

WEDMORE PARISH COUNCIL

MINUTES of a Meeting of the PLANNING COMMITTEE held at the Council Rooms, Grants Lane,
Wedmore

on Wednesday 14th July 2021 at 7.30.pm

Present: Mrs S Worrall (Chairman), Mrs P Costello, Mrs G Cousins, Mr D Cox, Mr A Smith, Mr P Tinney

In attendance – Mr R Pring (Clerk), Mr Andy Reeson

1. **Apologies for absence -** Mrs I Beacom, Mrs J Candy, Mrs B James-Lloyd, Mr D Kirley
2. **Declarations of Interest** – Nil
3. **District Council members –** Nil.
4. **Minutes.** The minutes of the meeting held on 23rd June 2021 had been circulated. The Clerk pointed out that the Glendale Farm application had been objected to but following comments made by the Planning Officer, the matter had been reconsidered and it was agreed to support the application. The minutes had been amended to reflect this decision. It was agreed that they should be signed by the Chairman

5. **Planning Applications** –

50/21/00046/LR

Proposal: Erection of single storey extension on site of existing conservatory (to be demolished)

Location: Footmans Cottage, Cheddar Rd Wedmore BS28 4EQ

Applicant: Mr & Mrs Young

COMMENT: No observations

The Chairman adjourned the meeting to allow Mr Reeson to address the Committee. The meeting then resumed.

50/21/00048/EC

Proposal: Erection of agricultural livestock building and yard cover on the existing footprint of demolished building

Location: Land off Wells Rd, Latcham, Wedmore BS28

Applicant: H G Tincknell & Sons Ltd

Comment: Object. The proposed building vastly exceeds the footprint of the current stone building. The proposed development will be at least 5 times larger than the existing building and the ridge/roof line will be raised to almost 7m. Almost 70% increase on current dimensions. This will create a blot on the landscape visible for miles and totally contrary to the appearance and keeping of local surroundings. There is no evidence of a bat survey having taken place and all tiles have been removed from the existing building which could have housed bats. The proposed development will have an adverse affect on local properties and its modern design contrasts sharply on neighbouring buildings. The application refers to a “demolished building” but this is not the case as part of the original building is still standing and in a sound condition.

50/21/00049/EC & 50/21/00050/EC (Listed Buildings)

Proposal: Proposed alterations to existing driveway entrance with the installation of 2 rooflights to existing garage

Location: Barnards, The Borough, Wedmore BS28 4EB

Applicant: Mr I Smith

COMMENT: No observations

50/21/00062/JAB

Proposal: Prune and shape 2 Bay Trees to 4-5m wide and high and removal of 1 Yew Tree branch

Location: High Beech, Sand Rd, Wedmore BS28 4BZ

Applicant: Mr R Thorpe

COMMENT: No observations

6. Correspondence.

(a). It was noted that the following applications had been granted permission:-

50/21/00040/DT

Proposal: Erection of 2 detached dwellings and 2 semi-detached dwellings with associated works on site of existing agricultural buildings (to be demolished)

Location: Lime Kilm Farm, Stoughton Wedmore BS28 4PR

Applicant: Mr O Seymour

50/20/0060/DT (Revised plans)

Proposal: Erection of 38 dwellings, with access, landscaping, parking, public open space and associated works.

Location: Land to North of Wedmore First School, Blackford Rd, Wedmore. BS28

Applicant: Strongvox homes

50/21/00038/EC

Proposal: Erection of a single storey side (West) extension and first floor extension above garage to provide additional living accommodation

Location: 17 Danes Lea Wedmore. BS28 4AX

Applicant: Mr & Mrs Cemm

50/21/00039/DT

Proposal: Conversion of existing farm buildings to 2 dwellings with associated garage and erection of a stables

Location: Glendale Farm, Cheddar Rd Wedmore. BS28 4ET

Applicant: BJ Cambell Southwest Ltd

(b). It was noted that the following application had been withdrawn:-

50/21/00034/EC

Proposal: Formation of new vehicular access track

Location: Ragwood Farm, Clewer. Wedmore. BS28 4JG

Applicant: Mrs Chetwode

7. Matters of Report and Items for the Next Meeting - Mrs Cousins said that she had undergone a planning training session. Mr Cox gave details of a High Court judgement concerning the Panborough Inn which had resulted in a survey being circulated among local residents. Mrs Costello reminded members that the Committee had objected to the proposed change of use and there was nothing more to be done at present.

8. Date of next meeting - Weds 11th August 2021

There being no further business the meeting was declared closed at 8.00 pm