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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 31st January 2023 at 7:30pm

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

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

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

None to declare.

1. public participation

Mr & Mrs Bosley

1. matters of report and items for the next meeting

None to declare.

Applications considered:

50/22/00042/EC

(APPEAL)

**Proposal**: Retention of temporary agricultural tied dwelling as a self- contained tourism unit.

**Location**: Oak Tree Farm, Quab Lane, Wedmore, Somerset, BS28 4AR

**Applicant**: Mr & Mrs Coombes

**WPC Meeting Date** 13/02/2022

The clerk advised that she had received notification that the above application had moved to appeal. It was resolved that the Councillors previous comments made and submitted to the Sedgemoor Planning Portal were still relevant. These comments have been submitted to The Planning Inspectorate as per the correspondence.

50/22/00073/EC

**Proposal:** Certificate of lawfulness for the existing use of annex as a dwelling.

**Location**: Holmans Cottage, Combe Batch, Wedmore, Somerset, BS28

**Applicant**: Mr Banwell Lang

**Comments welcome by:** 02/02/2023

The Clerk displayed the application and a discussion ensued. There were concerns around parking and the right of access.

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

COMMENT

The Parish Council would like to make the following comment. The Barn at Holmans Cottage has a shared access through a covered archway and doors owned by Holmans Cottage, this raises doubt that the barn can be classed as an independent dwelling due to the potentially restricted ‘free access’ that it is reliant upon.

50/22/00110/EC

**Proposal**: Demoltion of Old Parlour building, and the erection of an agricultural livestock building.

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

**Applicant**: Mr S Bosley

**Comments welcome by: 17/02/2023**

Having listened to the applicant speak of the application and their plans. The council were satisfied that a no observation comment should be added.

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

50/22/00122/EC

**Proposal**: Erection of a detached agricultural dwelling.

**Location**: Land to the North of, The Old Parlour, West of, Church Lane, Blackford, Wedmore, Somerset, BS28

**Applicant**: Mr S Bosley

**Comments Welcome By**: 04/02/2023

Having listened to the applicant speak of the application and their plans. The Clerk displayed the application and a discussion ensued.

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

The Parish Council are happy that the criteria set out in Policy D10 of the Sedgemoor Local Plan has been satisfied and the business and applicants have now demonstrated the need for an agricultural dwelling onsite to support the business’ growth. The Parish Council would like to encourage the implementation of renewables as stated in the Wedmore Neighbourhood Plan, 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.”

50/22/00125/DT

**Proposal**: Reconstruction and conversion of 3no. barns into 3no. dwellings.

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

**Applicant**: HFP Developments Ltd

**Comments Welcome By**: 10/02/2023

This application had been discussed at length at the meeting on 17th January.

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

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.

50/22/00126/CM

**Proposal**: Removal of existing canopy and the erection of single storey extension, installation of dormer window, replace brick chimney with flue and replacement rooflights to the East elevation. Also, with internal alterations.

**Location**: Walls Barn, West End, Wedmore, Somerset, BS28 4BN

**Applicant**: M Coombes

**Comments Welcome By**: 17/02/2023

The Clerk displayed the application and a discussion ensued. The Councillors have concerns around aspects of this application.

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

COMMENT

The council has concerns around the position of the dormer window and the impact of it overlooking neighbouring properties.

50/22/00127/CM

(LISTED BUILDING CONSENT)

**Proposal**: Removal of existing canopy and the erection of single storey extension, installation of dormer window, replace brick chimney with flue and replacement rooflights to the East elevation. Also, with internal alterations.

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**Applicant**: M Coombes

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

COMMENT

The council has concerns around the position of the dormer window and the impact of it overlooking neighbouring properties.

50/22/00128/AGE

**Proposal**: Change of use of ground floor shop premises from use Class E to dwelling house use Class C3, Internal alterations and replacement fenestration on ground floor east elevation.

**Location**:  1-2 King Alfred Mews, Church Street, Wedmore, Somerset, BS28 4AB

**Applicant**: Mr Hill

**Comments Welcome By**: 10/02/2023

The Clerk displayed the application and a lengthy discussion ensued.

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

The Parish Council wish to make the following objection to the application. In line with the Wedmore Neighbourhood plan Chapter 8 Economy the Parish Council would like to protect the retail village centre.

8.1 Wedmore has expanded its economy over the years becoming a destination of choice for both residents and visitors. It provides a diverse range of small, independent retail stores mainly located around the Borough and Church Street. The Village Store, which supplies newspapers, food, and household items, is the largest shop. The Pharmacy provides a vital service to the community as does the sub Post Office whose retention in its current location has wide public support, particularly in view of the closure of the last Bank branches. The many fashion retail outlets attract customers from a wide area. Visitors are also welcomed by a number of pubs, cafes, restaurants and a range of accommodation providers.

8.2 Retail space has increased in recent years with the development of the Borough Mall and Borough Mews, providing further small units for independent retailers. In April 2018 a survey of retail and other service providers revealed that 49 premises were open for business with a further two vacant units. A monthly market in the Borough Mews is a recent innovation, attracting stall holders from outside the Village.

