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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 17th January 2023 at 7:30pm

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

**In Attendance:** Lindsey Baker (Clerk)

1. apologies: Councillor Candy and Councillor Loughery.
2. declarations of interest:

None to declare.

1. public participation

No members of the public present

1. matters of report and items for the next meeting

The clerk reported that already 10 applications had been received for consideration for the next planning meeting.

Applications considered:

50/22/00057/EC

**Proposal**: Erection of a dwelling with detached two storey garage building and change of use of land from agricultural to garden (P)

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

**Applicant**: Chew Valley Properties Ltd

**Comments welcome by:** 26/01/2023

**Decision:** The councillors agreed that the previous comments made for this application in objection are still relevant and should be reiterated again.

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

The council wished to reiterate all the previous comments made in objection to this application, they are all still relevant. Ultimately, 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);

50/22/00080/EC

**Proposal:** Change of use of agricultural land to residential and the formation of new driveway access to Briar Hill House.

**Location**: Briar Hill House, Wells Road, Theale, Wedmore, Somerset, BS28 4SL

**Applicant**: Mrs S Kraeter

**Comments welcome by:** 01/02/2022

**Decision:** The councillors spoke of how the application will mean a safer access for this property, which should only benefit all who use it.

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

50/22/00109/EC

**Proposal:** Erection of an agricultural storage building.

**Location**: Old Parlour, Church Lane, Blackford, Wedmore, Somerset, BS28

**Applicant**: Mr S Bosley

**Comments welcome by:** 27/01/2022

**Decision:** The committee agree that with the increasing financial pressures on farmers especially concerning waste disposal this seems like a sensible solution.

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

50/22/00111/CM

**Proposal**: Erection of agricultural building for storage of machinery and fodder

**Location**: Mudgley Hill Farm, Mudgley Hill, Wedmore, BS28 4TZ

**Applicant**: Mr F Tucker

**Comments welcome by:** 20/01/2022

**Decision:** The committee agree that with the increasing financial pressures on farmers especially concerning waste disposal this seems like a sensible solution.

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

50/22/00116/EC

**Proposal**: Application to determine if prior approval is required for a proposed change of use of agricultural building to 2no. dwelling and associated operational development.

**Location**:  Maldon Farm, Cocklake, Wedmore, BS28 4HF

**Applicant**: Mrs Hooper

**Comments Welcome By**: 31/01/2023

**Decision:** The council agree unanimously that this will enhance the property, they appreciate the modesty of the development, and the consideration to the overall design.

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

50/22/00118/CM

**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. (Retrospective application)

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

**Applicant**: Mr and Mrs Laycock

**Comments Welcome By**: 26/01/2023

**Decision:** The councillors agreed that the previous comments made for this application in objection are still relevant and should be reiterated again.

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

OBJECT - The Parish Council feel that the Access required, size and scale of this business premises would be more suited to an industrial estate. The development creates a new B8 business within the countryside without an identified demonstrable need for this countryside location when other sites, more suited are within a short distance from the site. This business is heavily reliant on employees using the car, there is lack of opportunity for safe walking and cycling and the associated environmental impacts will be detrimental.

The building is situated on previously undeveloped piece of land, in an unsustainable location. The development is therefore not supported by Policies CO1 or D15 from the Sedgemoor Local Plan which seek to protect the countryside for its own intrinsic value. The development is therefore contrary to policies D13, D15, CO1 and S1 of the Sedgemoor Local Plan and paragraphs 8 and 85 of the National Planning Policy Framework.

The development gives rise to highways safety concerns, failing to achieve or maintain acceptable visibility standards for vehicles exiting the site or safe walking and cycling opportunities contrary to policy D14 of the Sedgemoor Local Plan and paragraph 85, 104, 110 and 112 of the National Planning Policy Framework. There are also raised concerns that a PROW runs straight through the site entrance and yard, increasing the risk to users due to large vehicles manoeuvring.

50/22/00120/CM

**Proposal**: Erection of two storey extension to the Northeast elevation with associated external works.

**Location**: The Chestnuts, Wellsway, Blackford, Wedmore, Somerset, BS28 4NE

**Applicant**: Tregidgo

**Comments Welcome By**: 19/01/2023

**The above application had been withdrawn after the agenda had been issued, this application was not discussed.**

50/22/00121/CM

**Proposal**: Proposed first floor extension to existing property and erection of front porch.

**Location**: Rose Cottage, Plud Street, Wedmore, Somerset, BS28 4BQ

**Applicant**: Mr and Mrs Tucker

**Comments Welcome By**: 26/01/2023

Decision: The Councillors agree that the modest extension will make a good addition to the property.

