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# WEDMORE PARISH COUNCIL

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

on Tuesday 16th August 2022 at 7:30pm

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

**In Attendance:** Lindsey Baker (Clerk), Ms Windsor, Mr Bird

1. **Apologies for absence -**

Cllr Tinny

1. **Declarations of Interest** –

Nil

1. **Public Participation –**

Ms Windsor on Application Number 50/22/00071/CM

Mr Bird spoke on Application Number 50/22/00070/CM

After the committee had heard from the public, Cllr Beacom thanked them for their attendance and explanations of their applications. She advised that the council 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.

50/22/00068/CM

**Proposal**: Installation of solar panel to the West elevation.

**Location**: Swallow Brook Barn, High Street, Blackford, Wedmore, Somerset, BS28 4NP

**Applicant**: Mr G Phillpotts

**SUPPORT –**

In line with Policy WED7 – SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES.

1. Siting and orientation to optimise passive solar gain The retrofit of heritage properties / assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations

7. Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards

50/22/00069/CM

**Proposal:** Part retrospective application for alterations to front (South) garden, including the formation of new driveway and dropped kerb (revised scheme).

**Location**: 7 Council Houses, Combe Batch, Wedmore, Somerset, BS28 4DU

**Applicant**: Mogg

**NO OBSERVATION**

50/22/00070/CM

**Proposal:** Erection of a side (SE) extension to existing detached garage/home office to form new carport and annex.

**Location**: Crossways Cottage, Stoughton Road, West Stoughton, Wedmore, Somerset, BS28 4PW

**Applicant**: Mr & Mrs Bird

**SUPPORT -** The Parish council would like to support this application in line with the Wedmore Neighbourhood Plan as they believe consideration has been given to the majority of aspects within 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.”

They would however like to recommend that the following conditions be considered. The garden should remain as a whole and not subdivided in line with Policy D12 Residential Annexes Proposals for annex accommodation to existing dwellings will be supported where the following criteria are met: The existing dwelling is in a lawful residential use; A genuine need for the accommodation is demonstrated; The scale and appearance of the proposed annex is sympathetic and modest in proportion to the main dwellings and its curtilage, as well as the established need; A clear dependency and functional link is retained between the annex and main dwellings, including sharing vehicular access; It is designed in such a way that it can be easily (re-)incorporated as an integral part of the main dwelling if its use as an annex ceases; There is no boundary demarcation or sub division of garden areas between the annex and main dwelling;

They would also like to ask that further consideration is given to the implementation of renewables, in line with

POLICY WED7 – SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES. “The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:

1. Siting and orientation to optimise passive solar gain

2. The use of high quality, thermally efficient building materials

3. Installation of energy efficient measures such as loft and wall insulation and double glazing

5. Any new development to incorporate on-site energy generation from renewable sources such as solar panels or heat pumps

7. Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards

8. New homes of 2 bedrooms or more should be constructed to Lifetime Homes Standards

9. An electric vehicle charging point should be provided at each new dwelling.”

50/22/00071/CM

**Proposal:** Erection of single storey side (NW) and rear (NE) extension, with alterations to existing detached carport.

**Location**: Old Cyder House, West End, Wedmore, Somerset, BS28 4BD

**Applicant**: Ms S Windsor

**SUPPORT –** The Parish council would like to support this application in line with WED5 of the Wedmore Neighbourhood Plan as they believe consideration has been given to the majority of aspects within the policy. 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.”

They would however like to recommend that the following conditions be considered. The garden should remain as a whole and not subdivided in line with Policy D12 Residential Annexes Proposals for annex accommodation to existing dwellings will be supported where the following criteria are met: The existing dwelling is in a lawful residential use; A genuine need for the accommodation is demonstrated; The scale and appearance of the proposed annex is sympathetic and modest in proportion to the main dwellings and its curtilage, as well as the established need; A clear dependency and functional link is retained between the annex and main dwellings, including sharing vehicular access; It is designed in such a way that it can be easily (re-)incorporated as an integral part of the main dwelling if its use as an annex ceases; There is no boundary demarcation or sub division of garden areas between the annex and main dwelling;

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8. New homes of 2 bedrooms or more should be constructed to Lifetime Homes Standards

9. An electric vehicle charging point should be provided at each new dwelling.”

1. **Matters of Report and Items for the Next Meeting**

It was noted that Mr Adams of Lower Farm, Sand had written to Planning Officer Emma Chorley asking about any further information required prior to the Development Meeting on 23rd August, however this application does not appear on the agenda, despite having been advised it would be.

**ACTION – COUNCILLOR James - Lloyd will write to Emma Chorley and advise.**

1. **Correspondence**

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

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

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

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 south-easterly stems to original pollard at 2.5m and prune three north-westerly 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

50/22/00059/CM

**Proposal**: Erection of detached carport/garden store.

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

**Applicant**: Mr R Hall

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

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

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

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

**Date of next meeting** – TBC

**There being no further business the meeting was declared closed at 19:55 pm**