

# WEMBDON PARISH COUNCIL

Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 8<sup>th</sup> April 2024 that commenced at 6.45pm when the following business was transacted.

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

- 24/24 To receive any apologies for absence.  
Apologies had been received from Councillors D Gliddon and M Phillips.
- 25/24 To receive councillor interests on any agenda item.  
There were no declarations of interest.
- 26/24 To approve as a correct record the minutes of the meeting of the Planning Committee held on 4<sup>th</sup> March 2024.  
It was resolved to approve the minutes of the meeting (2 in favour, 2 abstentions as not present at the meeting).
- 27/24 To invite public speaking.  
Members of the public spoke regarding all three planning applications being considered.
- 28/24 To consider the Parish Council's response to the following planning applications.  
51/24/00006/FHY. 45 Church Road, Wembdon, TA6 7RP. Erection of a single storey rear extension to north elevation and detached garage.

It was unanimously resolved to object to this application because:

It fails to comply with Wembdon's Neighbourhood Plan (NP) Policy WB1 (Design) and Local Plan (LP) Policy D2 (Promoting High Quality and Inclusive Design) in that the style of the extension is not in keeping with the existing built environment. Also, in respect of the garage, no material or colour specifications have been provided.

It fails to protect the residential amenity of future occupants (LP Policy D25) because the extension takes up most of the rear amenity space: the large windows will be close to the retaining wall at the end of the site - the land outside is about 1.5m higher than the proposed floor level, so the feeling will be one of enclosure.

It fails to comply with NP Policy WB3, which requires 2 parking spaces for a 2-bedroom house, plus 0.2 spaces for visitors (which we will round down): the garage has a single-width door and is not long enough to provide 2 tandem spaces. Our suggestion would be to move the garage back into the site by 4.8m, to provide additional parking space in front of it.

We note that:

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No information has been provided regarding rainwater drainage for either part of the proposal, or for dealing with surface water flooding in the low-level rear space.

There is a discrepancy between the 2-D and 3-D plans of the garage, in respect of the fenestration at the rear. One shows a rear garage door. One shows a rear window.

The red line on the plans fails to meet the public highway: the site abuts Wembdon Common, which is owned by Wembdon Parish Council. Vehicular and pedestrian access to the property is over our land, but we have not been contacted by the Applicant, and no Certificate B has been provided with the Application.

51/24/00004/STP. Land to the north east of Pippin's Rhyne, Wembdon. Erection of new agricultural barn, including siting of rainwater harvesting tanks and associated hardstanding.

It was unanimously resolved to support this application because it fulfils the needs of an established agricultural business, in compliance with Local Plan (LP) Policy CO1 also, it complies with Wembdon's Neighbourhood Plan Policy WB1 (Design) and LP Policy D2 (Promoting High Quality and Inclusive Design) in that with timber cladding on the upper walls, and the (mainly) green corrugated metal roof, the proposed barn is not out of character with the area.

51/24/00005/FHY. 22 Meadow Park, Wembdon, TA6 7QE. Erection of a single storey extension to the side East elevation and rear South elevation partially on site of existing conservatory (to be demolished).

It was unanimously resolved to support this application because it complies with Wembdon's Neighbourhood Plan Policy WB1 (Design) and Local Plan (LP) Policy D2 (Promoting High Quality and Inclusive Design) in that the style of the extension matches the existing bungalow, and all the proposed materials match those existing.

We consider that it complies with LP Policy D25 (Protecting Residential Amenity): There is an increase in height at the rear, but this is not visible from the public highway, and is not in a location which will potentially cause loss of light to the neighbouring properties. There will be a small loss of amenity space, but this will be offset by the increase in residential amenity for current and future occupants.

29/24

To note planning decisions made by Somerset Council.

51/23/00026/POA. The Barn, Grange Farm, Moores Lane, Wembdon TA5 2BB. The occupation of "The Barn" with an unrestricted residential use, together with the retention of its own curtilage. Granted.

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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. Granted.

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. Granted.

The planning decisions were noted.

End of minutes.