8.3 Changes to the Village centre should therefore be carefully considered to ensure that it remains an attractive destination to visit as well as a sustainable place to live and work for current and future residents. Traffic management measures as set out in Chapter 7 will therefore need to be sensitively applied.

8.4 This policy seeks to maintain the character of Wedmore Village Centre and its diverse range of independent stores. The ‘Village Centre’ boundary is defined by the Sedgemoor Local Plan (2018)

The Parish Council feel this application is contrary to POLICY WED10 – SMALL SCALE EMPLOYMENT SPACE

50/22/00129/AGE

(Listed Building Consent)

**Proposal**: Change of use of ground floor shop premises from use Class E to dwelling house use Class C3, Internal alterations and replacement fenestration on ground floor east elevation.

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**Applicant**: Mr Hill

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The Parish Council feel this application is contrary to POLICY WED10 – SMALL SCALE EMPLOYMENT SPACE

50/22/00131/CM

**Proposal**: Erection of 1no.dwelling and garage.

**Location**:  Lofty Heights, High Street, Blackford, Wedmore, Somerset, BS28 4NL

**Applicant**: Raymont Property Development Limited

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

The Clerk displayed the application and a lengthy discussion ensued.

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

**Comment**

The Parish Council would like to make the following objection to the application. The design has changed dramatically in both size and scale, it will now dominate the street scene and overshadow neighbouring properties. The Parish Council agree the new design will also have a detrimental effect on the neighbouring properties amenity space. The Parish Council would also ask that the applicant provide a sweep path diagram to address the highways safety concerns. The new design is now contrary to WED 5 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.”

The Parish Council also feel this application is contrary to Sedgemoor Local Plan Policy D25 – Protecting Residential Amenity

Development proposals that would result in the loss of land of recreational and/or amenity value, or unacceptably 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; loss of light (daylight/sunlight); noise or disturbance;

Finally, it is noted that the application is not supportive of Wedmore Neighbourhood Plan particularly 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.”

50/23/00001/DT

**Proposal**: Variation of Condition 2 of Planning Permission ref: 50/21/00069 (Change of use and conversion of barns A & B to a dwelling. Erection of a two-storey extension to (south) elevation of barn A and demolition of outbuildings C & D, and metal shed. Change of use of agricultural land to garden, driveway, and parking. Erection of timber framed carport and garden store) to allow variation of approved plans.

**Location**: South View Farm Lane From The Old Byre To Long Hill Crickham Wedmore Somerset BS28 4JT

**Applicant**: Miss Hector

**Comments Welcome By**: 10/02/2023

The Clerk displayed the application and a discussion ensued.

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

50/23/00002/CM

**Proposal**: Change of Use (convert and extend garages to a holiday let).

**Location**: Isle of Wedmore Golf Club Lineage Farm, Lascot Hill, Wedmore, Somerset, BS28 4QT

**Applicant**: Mr & Mrs Abraham

**Comments Welcome By**: 08/02/2023

The Clerk displayed the application and a discussion ensued some areas were highlighted that the Parish Council would like to comment on.

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

**Comment**

The Parish Council would like to encourage the applicant to consider sustainable energy on site. Perhaps the inclusion of electric car charge points, solar panels – Air source heat pump as per 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.”

50/23/00003/JAB

**Proposal**: Crown reduce height/spread of 1No. Hazel (T1) and 1No. Apple (T3) by 2m all round. Crown reduce height/spread of 1No. Cherry (T2) by 3m all round. Crown reduce height of 1No. Holly (T5) by 1.5m. Crown reduce height/spread of 3No. Hawthorns (T4) by 3m all round.

**Location**: Purlieu House, Sand Road, Wedmore, Somerset, BS28 4BZ

**Applicant**: Mr T Wright

**Comments Welcome By**: 07/02/2022

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

**Resolved: A Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/23/00004/JAB

**Proposal**: Crown reduce height/spread of T1 Apple (T1) by 0.5m. Repollard Willow (T2) back to previous pruning points. Crown reduce height/spread of Twisted willow (T3) by 1m. Crown reduce height/spread of Plum (T4) by 3m.

**Location**: Pound Hay House, Combe Batch, Wedmore, Somerset, BS28 4DU

**Applicant**: Ms C Hartley

**Comments Welcome By**: 10/02/2023

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

**Resolved: A Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

50/23/00005/JAB

**Proposal**: Fell 1No. Conifer (T1).

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

**Applicant**: Mrs H Friend

**Comments Welcome By**: 23/02/2023

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

**Resolved: A Comment was submitted to the Sedgemoor Planning Portal by The Clerk**

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

50/22/00111/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

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

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

NONE

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

50/22/00074/CM

**Proposal:** Erection of two storey rear (North) extension, including a balcony.

**Location**: Bramley Barn, Poolbridge Road, Blackford, Wedmore, Somerset, BS28 4PA

**Applicant**: benjamin + beauchamp

**Date of next meeting** **– To Be Confirmed**

**There being no further business the meeting was declared closed at 20:40 pm**