



WEDMORE PARISH COUNCIL

MINUTES of a Meeting of the PLANNING COMMITTEE held at the Council Rooms, Grants Lane, Wedmore
on Wednesday 22nd June 2022 at 7:30pm

Present:

Cllr Isobelle Beacom, Cllr Barbara James-Lloyd, Cllr Jacky Farley, Cllr James Loughery.

In attendance – Mrs L Baker (Clerk) Ben & Rachel Jacobs, Ali Chetwood, Neil & Ele Kendell, Mr Ford, Mr Ford

1. Apologies for absence -

Judy Candy, Peter Tinney

2. Declarations of Interest –

Cllr James Lloyd declared an interest in application number 50/22/00056/CM it was agreed that when this application is discussed she will remove herself from the room, until deliberation of this application has been completed.

3. District Council members –

NIL

Public Participation -

It was asked that the members of the public attending the meeting introduce themselves and advise as to which application they would be speaking. They duly did so. Cllr Beacom then advised that the applications for which people were wishing to speak would be heard first. The members of public requesting to speak would then be asked to leave before the application was deliberated by the council, this was agreed.

Cllr Beacom thanked all parties for attending and advised they would take into consideration their concerns whilst deliberating the application. They were asked if there were any further questions, to which there were none, so all parties relating to this application then left.

The council began discussing the following application.

50/22/00040/EC

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

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

Applicant: Mr M Dommett

Consideration was taken over the comments made by the members of the public which had spoken on this application. All Cllrs had visited the site location and the following concerns were highlighted. Cllr James-Lloyd that the application is for permanent permission for the site, which appears to contradict the mere nature of the application guidelines. Cllr Loughery highlighted the

work that has been done, without planning including the erection of fencing, gates, and hard landscaping around the access to the site. The committee have decided to object to this application,

Cllr James-Lloyd proposed, and Cllr Loughery seconded, it was voted as a unanimous refusal.

A copy of the comments made in full to the planning portal can be seen below.

Object. The site entrance has been radically changed without planning permission and is not in keeping with the rural character of Crib House Lane. There is insufficient evidence that the applicant qualifies under PPTS 2015 as 'gypsies and travellers'

The Council objects on the grounds of Sedgemoor Local Plan Policy D14 Sustainability. The access to the site is on a narrow road with no passing places. There is no footpath and is unlit. In wet and dark conditions, the occupiers would be reliant on private motor vehicles to access the local facilities.

Sedgemoor DC has no up to date Assessment of needs for travellers sites this is contrary to Local Plan Policy D8. Without this assessment to justify the application it should be refused.

The application also contravenes Local Plan Policy D19 Landscape it 'should ensure that they enhance the landscape quality wherever possible or that there is no significant adverse impact on local landscape character, historic landscape and scenic quality.'

Also, Policy D2- High quality and inclusive design. It is not sustainable and does not reflect the local characteristics of the surrounding area.

Policy D14 Managing the transport impacts of the development. It does not provide a safe access to local facilities.

Policy D24 Pollution impacts of development. There are no services on site and the proposed treatment plant and soakaway because of the topography of the site it is possible the rhynes and river nearby could become contaminated and a danger to wildlife.

Policy D25 Protecting Residential Amenity. The development would result in loss of recreational land of amenity value and an unacceptable impact upon the residential amenity of nearby dwellings.

It contravenes Planning Policy for Travellers Sites (PPTS 2015) Policy H states the criteria which should be considered for gypsy and travellers sites.

Paragraph 25 states 'Local planning authorities should very strictly limit new traveller site in open countryside that is away from existing settlements or outside areas allocated in the development plan. Also, paragraph 26 says: 'When considering applications, local planning authorities should attach weight to the following matters:

1. effective use of previously developed (brownfield) untidy or derelict land.
2. sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness.
3. promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children.
4. not enclosing a site with so much hard landscaping, high walls, or fences, that the impression may be given the site and its occupants are deliberately isolated from the rest of the community.

In conclusion the site is located outside the main village where development has typically been refused by Council. A number of unauthorised developments have been removed and applications to alter existing buildings have been resisted. Overall, it is an area which is largely unspoilt and approving this application on Crib House Lane would set a precedent for countryside development.

The next application with members of the public present was application 50/22/00052

Public Participation -

Mr Jacobs had prepared an information sheet for the council explaining the reasons behind wanting to do it, the history of the family within the village and the principles and ideas in designing the house.

