



WEDMORE PARISH COUNCIL

MINUTES of a Meeting of the PLANNING COMMITTEE held at the Council Rooms, Grants Lane, Wedmore
on Wednesday 1st June 2022 at 8:00pm

Present: Cllr Isobel Beacom, Cllr Jacky Farley, Cllr Judy Candy, Cllr Pete Tinney

In attendance – Mrs L Baker (Clerk)

1. Apologies for absence -

Cllr Barbara James-Lloyd and Cllr James Loughery

2. Declarations of Interest –

Cllr Isobel Beacom declared an interest in Application number 50/22/00033/CM due to the applicant being a neighbour. It was agreed that she would reclude herself from any discussion for this application only.

3. District Council members –

Nil

4. Planning Applications –

50/22/00017/IL

Proposal: Change of use of agricultural building to B8 and the erection of extension to the North and East Elevations, also with the formation of hardstanding.

Location: Home Farm, Cheddar Road, Clewer, Wedmore, Somerset, BS28 4JE

Applicant: Mr S Laycock

WPC Meeting Date 01/06/2022

COMMENT: OBJECTION All councillors had been to view the site over and have concluded the work has already been done! There are very serious concerns around the entrance / exit despite the efforts made to make the visibility splay better. The speed limit on this stretch of road is up to 60 miles per hour and has a bend just before the proposed entrance / exit. There are also concerns around the existing Footpath. It was unanimous that the Council Object, on the grounds of the dangerous access and the possible compromise of the footpath.

50/22/00032/EC

Proposal: Erection of 2no. semi-detached dwellings and new vehicular access, conversion and extension of existing building (to be partially demolished) to form 1no. dwelling

Location: Land at, Sexeys Road, Blackford, Wedmore, Somerset, BS28

Applicant: Hugh Sexey's Hospital Estate

COMMENT: OBJECTION, while The Council welcomes the upgrade of the listed school building, we strongly oppose the choices of material in line with the 'Wedmore Neighbourhood Plan' Chapter 6 Design and Environment, Policy WED5 – Design 'Development that is of high-quality design and is sympathetic to the traditional built character of the villages within the Parish will be supported where it takes into account the recommendations of the Wedmore Village Design Statement. Development should also 1, Respect the historic value and architectural integrity of heritage assets so that the new buildings maintain a harmonious appearance in scale, mass, and bulk. 2. Respect the visual and physical inter-relationship with surrounding heritage assets by maintaining special character, sightlines and avoiding dominating forms that detract from their significance or setting. 3. Have regard to the open nature of the surrounding land, all amenity space should be located within the core of the development with natural, non-suburban materials which emulate the agrarian character of the village.

We would also like to highlight Policy Wed7 – Sustainability. Provision of well-designed energy efficient buildings and places.

5. Any new development to be encouraged to incorporate on-site energy generation from renewable energy sources such as solar panels or heat pumps where appropriate. Also, Policy Wed8 – Electric and Low Emission Vehicles 'New dwellings should be designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles' Concerns were also raised from the drawings about the footpath being obstructed by the proposed parking bays, as many children walk this

way to the Middle school it is imperative precautions be taken to avoid this. Also concerns posed as to the viability of the pub if the proposal goes ahead, due to the proximity of the development and the reduction in parking facilities.

50/22/00033/CM

Proposal: Partial conversion and first floor extension of garage to provide additional living accommodation, including the erection of a side (South) link extension and removal of rear (West) bay window to the main house.

Location: 5 Gardiners Orchard, Wedmore, Somerset, BS28 4HG

Applicant: Mr M Lloyd

COMMENT: NO OBSERVATIONS

50/22/00036/CM

Proposal: Erection of first floor side (West), single storey side (East), side (West) and rear (North) infill extension. Also, with, the erection of detached double garage and formation of a driveway extension

Location: Bear House Farm, Stoughton Cross, Wedmore, BS28 4PU

Applicant: Mr Buckley

COMMENT: SUPPORT in line with Policy Wed 7 Wedmore Neighbourhood Plan to encourage the use of renewable energy with solar panels.

50/22/00040/EC

Proposal: Change of use of land to 1no. gypsy/ traveller pitch, comprising of 1no. mobile home, 1no. touring caravan and associated works.

Location: Land At, Crib House Lane, Crickham, Wedmore, Somerset, BS284JS

Applicant: Mr M Dommett

COMMENT: DEFERRED Isobel Beacom to speak with Emma Chorley. More information is needed for The Council to make an informed decision on this application. Unanimous decision to roll this discussion onto the next planning meeting.

