mare, BS23 9XQ.
Email clerk@wembdon.org Telephone 07859911204

Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 30th January 2023 that commenced at 7.00pm when the following business was transacted.

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

1/23 To receive any apologies for absence.

Apologies were received from Councillor L Edwards.

2/23 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.

3/23 To approve as a correct record the minutes of the meeting of the Planning Committee held on 12th December 2022.

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

The Chairman signed the minutes as being a correct record of the meeting.

4/23 To invite public speaking.

Two members of the public spoke regarding planning application 51/22/00023/AGE.

5/23 To consider the Parish Council's response to planning applications.

51/22/00023/AGE. 23 Oak Apple Drive, Wembdon, TA6 3UW. Erection of car port to the North East elevation (Retrospective).

It was unanimously resolved to object to this application because it does not comply with Policy WB1 of Wembdon's Neighbourhood Plan: it is out of character with the existing built form and contributes nothing.

51/22/00038/AGE. 48 Greenacre, Wembdon, TA6 7RF. Erection of detached garage/ workshop on site of existing (to be demolished).

It was unanimously resolved to support this application because:

- It complies with Policy WB1 of Wembdon's Neighbourhood Plan in terms of design: it is an extension of an existing garage using materials which match those existing, or are an appropriate substitute.
- It complies with Policy WB3 of the Neighbourhood Plan by the provision of at least 3 parking spaces.

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If permission is granted, Wembdon Parish Council would wish to see a condition attached that the existing asbestos cement roof should be removed and disposed of by a licensed asbestos removal contractor. This would protect residents from the harmful effects of the release of asbestos fibres and reduce harm to the environment.

51/22/00040/SP. 9 Booth Way, Wembdon, TA6 7AL. Erection of a single storey extension to the North elevation with external alterations.

It was unanimously resolved to support this application because:

- It is sympathetic to the character of the existing built form by virtue of its design and by the use of materials which match those existing. The proposal therefore complies with Policy WB1 of Wembdon's Neighbourhood Plan.
- Although there is not quite enough room to fit three standard parking spaces, we consider that there is enough space to park three vehicles. The proposal therefore complies with Policy WB3 of Wembdon's Neighbourhood Plan.

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 submit the following comments:

Wembdon Parish Council's Planning Committee discussed this application again at its meeting on 30th January 2023. As there was a typo mistake in the Parish Council's initial response of 27th September 2022, the meeting resolved to consolidate all its responses as follows:

The applicant submitted a Certificate D because the ownership of the land which provides access from the applicant's property to Church Road was unknown at the time. Wembdon Parish Council subsequently became aware that it owns that land. The Parish Council meeting of 12th December 2022 unanimously resolved that "new-build" properties will not be granted access rights over the Parish Council land, [this includes access for delivery of materials and for the construction of a "new-build" property] and confirmed that the Prescriptive rights of access acquired by the existing properties will not be affected.

One of the schedules of the 1987 Conveyance of the land to the Parish Council states, 'No roads and drains, sewer pipes, wires, cables, watercourses or other conducting media shall be constructed on, over, or under the property.' This would prevent any services being run to the proposed property over and part of the Parish Council land (known as 'Wembdon Common').

Wembdon Parish Council notes that the application still lacks some relevant information:

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- details of materials for windows and doors, or for rainwater goods
- 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.
- there are no details provided for the replacement trees

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 and the Somerset Parking Strategy: the newly-built property will have no legal access to the proposed parking spaces, so they will not count towards the parking requirement of 2 spaces for a 2-bedroom dwelling.
- Even if the newly-built property had legal access to the proposed spaces, (which it would not have) the proposed parking for the existing and proposed properties fails to comply with WB3: 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.
- It is not reasonable to assume that any deficiency in parking spaces can be overcome by the use of on-street parking, as the availability of on-street parking is very limited in Church Road.

6/23

To note planning decisions made by Sedgemoor District Council.

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. Granted.

51/22/00036. 83 Wembdon Hill, Wembdon, TA6 7QA. Erection of porch to the North elevation on site of existing (to be demolished). Granted.

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

The planning decisions were noted.

End of minutes.