Cllr Beacom thanked Mr & Mrs Jacobs for attending and then asked if they had any further questions before the consideration began, there was none. Mr and Mrs Jacobs left.

The council then discussed the following application.

50/22/00052/EC

Proposal: Erection of 1no. self-build dwelling and garage.

Location: Land to the South East of Highfield View, Mill Lane, Wedmore, Somerset, BS28 4DW

Applicant: Mr B & Mrs R Jacobs

Both Cllr Beacom and Cllr James-Lloyd had carried out a site visit earlier in the week. Cllr Loughery was very complimentary of the design and consideration to use green materials and renewable energy sources. There was a discussion about the sites position and the amount of glass visible particularly on the rear South elevation. After further conversation the Council made the decision to Support this application in accordance with the Wedmore Neighbourhood Plan – Design and Environment Policies Wed4 – Natural Environment and Policy Wed5 – Design but would like to suggest a condition that the amount of glass is given consideration in view of impact of the potential light pollution given the sites location.

Cllr Loughery proposed, and Cllr Farley seconded, it was voted as a unanimous decision to support the application.

A copy of the comments made in full to the planning portal can be seen below.

Wed4 – Natural Environment

‘Development will be supported where it can protect and enhance the natural environment of the plan area. This includes the special character and biodiversity of the levels / moors and its rhynes, the network of historic lanes and their associated trees and hedgerows. Sustainable Drainage Systems should be used in all new development, where relevant, to control the rate of surface water run off to assist in the management of water in the Somerset Levels. ‘

Policy Wed5 – Design

‘Development that is of high-quality design and 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 the heritage assets so that 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 spatial character, sight lines 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.’

With no further members of the public present the final applications were discussed. In the order laid out below.

50/22/00003/EC

Proposal: Change of use of land from agricultural to domestic. Erection of rear (South) extension and conversion of existing cart shed and store to living accommodation including internal alterations. Erection of detached two storey annex and garage and conversion of existing outbuilding from a barn to office.

Location: Lower Farm, Sand, Wedmore. BS28 4XF

Applicant: David Blackburn Ltd

Cllr Loughery proposed, and Cllr James-Lloyd, it was voted as a unanimous decision to Object to the application.

A copy of the comments made in full to the planning portal can be seen below.

The Council continues to object to this application as we see no need for a new double story building. The farm has already, a lot of outbuildings which would be suited to an annex conversion and house the biomass boiler. The design fails to meet the criteria of WED5 of the Neighbourhood Plan and also contravenes the Sedgemoor Local Plan (2011-2032) Policy D12.

50/22/00043/EC

Proposal: Conversion of barn to 1no. dwelling and erection of a detached garage.

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

Applicant: Mr S Laycock

Comments Welcome By 14/07/2022

The council would like to make the recommendation for several conditions whilst supporting this application in line with a previously successful application on this site 50/18/00048.

Cllr Farley proposed, and Cllr James-Lloyd seconded,

A copy of the comments made in full to the planning portal can be seen below.

Support, taking into consideration the comments of the Preliminary Ecological Assessment Report relating to both the north and middle sections of the barn holding moderate bat roost potential (due to under felting) a recommendation would be for two further bat activity surveys to be carried out between May and September 2022 to complete a bat assessment.

Reason: In the interests of the strict protection of European protected species in accordance with Adopted Sedgemoor Core Strategy Policy D14 and Sedgemoor Proposed Submission Local Plan Policy D21.

The existing roof clay tiles should be retained and any which have deteriorated beyond reasonable use should be replaced with reclaimed tiles of matching profile and colour.

Reason: To preserve the rural character and traditional appearance of the former barn in accordance with Adopted Core Strategy Policy D2 and Sedgemoor Proposed Submission Local Plan Policy D2.

All windows and doors shall be of timber construction and shall be located within the wall thickness so as to provide a minimum external reveal of 100mm.

Reason: For the avoidance of doubt as to the extent of the permission granted and to retain the rural character and appearance of the building in accordance with Adopted Core Strategy Policy D2 and Sedgemoor Proposed Submission Local Plan Policy D2.

The council would also like to make a recommendation to consider some sustainable design and construction in line with Policy Wed7 – Sustainability. Provision of well-designed energy efficient buildings and places. Point 5. Any new development to be encouraged to incorporate on-site energy generation from renewable sources such as solar panels or heat pumps where appropriate.

