

WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 4th March 2024 that commenced at 7pm when the following business was transacted.

Present: Councillors P Major (Chairman), M Phillips and A Reed.

18/24 To receive any apologies for absence.

Apologies were received from Councillors D Claydon and D Gliddon. Prior to the meeting Councillor L Edwards had resigned from the Planning Committee.

19/24 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.

20/24 To approve as a correct record the minutes of the meeting of the Planning Committee held on 12th February 2024.

It was unanimously resolved to approve the minutes as being a true record of the meeting.

21/24 To invite public speaking.

A member of the public spoke regarding planning application 51/24/00002/CM.

22/24 To consider the Parish Council's response to the following planning application.

51/24/00002/CM. 12 Church Road, Wembdon, TA6 7RP. Erection of wrap around single storey extension to the North East and North West elevations partially on site of existing garage (to be demolished) and associated works.

It was unanimously resolved to support this application because:

The style of the extension matches the existing house, and all the proposed materials match those existing, thereby satisfying the requirements of Wembdon Neighbourhood Plan (NP) Policy WB1 and Sedgemoor Local Plan (LP) Policy D2.

The proposal will enhance the residential amenity of the property itself, and as it is only a single-storey extension, we do not think there is any potential for overshadowing. (LP Policy D25).

We have been told by the Agent that this is a three-bedroom property, so under NP Policy WB3 it requires 3 parking spaces (2.5 + 0.3 for visitors). The removal of the garage has reduced the number of parking spaces by one; the

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plan appears to show a widening of the parking area in front of the house, where the existing area has been narrowed by the extension. We have been assured in conversation with the Applicants that they intend to maintain at least three parking spaces, but we would like a condition attached to any permission that a minimum of three standard parking spaces should be provided, for compliance with WB3.

51/24/00001/CM. 31 Meadow Park, Wembdon, TA6 7QE. Erection of a first-floor rear extension to the (NE) elevation with Juliet balcony to the (SE) elevation, and changes to fenestration arrangements.

It was unanimously resolved to support this application because:

The style of the extension matches the existing house, and all the proposed materials match those existing, thereby satisfying the requirements of Wembdon Neighbourhood Plan (NP) Policy WB1 and Sedgemoor Local Plan (LP) Policy D2.

The increase in height could cause overshadowing, as it is to the south of the neighbour's rear garden area, but the neighbouring property has an extension to the rear (there is no indication of whether it has one or two storeys), so the potential of overshadowing is limited. Therefore, any loss of light is unlikely to be significant. The extension is in proportion to the existing structure, so unlikely to be visually dominant, and it won't be visible from the public highway. Overlooking is prevented by the use of obscured glazing in the aspect facing the neighbouring property. There will be no loss of amenity space, and the proposal will increase residential amenity for current and future occupants. We consider that the proposal satisfies the requirements of LP Policy D25.

It is noted that there are no changes proposed to the parking arrangements.

23/24 To note planning decisions made by Somerset Council.

51/23/00023/CM. 2 Old Oaks Close, Wembdon TA6 3UR. Erection of a single storey extension to the rear North elevation. Granted.

The planning decision was noted.

End of minutes.