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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 20th December 2022 at 7:30pm

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

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

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

None to declare

1. public participation

Mr Martin spoke on behalf of Mr and Mrs Howley to their application 50/22/108/CM, he showed detailed drawings and explained some relevant planning policy.

1. matters of report and items for the next meeting

Nothing to report

Applications considered:

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

**Decision:** The Councillors agree that this project meets the relevant policies for the self-build scheme. The design is ‘in keeping’ with surrounding properties and consideration has been given to sustainable energy sources as mentioned in Policy WED 8 of the Neighbourhood Plan.

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

50/22/00112/DT

**Proposal**: Approval of the details of appearance, landscaping, layout and scale, for the demolition of existing farm buildings, conversion of existing two storey barn into a single dwelling and the erection of 8no. dwellings, complete with access road, drainage and car parking.

**Location**: Cross Farm, The Borough, Wedmore, Somerset, BS28 4EB

**Applicant**: Wedmore (Phase 2) Developments Ltd

**Decision:** The councillors discussed at length the practicalities of the proposed access on the plans and the design and access statement. They agree that this is the only concern they have for this proposal.

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

The council has a comment to make – There is concern that the access is not adequate for the number of homes. There is no sweep information included. There will be an increased number of vehicles using the narrow access without a passing place which is likely to become a major issue for users.

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

**Decision:** The Councillors agree that the modest extension will enhance the property further.

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

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

**Decision:** It was agreed that the Tree officer should be consulted for this application.

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

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

50/22/00102/CM

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

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

**Applicant**: Mr Ellis

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

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

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.

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

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

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

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

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

None

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

None

**Date of next meeting** **– Tuesday 17th January 2023**

**There being no further business the meeting was declared closed at 20:15pm**