

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 5th June 2023 that commenced at 7.00 pm when the following business was transacted.

Present: Councillors P Major (Chairman), C Chalk, L Edwards, M Phillips and A Reed,

- 24/23 To receive any apologies for absence.
Apologies were received from Councillors Claydon and Gliddon.
- 25/23 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.
- 26/23 To approve as a correct record the minutes of the meeting of the Planning Committee held on 3rd April 2023.
It was resolved to approve the minutes (4 in favour and 1 abstention as not present at the meeting.
The Chairman signed the minutes as being a true record of the meeting.
- 27/23 To invite public speaking.
The applicant spoke regarding planning application 51/23/00003.
Two members of the public spoke regarding planning application 51/22/00018.
- 28/23 To consider the Parish Council's response to the following planning applications.
51/23/00004. Perry Wood Farm, Perry Green Road, Wembdon, TA5 2BA.
Erection of two storey and single storey rear (West) extension.

It was unanimously resolved to support the application. The application fails to comply fully with Policy WB1 of Wembdon's Neighbourhood Plan and Policy D2 of the Sedgemoor Local Plan in that the finishes are not in keeping with the local vernacular. However, the design is of high quality, and we do not believe that the extension can be seen from the public highway.
Therefore Wembdon Parish Council supports this application.

51/23/00003. Westfield House, Perry Green Road, Wembdon, TA5 2BA.
Retrospective application for the change of use of agricultural land to mixed residential and business use, including the retention of car port and workshop/shed.

It was unanimously resolved to object to the planning application. Wembdon Parish Council notes that this is a retrospective application for buildings which have already been constructed, and for business use which has already been in existence for about four years.

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Wembdon Parish Council considers that the buildings comply with policy WB1 of Wembdon's Neighbourhood Plan and Policy D2 of the Sedgemoor Local Plan in respect of the design and materials used, but only for their domestic use.

Wembdon Parish Council objects to this application in respect of the business use under Class E(c)(iii): this is a residential and farming area, not a commercial, business or service locality. The Parish Council is also concerned about noise from the metal fabrication business impacting on the residential amenity of nearby properties.

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 gardeners shed/ticket office.

It was unanimously resolved to object to this application. Wembdon Parish Council reiterates its objection submitted on 4th April, which were:

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.

Wembdon Parish Council comments further as follows:

We note that application 51/22/00035 for the business further along Waldrons Lane has been granted permission subject to conditions regarding traffic levels. The Model Farm business is not comparable to that one in that visitors do not have to book, so the traffic levels are not predictable or controllable, and could easily exceed those estimated by the Applicant. The Parish Council is also concerned that the proposal includes a public swimming pool, with no mention of the safety arrangements.

29/23

To note planning decisions made by Somerset Council.

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. Granted.

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51/23/00002. The Tower, Downhall Drive, Wembdon, TA6 7RT. Erection of ancillary log cabin on site of existing (to be demolished). Granted.

51/22/00035. Land to the North West of Waldrons Lane, Wembdon. Change of use of agricultural land to dog training, including the erection of training shed, equipment store, fencing, parking provisions and landscaping. Granted.

The planning decisions were noted.

End of minutes.