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# WEDMORE PARISH COUNCIL

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

on 30th November 2022 at 7:30pm

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

**In Attendance:** Lindsey Baker (Clerk), Neil Ellis, Alan Willcox, James Hole, Candice Popham.

1. apologies: Judy Candy
2. declarations of interest:
3. public participation
4. matters of report and items for the next meeting

Applications considered:

50/22/00094/EC

**Proposal:** Application to determine if prior approval is required for a proposed Change of Use from Commercial, Business and Service (Use Class E) to mixed use including up to two flats (Use Class C3).

**Location**:  Providence House, The Borough, Wedmore, Somerset, BS28 4EG

**Applicant**: Providence Properties Ltd.

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

50/22/00098/CM (Listed Building Consent)

**Proposal:** Part retrospective application for the installation of bike rack and air conditioning unit with associated downpipe to the Southwest elevation (revised scheme).

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

**Applicant**: Wedmore Dental Practice Ltd

**Comments welcome by:** 08/12/2022

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

50/22/00102/CM

**Proposal:**  Erection of a verandah to south elevation.

**Location**:  4 Mudgley Crossroads, Mudgley Lane, Mudgley, Wedmore, BS28 4TW

**Applicant**: Mr Ellis

**Comments welcome by:** 02/12/2022

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

50/22/00103/CM

**Proposal:**  Demolition of porch on the East elevation and erection of a single storey extension to the South elevation, with alterations to roof including removal of water tabling and ridge height extension to the East elevation. Also, the formation of new terrace area to the South elevation and driveway.

**Location**:  Totney Wick, Little Moor Road, Mark, Highbridge, TA9 4NL

**Applicant**: Mr Shore

**Comments welcome by:** 8/12/2022

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

50/22/00104/CM

**Proposal:** Erection of a single storey extension to SE elevation.

**Location**: Wedmore Scout Hut, Combe Lane, Wedmore, Somerset, BS28 4DZ

**Applicant**: Wedmore Parish Council

**Comments welcome by:** 15/12/2022

**Resolved: A ‘SUPPORT’ Comment submitted to the Sedgemoor Planning Portal by the clerk written below.**

The Parish council would like to support this application as it believes that it supports Policy D28 of the Sedgemoor Local Plan and promotes Health and Social Care and Healthy Lifestyles by improving facilities, allowing further inclusion for all. All development proposals where appropriate should enable healthy and active living. Proposals which enable the following will be supported:Safe walking and cycling; Accessibility of green spaces and contributing to enhancing the green infrastructure network; Enhancement of the quality and quantity of recreational, sport and leisure facilities and children’s play space and access to them.

50/22/00105/DT

**Proposal:** Temporary siting of a mobile home for an agricultural worker.

**Location**: Land to The North Of, Teal Farm, Sand, Wedmore

**Applicant**: Caseley Farm Dairy Ltd

**Comments welcome by:** 09/12/2022

**Resolved: A Comment was submitted to the Sedgemoor Planning Portal by the clerk written below.**

The council would like to make a comment, they feel there should be more supporting information to support this application, including a picture of the proposed 'mobile home' structure and also details on the waste management system to insure compliance with Policy S4 Sustainable Development Principles and POLICY WED4 – NATURAL ENVIRONMENT.

50/22/00106/EC

**Proposal:** Erection of timber extension to the West elevation on site of existing (to be demolished).

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

**Applicant**: Mr Adams

**Comments welcome by:** 22/12/2022

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

50/22/00107/EC

**Proposal:** Erection of a holiday let, with a change of use to land to site the erection of 11no. holiday lodges, with associated landscaping.

**Location**: Somermead, Snipefield Lane, Wedmore, Somerset, BS28 4QS

**Applicant**: Mr Clothier

**Comments welcome by:** 14/12/2022

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

The Parish Council have an objection to this application based on the following observations. It was felt by the consulting members that the application demonstrates an overpopulation of the site, increasing strain on the existing services and infrastructure. Areas of individual concern have been picked out in the policy references.

