

# WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 5 Maple View, Kewstoke, Weston-super-Mare, BS23 9XQ.  
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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 3<sup>rd</sup> April 2023 that commenced at 6.30pm when the following business was transacted.

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

- 19/23 To receive any apologies for absence.  
Apologies were received from Councillor M Solomon.
- 20/23 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 interests received.
- 21/23 To approve as a correct record the minutes of the meeting of the Planning Committee held on 27<sup>th</sup> March 2023.  
It was resolved to approve the minutes as being a correct record of the meeting (3 in favour, 3 abstentions as not present at the meeting)
- 22/23 To invite public speaking.  
No member of the public had requested to speak.
- 23/23 To consider the Parish Council's response to the following planning application.  
51/22/00018/STP. Model Farm, Waldrons Lane, Wembdon, TA5 2BA.  
Change of use of grounds/gardens including the provision of a pond to be used for public visits, together with the creation of a car park and erection of a gardeners shed/ticket office.

It was unanimously resolved to pass the following resolution:

Wembdon Parish Council would normally support an application for the diversification of an existing rural business, in compliance with Policy WB7 of Wembdon's Neighbourhood Plan.

However, Wembdon Parish Council is concerned about the long-term generation of traffic in the narrow Waldrons Lane, and its effect on the hamlet of Perry Green, and continues to object on the grounds that the proposal will not enhance road and personal safety, contrary to Policy D13 of the Sedgemoor Local Plan. Wembdon Parish Council is also 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.

There is another application currently being considered by Somerset Council (52/22/00035) which will also generate traffic through Perry Green, and

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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.

Wembdon Parish Council is also concerned about potential noise from late-night use of the pond by guests staying at the house. This is a quiet locality where night-time noise will be very apparent. The noise could have an unacceptable impact on nearby residents, contrary to Policy D25 of the Local Plan.

End of minutes.