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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 28th February 2023 at 7:30pm

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

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

1. apologies: Councillor Candy, Councillor Tinny
2. declarations of interest: None to declare.
3. public participation Architect Patrick Benjamin spoke of the amendments to plans on application 50/22/00126/CM and 50/22/00127/CM
4. matters of report and items for the next meeting

*Representations will be submitted via the Appeals Casework Portal. All representations must be received by 27 March 2023*

**50/22/00052/EC (APPEAL)**

**Proposal:** Erection of 1no. self-build dwelling and garage.

**Location:** Land to the Southeast of Highfield View, Mill Lane, Wedmore, Somerset, BS28 4DW

**Applicant:** Mr B & Mrs R Jacobs

The councillors agreed that the previous comments made for this application in support are still relevant and should be reiterated.

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

The council wish to support this application in line with the following policies from the Wedmore Neighbourhood Plan.

Wed4 – Natural Environment

‘Development will be supported where it can protect and 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. Sustainable Drainage Systems should be used in all new development, where relevant, to control the rate of surface water run off to assist in the management of water in the Somerset Levels. ‘

Policy Wed5 – Design

‘Development that is of high-quality design and 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 the 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.’

*Updated plans have been submitted.*

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

The Clerk displayed the application and a discussion ensued.

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

*Updated plans have been submitted.*

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.

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

**Applicant**: M Coombes

The Clerk displayed the application and a discussion ensued.

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

1. planning applications – to be considered including: -

50/23/00006/EC

Proposal: Erection of covered agricultural slurry store.

Location: Pear Tree Farm, Lane from The Old Byre to The Cross, Stoughton Cross, Wedmore, BS28 4QR

Applicant: THJ & DH Denbee

The Clerk displayed the application and a discussion ensued.

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

50/23/00007/CM

**Proposal**: Erection of single storey extension and replacement porch to the West elevation.

**Location**:  King Alfred Mews, Church Street, Wedmore, Somerset

**Applicant**: Mr M Hill

The Clerk displayed the application and a discussion ensued.

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

50/23/00008/CM

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

**Location**: Toad Barn, Hillside Farm, Clewer Road, Clewer, Wedmore, BS28 4JF

**Applicant**: Mr M Corkish

The Clerk displayed the application and a discussion ensued.

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

50/23/00009/CM

**Proposal**: Erection of garden store.

**Location**: The Cedars, Lane from The Old Byre to Long Hill, Crickham, Wedmore, BS28 4JU

**Applicant**: Mr Parker

The Clerk displayed the application and a discussion ensued.

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

50/23/00010/EC

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

**Location**: Elm Tree Farm, Westham, Wedmore, BS28 4UY

**Applicant**: Hugh Sexey's Hospital Estate

**OBJECT:**

The Parish Council has some serious concerns as to whether the Environmental Health Department has been consulted and whether an environmental assessment has been conducted in consultation with the Environment Agency. The plans suggest that the proposed conversions are too close in proximity to the existing slurry storage.

This has caused them to query whether the provision in planning regulations which 'normally prevent livestock waste storage facilities to be located within 400m of a protected building (i.e., a building normally occupied by people which are not part of the agricultural building)' have been considered.

The Parish council believes in their current proposed position there will be an environmental impact to the residents – such as noxious odours that would emanate from the slurry lagoon on a permanent basis. There was also some concern raised so far as the slurry lagoon may create a fly pollution and this would cause a nuisance to future residents resulting in a loss of well-being contrary to 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. This is also pertinent to District Wide Policy 7 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: 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.

The Parish Council also believes it also poses some safety concerns due to its open nature.

The siting of the property inside of a working farmyard has the potential to further increase the risk of hazards to future residents contrary to Policy D25 - Protecting Residential Amenity 7.211 Development can have a harmful impact on the amenity enjoyed by residents and it is important that the amenity of residents is protected from ‘unneighbourly’ development proposals as these can cause problems through overshadowing/loss of light, visual domination, loss of privacy and noise and disturbance.

The Parish Council suggest that guidance is sought from Environmental Health, A phosphate survey should be required as it is believed the development is within the RAMSAR site and that an Ecological assessment be completed.

50/23/00017

**Proposal**:  Fell 1No. Sycamore (T1), 1 No. Pine (T4), 1No. Ash (T5), 1No. Walnut (T9), 1No. Torbay Palm (T11).

**Location**: Chez Nous, Church Street, Wedmore, Somerset, BS28 4AB

**Applicant**: Mr P Cullen

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: -

50/22/00082/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

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

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

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

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

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

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

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

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

**Date of next meeting** **– 16th March 2023 7:30pm**

**There being no further business the meeting was declared closed at 20:23 pm**