



WEDMORE PARISH COUNCIL

MINUTES of a Meeting of the PLANNING COMMITTEE held at the Council Rooms, Grants Lane, Wedmore
on Monday 18th July 2022 at 7:30pm

Present: Cllr Isobel Beacom*, Cllr Barbara James Lloyd, Cllr Jacky Farley, Cllr James Loughery

In Attendance: Lindsey Baker (Clerk), Mrs Blackshaw, Mr Peacock, Mr Wright, Mr Bailey,

1. Apologies for absence -

Cllr Pete Tinny, Cllr Judy Candy

2. Declarations of Interest –

NIL.

3. District Council members –

None in attendance.

4. Public Participation –

Mrs Blackshaw, Mr Peacock, Mr Wright spoke on Application Number 50/22/00065/IL

Mr Bailey spoke on Application Number 50/22/00041/IL

After the committee had heard from the public, Cllr Beacom thanked them for their attendance and also explanations of their applications. She advised that the council would take into consideration their comments and all public participants left.

The applications were then discussed, each application has a copy of the comments submitted to the Sedgemoor Planning Portal.

50/22/00041/IL

Proposal: Change of use of land from agricultural to equestrian, with the erection of stable building.

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

Applicant: Mr & Mrs Bailey

Comments: SUPPORT (Proposed by Cllr James-Lloyd, Seconded Cllr Farley – Voted Unanimously)

The Parish Council would like to support this application with comments for consideration in particular relation to the policies listed below as per The Sedgemoor Local Plan 2011-2032 and the Wedmore Neighbourhood Plan; The Parish Council would like to make a recommendation that it would be preferred if the internal lighting was given some consideration, it would be favourable if the lighting was to dim automatically after a period of time in line with Policy D24 of The Sedgemoor Local Plan 2011-2032 Light pollution - Pollution Impacts of Development

Development proposals that are likely to result in levels of air, noise, light, or water pollution (including groundwater), vibration or soil contamination that would be unacceptably harmful to other land uses, human health, tranquillity, or the built and natural environment will not be supported. Where there are reasonable grounds to suggest that a development proposal may result in a significant adverse environmental impact, taking

into account the sensitivity of the location, the Council will require planning applications to be supported by assessments relating to: Air pollution; Noise pollution and/or vibration; Light pollution; Carbon Emissions; Contaminated Land/soil; Waste; Water pollution; Odour; and any other sources.

Where it is demonstrated that it is possible to manage the potential adverse impacts of the development proposal through its design or mitigation measures, the Council will, by means of condition or legal agreement, seek to ensure such measures are effective, for example by imposing limitations on matters including hours of operation, emission of fumes, noise and light, parking, and servicing for both construction and operational stages.

Development in the Vicinity of Existing Sources of Pollution

Where development is proposed close to an existing source of potential pollution, the following matters should be taken into consideration: Local Plan 2011-2032 - Adoption Version Sedgemoor District Council 2019 155 District Wide Policies 7 The risk of pollution from the normal operation of the potential pollution source; The impacts of the potential pollution source, taking into account the sensitivities of the proposal; and the extent to which the risks can be managed through the design of the proposal. Where the development proposal will be adversely affected by the existing potential pollution source the proposal will not be supported. The Parish Council would also like to recommend that in line with POLICY WED4 – NATURAL ENVIRONMENT 'Development will be supported where it can protect or 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 to control the rate of surface water runoff to assist in the management of water in the Somerset Levels.' Consideration is given to further soft landscaping including tree planting.

50/22/00057/EC

Proposal: Erection of a dwelling with detached two storey garage building and formation of a new vehicular access.

Location: Manor Farm, Westham, Wedmore, BS28 4UY

Applicant: Chew Valley Properties Ltd

Comment: **OBJECT (Proposed by Cllr Farley, Seconded Cllr James-Lloyd – Voted Unanimously)**

The Parish Council wish to stress their decision to unanimously object to the application.

In line with the following policies from the Sedgemoor Local Plan 2011-2032, The Town and Country Planning (General Permitted Development) (England) Order 2015 and Wedmore Neighbourhood Plan highlighted below.

D19 Local Landscape.

