

WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 27th March 2023 that commenced at 7pm when the following business was transacted.

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

In the absence of the Parish Clerk Councillor M Solomon took the minutes of the meeting.

13/23 To receive any apologies for absence.

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

14/23 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.

15/23 To approve as a correct record the minutes of the meeting of the Planning Committee held on 13th March 2023.

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

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

16/23 To invite public speaking.

There had been no requests received from parishioners to speak.

17/23 To consider the Parish Council's response to the following planning application.

51/22/00014. 23 Wembdon Orchard, Wembdon, TA6 7PH. Variation of Conditions 2 and 16 of Planning Permission 51/14/00018 (Erection of 4 detached dwellings and garages and formation of access thereto) to alter the site layout, site levels and to relocate the position of retaining walls.

It was unanimously resolved to withdraw the parish council's previous objection, but still objects on the following grounds:

- The materials for the Low Wall with Metal Railings are not specified. The original plans specified 'LWR', with the key drawing apparently showing a brick finish for the wall; the current plans show 'LWMR', with a different finish. To fit with the vernacular in Wembdon Orchard, Wembdon Parish Council wishes to see the finish specified as 'rendered in a pale pastel colour, not

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white, the colour to be agreed with the Planning Officer, and maintained in perpetuity'. In the interest of visual amenity (Local Plan Policy D2).

- The height of the fence on the southern and western boundaries has not been specified. To protect the amenity of residents in the houses in Wembdon Hill by reducing overlooking, Wembdon Parish Council wishes to see the height of that fence specified as a minimum of 1.8m, with a condition attached that the height should be maintained in perpetuity. (Local Plan Policy D25)
- It is difficult to ascertain whether the bin storage area has been constructed in accordance with the current plan, because the area is currently being used for the storage of building materials. For the avoidance of doubt, confirmation should be sought from the Applicant that the area has been so constructed, or the Applicant should submit plans which match the construction.

18/23

To consider the planning committee's response to an email received from the Sedgemoor District Council planning officer regarding planning application 51/22/00035.

It was unanimously resolved to submit the following response.

In respect of its previous response Wembdon Parish Council is satisfied that an appropriate Ecological Survey has now been carried out and will withdraw its previous objection provided that the Avoidance/Mitigation and Enhancement Measures specified in the Preliminary Ecological Appraisal are added as conditions for any permission granted.

Wembdon Parish Council is still concerned about the long-term generation of traffic in the narrow Waldrons Lane, and its effect on the hamlet of Perry Green, and continue to object on those grounds. There is another application currently being considered by Sedgemoor District Council (52/22/00018) which will also generate traffic through Perry Green, and Wembdon Parish Council considers that the effects of the two proposals should be evaluated together, in conjunction with a professional third party survey of current traffic, and an evaluation of the five-year plans for the two businesses. The Applicant's 'Supporting information' document only covers training sessions currently planned, with no information on how the business might develop. It appears that the response from Somerset County Council Highways was written before they had sight of that document, so the author lacked even that information.

Wembdon Parish Council is concerned that the potential for roadside verge damage, already a significant problem along that stretch of road, will be significantly increased resulting in further damage to the roadside drainage channels.

End of minutes.