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

50/22/00124/DT

**Proposal**: Variations of Condition 2 of Planning Permission 50/17/00008 (Conversion of 3 barns into 3 dwellings and the erection of 7 dwellings with associated vehicular access and landscaping, on site of existing agricultural buildings (to be demolished).) to amend the design of the dwellings.

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

**Applicant**: HFP Developments Ltd

**Comments Welcome By**: 03/02/2023

Decision: The councillors spoke at length about this application, they are frustrated with the reduction in affordable homes and have concerns about the proposed access given the narrowing of the road at this point.

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

COMMENT:

Reduction of affordable housing - The Parish Council would like to highlight that Blackford is a Tier 4 Settlement, the need to maintain the vitality of rural communities should be considered when planning future development. ‘Housing development is justified based on local affordable housing need that is appropriate to the size and character of the settlement (Policy T10).’ The council are concerned by the number of material changes to Schedule A, including the loss of affordable housing and the increase in footprint size of the remaining properties. This application does not demonstrate how it maximises its contribution to the community if the changes are accepted. It is considered that the community needs for affordable housing are not being addressed in this instance, particularly as the need is likely rising. With the significant challenge of increasing the supply of affordable housing this should be a key priority of the Council. It is an essential component of creating sustainable communities, as laid out in Policies D5, D6 and D7 of the Sedgemoor Local Plan. The Parish Council therefore feel justified in seeking to maximise the provision of affordable housing at appropriate locations.

New development needs to take account of the changing community needs and the affordability and supply of adequate numbers of new homes, the longer-term sustainability of rural communities is likely to worsen if this is not taken into consideration.

Proposed Entrance - The council has concerns that the proposed size of the market dwellings will further increase the number of vehicles accessing the site. The proposed new entrance is located at a very narrow point in the public highway adjacent to a busy mechanics business, which naturally accrues parked vehicle further narrowing the highway.

Light Pollution – The Parish Council would also ask that Policy D24 is adhered to due to the light impact of the proposed dwellings. ‘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 toother land uses, human health, tranquillity, or the built and natural environment will not besupported. Where there are reasonable grounds to suggest that a development proposal mayresult in a significant adverse environmental impact, considering the sensitivity of thelocation.’ Consideration should be given to Bats and Light pollution. We ask that further detailed lighting plan is considered to mitigate impact.

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

50/22/00087/CM

**Proposal:** Alterations to ground floor sitting and dining rooms, with first floor alterations to bedrooms and shower room.

**Location**: The Borough Bakery, The Borough, Wedmore, Somerset, BS28 4EB

**Applicant**: Mr & Mrs L Beere

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

50/22/00108/CM

**Proposal:** Erection of 1 no. dwelling with detached garage, demolition of an outbuilding and widening of vehicular access.

**Location**: Land Adjoining, Crib House Lane, Clewer, Wedmore, Somerset,

**Applicant**: Mr & Mrs Howley

50/22/00114/CM

**Proposal**: Erection of a single storey extension to the East elevation on site of existing (to be demolished).

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

**Applicant**: Mr Thorne

50/22/00115/JAB

**Proposal**: Crown lift 1No. Holly (T6), 1No. Hornbeam (T7) and 1No. Lime (T9) to 4m above ground level. Crown lift 1No. Lime (T8) to 2.5m above ground level. Prune back 1No. Lime (T10) to give 1m clearance to side of drive. All trees located within TPO Ref A1.

**Location**: Manor Garden, Lascot Hill, Wedmore, Somerset, BS28 4AF

**Applicant**: Mrs C Pedrick

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

50/22/00120/CM

**Proposal**: Erection of two storey extension to the Northeast elevation with associated external works.

**Location**: The Chestnuts, Wellsway, Blackford, Wedmore, Somerset, BS28 4NE

**Applicant**: Tregidgo

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

NONE

**Date of next meeting** **– Tuesday 31st January 2023**

**There being no further business the meeting was declared closed at 21:00 pm**