'Elsewhere in the district proposals should ensure that they enhance the landscape quality wherever possible or that there is no significant adverse impact on local landscape character, historic landscape, scenic quality and distinctive landscape features as identified in the Sedgemoor Landscape Assessment and Countryside Design Summary. In particular through:

- Siting and landscaping that takes account of visibility from publicly accessible vantage points.
- The form, bulk and design of buildings having proper regard to their context in respect of both the immediate setting and the defining characteristics of the wider local area.
- Protecting and enhancing natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers/river corridors, ditches, open space, archaeological remains and rural buildings; and
- Taking account of the predicted long-term impacts of climate change on landscape.

A Landscape and Visual Impact Assessment (LVIA) should accompany planning applications where it is judged that the landscape and visual amenity may be adversely affected by the proposed development, and it is considered necessary to understand the likely effects as part of the appraisal of the development. This is to understand both the significance of and the effects of change on the landscape (as an environmental resource) and/or on visual amenity. In undertaking LVIA's reference should be made to information in relevant National Character Area profiles and the Sedgemoor Landscape Assessment and Countryside Design Summary. Where development is necessary and could result in significant adverse effects on the landscape and on visual amenity, appropriate mitigation measures should be provided. Where a significant adverse effect cannot be avoided or markedly reduced through mitigation, then opportunities to offset, remedy or compensate for unavoidable effects will be a requirement.'

Policy D20 Biodiversity and Geodiversity

'Development proposals should contribute to maintaining and where appropriate enhancing biodiversity and geodiversity, taking into account climate change and the need for habitats and species to adapt to it. Particular regard should be had to: The NERC Act 2006 – Section 41 list: Species and Habitats of Principle Importance in England; The presence of, or potential impact on, European and UK Protected Species; and Potential impact on internationally and nationally designated sites of nature conservation importance.

Ecological Impact Assessments will be required where it is reasonably likely that species and/or habitats of nature conservation significance may be impacted on by the proposed development. Construction Environmental Management Plans will be required where there is potential for significant environmental effects during the construction stage.

D24 Light pollution

Pollution Impacts of Development

Development proposals that are likely to result in levels of air, noise, light or water pollution (including groundwater), vibration or soil contamination that would be unacceptably harmful to other land uses, human health, tranquillity, or the built and natural environment will not be supported. Where there are reasonable grounds to suggest that a development proposal may result in a significant adverse environmental impact, taking into account the sensitivity of the location, the Council will require planning applications to be supported by assessments relating to: Air pollution; Noise pollution and/or vibration; Light pollution; Carbon Emissions; Contaminated Land/soil; Waste; Water pollution; Odour; and any other sources.

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D31 Countryside around Settlements

Areas of land which have particular importance as 'Countryside around Settlements' are defined on the Policies Map. Whatever their individual character and function, these are predominantly open areas, outside settlement boundaries, which retain a largely rural character and appearance. For sites not allocated within the Local Plan, development within the designated areas will be justified where the proposal is consistent with the other policies in the Local Plan and meets the following objectives:

- Provide hedgerows, trees and woodland which are important in helping to absorb the development into its surrounding landscape;
- Maintain a pattern of development which retains links with the surrounding countryside;
- Protect and enhance approach routes and perceptions of a settlement (where applicable);
- Prevent the coalescence of adjacent settlements (where applicable); and
- Protect and enhance significant views (where applicable).

For allocated sites that fall partly within areas of 'Countryside Around Settlements' the Council will consider the above objectives as part of the required Development and Design Principles documents, to ensure they are appropriately addressed.

POLICY WED4 – NATURAL ENVIRONMENT

'Development will be supported where it can protect or 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 to control the rate of surface water runoff to assist in the management of water in the Somerset Levels.'

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 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."

This is not a class Q development!