The Parish Council feel that there should be further consideration into the requirement of a Phosphate Neutrality Assessment and a Habitats Regulations Assessment providing a calculated response for mitigation i.e., information on how additional foul water is to be dealt with accounting for the increase in on site population. Policy WED4 highlights this along with Policy D19 of the Sedgemoor Local Plan and Policy D24 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. In order to protect and improve water quality, potentially contaminating development proposals on aquifers or within Source Protection Zones will need to demonstrate that groundwater and surface water is adequately protected from pollution to prevent a deterioration of water quality of the water source. Development proposals adjacent to a watercourse should incorporate measures to protect the watercourse consistent with the actions of the River Basin Management Plan. The incorporation of SuDS within development proposals that protect and improve water quality will be supported.

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:

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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. Ground conditions and pollution – National Planning Policy Framework

185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life65;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The Parish Council also feel that they are unable to support the application given its lack of consideration for Sustainability and energy efficiency. Particularly points 1, 5 and 9 in 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

4. Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard ‘excellent’

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

6. 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

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.”

Finally, the Parish Council would like to highlight its concerns around the amount of traffic the approval of this application will have on the locality not only to the immediate site access which is a single track road, but also the surrounding area given at full occupancy there would be around 26 more vehicles on the road. The infrastructure is not in place to cope with the increase of visitors to the area on a regular basis, especially those that may wish to use the local facilities. They do not believe that enough consideration has been given to POLICY WED8 of the Wedmore Neighbourhood Plan –TRANSPORT STRATEGY particularly points 6 and 11.

“Development proposals will be supported where they provide, or contribute to, the following accessibility and safety improvements.

1. In consultation with Somerset County Council, the creation of a 20 MPH speed limit in Wedmore Village and by Hugh Sexey’s Middle School in Blackford.

2. Revised traffic calming on Blackford Road near Wedmore First School.

3. A new pedestrian crossing on Blackford Road outside Hugh Sexey’s Middle School and additional drop off facilities. New footpaths on the southern side of Blackford Road and western side of Redmans Hill.

4. Improved visibility at the Blackford Road junction with Kelsons Lane.

5. Improved visibility at the junction of Pilcorn Street with West End.

6. Extended footpaths / cycle path and associated narrowing along Pilcorn Street from Saxon Way to the Wedmore Village centre.

7. Parking restrictions at “Pinch Points” such as outside the “Old Post Office” in Church Street.

8. An off-road cycle and footpath between Wedmore First School and Hugh Sexey’s Middle School.

9. New footpath between the Worthington Close car park and the Village Hall on Cheddar Road / The Borough.

10. A cycle and footpath link from Combe Batch through Cross Farm development to the Borough Mall and Lerburne.

11. An extension to the Worthington Close car park.”

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

50/21/00103/EC

**Proposal:** Application to Modify Planning Obligation (Section 52 Agreement) dated 23rd September 1988 relating to permission 50/88/00030 restricting the occupancy of Highbury Cottage to a member of the family of the occupier of Highbury Barn and shall not be sold or leased separately from Highbury Barn.

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

**Applicant**: Mr P Small

50/22/00015/EC

**Proposal**: Erection of a self-build dwelling with attached garage and formation of a new vehicular access.

**Location**: Land to west of Sand Rd, Sand , Wedmore. BS28

**Applicant**: Mr & Mrs R Isgar

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

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

50/22/00089/CM

**Proposal:**  Retrospectiove 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

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

50/22/00099/JAB

**Proposal:** Reduce Maple (T1) back to previous pruning points, approx 33% reduction. Pollard one Willow (T2).

**Location**: The Lilacs, Pilcorn Street, Wedmore, Somerset, BS28 4AN

**Applicant**: Mrs H Friend

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

50/22/00084/CM

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

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

**Applicant**: Mr R Mewes

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

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

None to record.

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

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

**Date of next meeting** **– Tuesday 20th December 2022**

**There being no further business the meeting was declared closed at 20:47pm**