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# WEDMORE PARISH COUNCIL

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

on Wednesday 2nd November 2022 at 7:30pm

**Present**: Councillor Isobel Beacom\*, Councillor Jacky Farley, Councillor Tinny

**In Attendance:** Lindsey Baker (Clerk), Mr Paul Martin, Mr & Mrs Tom Howley,

1. **Apologies:** Councillor Loughery, Councillor Candy
2. **Declarations of Interest:** None to record
3. **Public Participation**

As part of a public consultation exercise Mr Paul Martin made an informal presentation to the committee prior to the submission of a planning application on behalf of Mr & Mrs Tom Howley for the erection of a self-build dwelling on land to the West of High View, Cribbs Lane, Clewer. It was well received, and all questions raised by councillors were answered. Councillor Beacom thanked Mr Martin for his presentation and Mr and Mrs Howley for attending, she said she would wait for an application to be submitted soon.

1. planning applications – to be considered including: -

All Councillors were invited to comment on the following applications.

**50/22/00081/EC**

**Proposal:** Erection of orangery to the side (East) elevation on site of existing conservatory (to be demolished), conversion of existing rear (North) flat roof to a balcony and installation of front (South) dormer window (revised scheme).

**Location**:  Panborough House, Wells Road, Panborough, Wells, Somerset, BA5 1PN

**Applicant**: Mr G Hembrow

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00082/EC

**Proposal:** Conversion of barn/ studio space into holiday let accommodation, including the erection of side (SE) lean-to cycle store, first floor side (NW) balcony and installation of rear (NE) 2no. rooflights. Also, the removal of existing front (SW) external staircase.

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

**Applicant**: Mr & Mrs Bailey

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00083/CM

**Proposal:** Proposed restoration of fire damaged attached side (NW) garage.

**Location**:  Pillham Farm, Wells Road, Theale, Wedmore, Somerset, BS28 4SH

**Applicant**: O2i Design Consultants

**Comments welcome by:** 17/11/2022

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00084/CM

**Proposal:** Erection of detached rear (North) annex

**Location**:  Quinneys, Plud Street, Wedmore, Somerset, BS28 4BH

**Applicant**: Mr R Mewes

**Resolved: The following ‘SUPPORT’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

The Parish Council would like to support this application based on criteria from the Wedmore Neighbourhood Plan. Particularly Policies WED4 NATURAL ENVIRONMENT and WED7 – SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES. Reference points 1 & 3.

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.."

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

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

50/22/00085/EC

**Proposal:** Erection of replacement livestock agricultural building and bat roosting shelter, with planting (revised scheme).

**Location**:  Land Off, Wells Road, Latcham, Wedmore, Somerset, BS28

**Applicant**: H G Tincknell & Son Ltd

**Resolved: The following OBJECTION was submitted to the Sedgemoor Planning Portal by The Clerk**

The council wish to object to the application after considering Policies D19 and D25 from the Sedgemoor Local Plan 2011 – 2032 in particular concern was raised in relation to the size and scale and its design contrast to neighbouring properties.

**Policy D19 Landscape.** The Council do not feel that this application enhances the landscape quality or that there would be 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; and the neighbouring properties. It is not felt that the form, bulk and design of the building has proper regard to its context in respect the immediate setting.

**Policy D25 Protecting Residential Amenity.** Development proposals that would result in unacceptable 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:loss of privacy and overlooking; overbearing and visual dominance; noise or disturbance; odours, fumes or vibration; and the living conditions of future occupants.

50/22/00086/CM

**Proposal:**  Erection of single storey rear (NE) extension, installation of first floor rear (NE) dormer and rooflight.

**Location**:  Mount House Farm, Westham, Wedmore, BS28 4UY

**Applicant**: Guy ARCHITECT

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00089/CM

**Proposal:**  Retrospective application for the installation of 3no. rooflights and flue positions to the South elevation.