50/22/00047/CM

Proposal: Installation of solar panels on the South roof elevation.

Location: Walnut Tree Barn, The Close, West End, Wedmore, Somerset, BS28 4BN

Applicant: Mr D Jones

Comments Welcome By 08/07/2022

Cllr James-Lloyd proposed, and Cllr Loughery seconded, it was voted as a unanimous decision to Object to the application.

A copy of the comments made in full to the planning portal can be seen below.

No comment / Observation – The council would like to recommend that this application be deferred to the Listed Buildings Officer.

50/22/00048/CM

Proposal: Replacement of front (South) door and first floor side (West) French doors, with the instillation of first floor side (West) safety railing and rear (North) velux rooflight.

Location: Turnpike House, Clewer Road, Clewer, Wedmore, BS28 4JF

Applicant: Mrs J Norman

Comments Welcome By 15/07/2022

Cllr James-Lloyd proposed, and Cllr Loughery seconded

A copy of the comments made in full to the planning portal can be seen below.

No comment / Observation – The council would like to recommend that this application be deferred to the Listed Buildings Officer.

50/22/00051/CM

Proposal: Conversion of loft to form living accommodation, to include installation of rear (East) dormer. Also erection of single storey rear (East) extension on site of existing conservatory (to be demolished).

Location: 16 Combe Batch Rise, Wedmore, Somerset, BS28 4DT

Applicant: Mrs D Beavan

Comments Welcome By 07/07/2022

Cllr Loughery proposed, and Cllr James - Lloyd seconded, it was voted as a unanimous decision to support the application.

A copy of the comments made in full to the planning portal can be seen below.

The council Supports this application applying- the Wedmore Neighbourhood Plan, Policy WED2 - Housing Mix. 'support will be given to developments which deliver two/three-bedroom houses suitable for young people and young families.'

Declarations of Interest – *As the following application had a declared interest from Cllr James- Lloyd, at this point she excused herself from the room for discussion to start.*

50/22/00056/CM

Proposal: Regularisation of works to ground floor bar area, improvements to access first floor bedrooms and function room.

Location: The George, Church Street, Wedmore, Somerset, BS28 4AB

Applicant: MK Hospitality Ltd

Comments Welcome By 21/07/2022

There was great enthusiasm for this application, seeing the popular public house reinstated in preparation for opening has been well anticipated within the community. The decision was made to submit a No Comment / Observation to the planning portal.

Cllr Loughery proposed, and Cllr Farley seconded

After the decision had been made Cllr James-Lloyd was invited back into the room, to finish the meeting.

4. Matters of Report and Items for the Next Meeting

Discussion surrounding the installation of 5G Electronic Communications Apparatus at Great House, The Square, Bagley, Wedmore, Somerset, BS28 4TF.

The concerns raised by Mrs Packer were discussed at the meeting and what, if anything the Parish Council are able to do, or put in place to prevent future development of this type. However, it was highlighted that the roll out of 5G is a Government led initiative which unfortunately leave no room for us to comment as these types of applications fall under permitted development. It was agreed that a letter be sent to Mrs Packer thanking her for raising her concerns to the Parish Council but unfortunately the council would be unable to take the matter any further.

-ACTION Clerk to write a reply to Mrs Packer

5. Correspondence.

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

50/20/00099/AN

Proposal: Outline application with some matters reserved for the demolition of existing farm buildings, conversion of existing two storey barn into a single dwelling and the erection of 8no. dwellings, complete with access road, drainage, and car parking.

Location: Cross Farm, The Borough, Wedmore, Somerset, BS28 4EB

Applicant: Mr Tincknell

50/22/00001/EC

Proposal: Erection of a dwelling, attached double garage and a drive with parking

Location: Combe House, Combe Lane ,Wedmore. BS28 4DZ

Applicant: Mr & Miss Woodrow & Candy

50/22/00034/CM

Proposal: Erection of two storey side (NW) extension and erection of single storey rear (NE) extension with installation of additional parking.

Location: 3 Crickham Lane, Crickham, Wedmore, Somerset, BS28 4JX

Applicant: Mrs K Gadd

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

50/22/00053/JB

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

6. Date of next meeting –

TBC

There being no further business the meeting was declared closed at 20:24pm