As described and granted under original application 50/20/00080

(g)the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

(i)the development under Class Q(b) would consist of building operations other than —

(i)the installation or replacement of—

(aa)windows, doors, roofs, or exterior walls, or

(bb)water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

50/22/00058/JAB

Proposal: Prune whole crown to high pollard at 14-16m (2-3m below previous pruning points) with a greater reduction of the southerly stem pruning it to 10-12m (4-5m below previous pruning points) and remove deadwood of Poplar (T1). Prune whole crown to high pollard at 14-16m (2-3m below previous pruning points) and remove deadwood and hanging limb of Poplar (T2). Prune whole crown to original pollard at 2 - 2.5m of Poplar (T3). Prune whole crown to original pollard at 3m of Poplar (T4). Prune two southeasterly stems to original pollard at 2.5m and prune three northwesterly stems to high pollard at 14-16m (2-3m below previous pruning points) and remove deadwood of Poplar (T5). Sever and strip ivy of Poplar (T6). Prune to high pollard at 14-16m (2-3m below previous pruning points) and remove deadwood of Poplar (T7). Prune to high pollard at 14-16m (2-3m below previous pruning points) and remove deadwood, sever and ivy of Poplar (T8). Prune to high pollard at 14-16m (2-3m below previous pruning points) and remove deadwood of Poplar (T9). Fell one Larch (T10). Prune whole crown to reduce height and lateral extent by 3m and sever and strip ivy above 4m of Robinia (T11). Remove deadwood of Pear (T12). Fell one Holly (T13). Prune lateral growth over stream by 1-2m of two conifers (G14).

Location: West End Farm, West End, Wedmore, Somerset, BS28 4BD

Applicant: Mr P Cullen

Comment: It would be the Parish Council's request that this application be referred to the Tree Officer before a final decision.

(Voted Unanimously)

50/22/00059/CM

Proposal: Erection of detached carport/garden store.

Location: Auldcroft, Plud Street, Wedmore, Somerset, BS28 4BE

Applicant: Mr R Hall

Comment: No Observations.

(Voted Unanimously)

50/22/00061/CM

Proposal: Erection of a single storey extension to West elevation.

Location: Beggars Roost, Sand, Wedmore, BS28 4XF

Applicant: Mr & Mrs Bennett

Comment: No Observations.

(Voted Unanimously)

50/22/00062/CM

Proposal: Installation of PV panels to south roof slope of garage and roof valley section of main house.

Location: Overbrook Farm, Poolbridge Road, Blackford, Wedmore, Somerset, BS28 4PA

Applicant: benjamin + beauchamp

Comment: It would be the Parish Council's request that this application be referred to the Conservation Officer before a final decision.

(Voted Unanimously)

50/22/00063/CM

Proposal: Installation of PV panels to south roof slope of garage and roof valley section of main house.

Location: Overbrook Farm, Poolbridge Road, Blackford, Wedmore, Somerset, BS28 4PA

Applicant: benjamin + beauchamp

Comment: It would be the Parish Council's request that this application be referred to the Conservation Officer before a final decision.

(Voted Unanimously)

50/22/00064/EC

Proposal: Approval of reserved matters for the erection of a dwelling.

Location: The Hill, Mill Lane, Wedmore, Somerset, BS28 4DW

Applicant: Mr P Cullen

Comment: OBJECT (Proposed by Cllr Loughery, Seconded Cllr James-Lloyd – Voted Unanimously)

The Parish Council have unanimously voted to object to this application based on the understanding it does not currently meet some of the criteria highlighted in varying parts of policies below from The Sedgemoor Local Plan 2011-2032 and Wedmore Neighbourhood Plan.

Policy D9 - Small-scale self-build in Rural Areas

- 'The scale and nature of the development is appropriate to the size, accessibility, character and identity of the existing community; and
- There is evidence of local need for plots on the Council's Self Build and Custom Build Register (Part 1); and Other than for sites well related to Tier 1 and 2 settlements, future occupants identified on the register must be able to demonstrate an appropriate local connection to the settlement or Parish; and
- That for Full or Reserved Matters applications, the applicant must be the future occupier of the unit;
- There is evidence of the future occupiers being fully involved in the planning and design process from an early stage;
- The proposal is of high quality design and complements the existing built form of the settlement, providing opportunities for walking and cycling to local services and facilities; and.
- The proposal contributes to meeting relevant Placemaking objectives for the settlement.
- Meaningful and robust consultation with the Parish Council, local community and other stakeholders will be encouraged. Where based on the above criteria permission is granted outside of settlement boundaries for self build schemes that are subsequently not implemented, then conventional market led proposals will not be considered acceptable in their place.