**Location**:  Blackford Cottage, High Street, Blackford, Wedmore, Somerset, BS28 4NN

**Applicant**: Dr R Smith

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00095/CM

**Proposal:** Replacement of existing conservatory and erection of a single storey porch to the East elevation and the installation of dormer to the North elevation with internal alterations (revised scheme).

**Location**: Yew Tree House, Mutton Lane, Wedmore, Somerset, BS28 4DS

**Applicant**: Mr and Mrs Hanson

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00096/CM

**Proposal:**  Conversion of former Coach House to annex accommodation, installation of swimming pool and erection of gym/storeroom (revised scheme).

**Location**: The Hall, Sand Road, Wedmore, Somerset, BS28 4BZ

**Applicant**:   
Mr & Mrs J & T Banas

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00097/CM (Listed Building Consent)

**Proposal:** Conversion of former Coach House to annex accommodation, installation of swimming pool and erection of gym/storeroom (revised scheme).

**Location**: The Hall, Sand Road, Wedmore, Somerset, BS28 4BZ

**Applicant**:   
Mr & Mrs J & T Banas

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00100/CM

**Proposal:** Erection of single storey garden room to the North elevation.

**Location**: 44 Longfield Drive, Wedmore, BS28 4EW

**Applicant**: Mr Dixon

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/22/00101/EC

**Proposal:**  Application to vary planning obligation (Section 106 Agreement) dated 24th September 1994 relating to planning application 50/94/00012 to remove restrictive covenant.

**Location**:  Mews House, King Alfred Mews, Church Street, Wedmore, Somerset, BS28 4AB

**Applicant**: Mr M Hill

**Resolved: A ‘No Observation’ Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

1. **MATTERS OF REPORT AND CORRESPONDANCE**

**The Clerk reported the following:**

Due to a late submission to the Sedgemoor Portal application 50/22/00064/EC will be discussed at a separate meeting on Wednesday 16th November, and that Architect Mr Patrick Benjamin will be in attendance to present the application.

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

50/22/00078/IL

**Proposal:** Change of use and conversion of Baptist Church and School Rooms into 1no. residential dwelling (revised scheme).

**Location**: Wedmore Baptist Church, Grants Lane, Wedmore, Somerset, BS28 4EA

**Applicant**: Pang Properties Limited

50/22/00079/IL

**Proposal: (Listed Building Consent Application)** Change of use and conversion of Baptist Church and School Rooms into 1no. residential dwelling (revised scheme).

**Location**: Wedmore Baptist Church, Grants Lane, Wedmore, Somerset, BS28 4EA

**Applicant**: Pang Properties Limited

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 (part retrospective).

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

**Applicant**: Mr M Dommett

50/22/00076/CM

**Proposal:** Erection of two storey side (SE) extension and the installation of 2no. front (NE) dormers.

**Location**: Elmbank, Crib House Lane, Crickham, Wedmore, Somerset, BS28 4JS

**Applicant**: Mr and Mrs J & L Meadowcroft

50/22/00088/CM

**Proposal:**  Conversion of outbuildings to form additional living space, installation of windows to front (North) and rear (South) elevations (revised scheme).

**Location**: Fig Tree Cottage, Dungeon, Cocklake, Wedmore, Somerset, BS28 4HB

**Applicant**: Mr S Hewlett

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

50/21/00124/EC

**Proposal**: Change of use of land for siting a shepherd’s hut as holiday let installation of shower/toilet block and formation of parking area.

**Location:** Orchard Farm, Middle Stoughton, Wedmore BS28 4PT

**Applicant**: Mr Loughrey

50/22/00075/EC

**Proposal:** Formation of additional parking area with new access onto Sexeys Road and the erection of floodlighting to existing MUGA.

**Location**: Hugh Sexey Church of England Middle School, Sexeys Road, Wedmore, BS28 4ND

**Applicant**: Wessex Learning Trust

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

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

**Date of next meeting** – **Wednesday 16th November 2022**

**There being no further business the meeting was declared closed at 21:05pm**