50/22/00046/EC

Proposal: Erection of a livestock agricultural building.

Location: Mead Farm, Wells Road, Latcham, Wedmore, Somerset, BS28 4SB

Applicant: H G Tincknell Ltd

WPC Meeting Date 01/06/2022

COMMENT: NO OBSERVATIONS

50/22/00042/EC

Proposal: Retention of temporary agricultural tied dwelling as a self- contained tourism unit.

Location: Oak Tree Farm, Quab Lane, Wedmore, Somerset, BS28 4AR

Applicant: Mr & Mrs Coombes

COMMENT: OBJECTION The application site is formed of a single storey lodge that has temporary permission for use as an agricultural worker dwelling. In 2020, under planning application 50/20/00037 permission was granted for a permanent agricultural tied dwelling and that permission was subject to the following condition: "no later than one month after the first occupation of the dwelling house hereby approved, the temporary agricultural workers dwelling as shown on drawing number S6023/100B shall be removed in its entirety from the application site and the land restored. Details of proposed restoration and landscaping are to be included within the landscape masterplan."

50/22/00049/CM

Proposal: Erection of a detached garage and conversion of existing garage to living accommodation. Erection of porch to front (South) elevation and installation of additional rooflights and alterations to doors and windows.

Location: Cribhouse Farm, Crib House Lane, Crickham, Wedmore, Somerset, BS28 4JS

Applicant: Mr & Mrs Day

WPC Meeting Date 01/06/2022

COMMENT: NO OBSERVATION

50/22/00050/CM

Proposal: Erection of a detached garage and conversion of existing garage to living accommodation. Erection of porch to front (South) elevation and installation of additional rooflights and 2no. dormers on the SW elevation.

Location: Cribhouse Farm, Crib House Lane, Crickham, Wedmore, Somerset, BS28 4JS

Applicant: Mr & Mrs Day

WPC Meeting Date 01/06/2022

COMMENT: NO OBSERVATIONS

50/22/00053

Proposal: Reduce Sycamore (T1) within TPO ref A1 to 4m in height back to a standing stem.

Location: Manor Copse, Lascot Hill, Wedmore, Somerset, BS28 4AF

Applicant: Ms C Haley

COMMENT: NO OBSERVATION - Recommend delegation to the Tree Officer

Comments Welcome By: 16/06/2022

5. Correspondence.

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

50/22/00037/JB

Proposal: Fell two Apple Trees

Location: Wynwallow, Guildhall Lane, Wedmore, BS28 4AH

Applicant: Mr M Scantlebury

50/22/00026/EC

Proposal: Change of use of annexe to allow for ancillary and holiday let accommodation.

Location: Hillhead Cottage Mudgley Road, Wedmore, BS28 4TP

Applicant: Mr S Burden

50/22/00025/CM

Proposal: Conversion of attached garage to form ancillary accommodation, including the erection of single storey front (south) and roof height extensions, with widening of existing access.

Location: Cartref, Mill Lane, Wedmore, Somerset, BS28 4DN

Applicant: Mr J Sheppey

50/22/00038/CM

Proposal: Erection of single storey rear (NW) extension partially on site of existing (to be demolished). Alterations to windows on existing single storey side (SW) extension.

Location: Mill Stones, Wells Way, Heath House, Wedmore, BS28 4UW

Applicant: Mr Fettus & Mrs Durston

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

50/22/00027/CM

Proposal: Installation of air conditioning unit to the East elevation and bike rack to the Southwest of the property.

Location: Dental Surgery, Coronation House, The Borough, Wedmore, BS28 4EG

Applicant: Wedmore Dental Practice Ltd

6. Matters of Report and Items for the Next Meeting

50/22/00040/EC

Proposal: Change of use of land to 1no. gypsy/ traveller pitch, comprising of 1no. mobile home, 1no. touring caravan and associated works.

Location: Land At, Crib House Lane, Crickham, Wedmore, Somerset, BS284JS

Applicant: Mr M Dommett

COMMENT: Isobel Beacom to speak with Emma Chorley. More information is needed for The Council to make an informed decision on this application. Unanimous decision to defer this discussion onto the next planning meeting.

7. Date of next meeting –Wednesday 22nd June 2022 at 7:30pm

There being no further business the meeting was declared closed at 21.27pm