Concerns have been raised over the removal of hedges and also the reduction to the public right of way by up to 2 meters.

POLICY WED4 – NATURAL ENVIRONMENT

'Development will be supported where it can protect or enhance the natural environment of the Plan area.

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development to control the rate of surface water runoff to assist in the management of water in the Somerset Levels.'

Councillors are concerned that the design of the building is not sympathetic to its neighbours or to the surrounding properties.

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

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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."

Policy D19 – Landscape

'Elsewhere in the district proposals should ensure that they enhance the landscape quality wherever possible or that there is no significant adverse impact on local landscape character, historic landscape, scenic quality and distinctive landscape features as identified in the Sedgemoor Landscape Assessment and Countryside Design Summary. In particular through: Siting and landscaping that takes account of visibility from publicly accessible vantage points; The form, bulk and design of buildings having proper regard to their context in respect of both the immediate setting and the defining characteristics of the wider local area; Protecting and enhancing natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers/river corridors, ditches, open space, archaeological remains and rural buildings; and Taking account of the predicted long-term impacts of climate change on landscape. A Landscape and Visual Impact Assessment (LVIA) should accompany planning applications where it is judged that the landscape and visual amenity may be adversely affected by the proposed development and it is considered necessary to understand the likely effects as part of the appraisal of the development. This is to understand both the significance of and the effects of change on the landscape (as an environmental resource) and/or on visual amenity. In undertaking LVIA's reference should be made to information in relevant National Character Area profiles and the Sedgemoor Landscape Assessment and Countryside Design Summary. Where development is necessary and could result in significant adverse effects on the landscape and on visual amenity, appropriate mitigation measures should be provided. Where a significant adverse effect cannot be avoided or markedly reduced through mitigation, then opportunities to offset, remedy or compensate for unavoidable effects will be a requirement.

Policy D20 Biodiversity and Geodiversity Development proposals should contribute to maintaining and where appropriate enhancing biodiversity and geodiversity, taking into account climate change and the need for habitats and species to adapt to it. Particular regard should be had to: The NERC Act 2006 – Section 41 list: Species and Habitats of Principle Importance in England; The presence of, or potential impact on, European and UK Protected Species; and Potential impact on internationally and nationally designated sites of nature conservation importance. Ecological Impact Assessments will be required where it is reasonably likely that species and/or habitats of nature conservation significance may be impacted on by the proposed development. Construction Environmental Management Plans will be required where there is potential for significant environmental effects during the construction stage. Development will be supported where: As well as ensuring the protection of internationally and nationally designated sites, it ensures the appropriate protection of the nature conservation interest of local sites designated for their nature conservation value; It retains or enhances features as appropriate, such as wetlands, watercourses, coastal features, geological interests, hedgerows, soils, trees, copses and ponds which provide wildlife corridors, links or stepping stones from one habitat to another; and It makes appropriate positive provision for wildlife through urban and rural habitat creation/restoration (having particular regard to Ecological Networks), including tree and hedgerow planting, and subsequent management. Development should seek to avoid significant harm in the first instance. Where avoidance is demonstrated to not be possible, impacts which could result in a significant indirect or direct adverse effect on nature conservation will need to provide adequate mitigation, or, as a last resort, compensation. Replacement habitat for species as mitigation or compensation will be calculated using Somerset County Council's Habitat

Evaluation Procedure methodology. Planning permission will be refused in instances where significant harm cannot be adequately avoided, mitigated or compensated for.

Given its position there were concerns about the impact of light pollution.

D24 Light pollution

Pollution Impacts of Development

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D31 Countryside around Settlements

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- Maintain a pattern of development which retains links with the surrounding countryside;
- Protect and enhance approach routes and perceptions of a settlement (where applicable);
- Prevent the coalescence of adjacent settlements (where applicable); and
- Protect and enhance significant views (where applicable).

For allocated sites that fall partly within areas of 'Countryside Around Settlements' the Council will consider the above objectives as part of the required Development and Design Principles documents, to ensure they are appropriately addressed.

Policy D25

Protecting Residential Amenity

Development proposals that would result in the loss of land of recreational and/or amenity value, or unacceptably impact upon the residential amenity of occupants of nearby dwellings and any potential future occupants of nearby or proposed dwellings, will not be supported. Particular consideration will be given to (but not limited to) the extent that the proposal could result in unacceptable impacts relating to in particular overbearing and visual dominance from the hillside as viewed from the village, Cheddar Road and Wells Road,

loss of privacy and overlooking;
overbearing and visual dominance;

loss of light (daylight/sunlight);
noise or disturbance; odours, fumes or vibration; and the living conditions of future occupants.

50/22/00065/IL

Proposal: Erection of a self-build dwelling.

Location: Springwater Barn, Mudgley Hill to White Horse Lane, Mudgley, Wedmore, BS28 4TY

Applicant: Mr Peacock & Mrs Blackshaw

Comments: SUPPORT (Proposed by Cllr Loughery, Seconded Cllr James-Lloyd – Voted Unanimously)

The Parish Council would like to support this application with comments for consideration in line with the policies listed below taken from The Sedgemoor Local Plan 2011-2032 and Wedmore Neighbourhood Plan particularly in relation to the amount / type of glass used and also the materials used on the external walls and roof.

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- Protect and enhance approach routes and perceptions of a settlement (where applicable).
- Prevent the coalescence of adjacent settlements (where applicable); and
- Protect and enhance significant views (where applicable).

For allocated sites that fall partly within areas of 'Countryside Around Settlements' the Council will consider the above objectives as part of the required Development and Design Principles documents, to ensure they are appropriately addressed.

It is not felt that the design of the building is consistent with the pattern of development for the surrounding countryside. The use of some of the listed materials and the large expanses of glass are far removed from the rural character of neighbouring properties. Given the sites location, this is a concern when trying to protect and enhance the views from the levels / moors. The amount of glass also raises concerns about the amount of light pollution given off taking into consideration its location on the hillside as laid out in Policy D24 of The Sedgemoor Local Plan 2011-2032 - Light pollution

Pollution Impacts of Development

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POLICY WED4 – NATURAL ENVIRONMENT

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POLICY WED5 – DESIGN

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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.”

50/22/00066/JAB

Proposal: Reduce height and spread of two apple trees (T1, T2) and one pear tree (T3) by 1.5m.

Location: High Beech, Sand Road, Wedmore, Somerset, BS28 4BZ

Applicant: Mr R Thorpe

Comments: It would be the Parish Council's request that this application be referred to the Tree Officer before a final decision.

50/22/00067/ CM

Proposal: Erection of two storey and single storey rear (North) extension on site of existing (to be demolished).

Location: Whitehouse Farm, Cocklake, Wedmore, BS28 4HE

Applicant: Mr K Puddy

Comments: **SUPPORT (Proposed by Cllr James-Lloyd Seconded Cllr Farley – Voted Unanimously)**

The Parish Council would like to support this application with comments for consideration in line with the policies listed below taken from The Sedgemoor Local Plan 2011-2032 and Wedmore Neighbourhood Plan D31 Countryside around Settlements

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Policy D24 of The Sedgemoor Local Plan 2011-2032 - Pollution Impacts of Development

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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."

5. Matters of Report and Items for the Next Meeting

6. Correspondence

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

50/20/0061/DT

Proposal: Erection of two storey extension to side (South) elevation and subdivision of existing dwelling to form two dwellings.

Location: Crossways Farm, Heath House, Wedmore, BS28 4UH

Applicant: Banwell

50/21/00112/DT

Proposal: Erection of agricultural building for livestock,

Location: Land North of Teal Farm, Sand. Wedmore BS28

Applicant: Caseley Farm Dairy

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

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

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

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 2no. dormers on the SW elevation.

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

Applicant: Mr & Mrs Day

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

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

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

50/22/00030/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, Sexey's Road, Blackford, Wedmore, Somerset, BS28

Applicant: Hugh Sexey's Hospital Estate

(c). It was noted that the following applications had been refused: -

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

Date of next meeting – TBC

There being no further business the meeting was declared closed at 20:49 pm