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# WEDMORE PARISH COUNCIL

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

On Thursday 16th March 2023 at 7:30pm

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

**In Attendance:** Lindsey Baker (Clerk) 9 Members of the Public, Toni Hammock (spokesperson for developer) and Callum Buck (Land & Planning Manager for CP Developments) for application 50/20/00054, Dan Foster (Planning Consultant – Salmon Planning) for 50/23/00016 and Ms Rebecca Kimber Danger (Fowler Fortescue) for 50/23/00014 & 50/23/00015.

1. apologies for absence - Councillor Judy Candy
2. **to confirm the minutes from the meeting of the planning subcommittee held on 1st march 2023**

Councillor Beacom addressed the Parish Council and confirmed everyone had read the minutes from the previous meeting.

It was accepted as an accurate record and the minutes signed.

1. declarations of interest None to declare from the Councillors present.
2. public participation

Councillor addressed the members of the public and explained the procedure for Members of the Public wishing to speak. She then advised that application 50/20/00054 would be dealt with first anyone wishing to speak on this application should do so when invited.

This was acknowledged by all present.

7 Members of the Public then took it in turns to raise their concerns and objections for this application. A robust discussion ensued.

One Member of the Public asked if they could address the representatives directly for clarification on some points.

Councillor Beacom asked if the representatives would be happy to answer the Member of the Public, it was agreed they would.

The main concerns raised were of the lack of respect of the Neighbourhood Plan, the access given its proposed location and the proximity to the brow of hill, speed, stopping distance, the conservation of the area and the prominent gateway to the village. Other topics include the mitigation for ecology, and if the previously suggested mitigation had been referenced or recorded and therefore proven as effective. The representatives were also questioned as to whether they felt the character of the proposal meets the character of Wedmore.

With all Members of the Public having had the opportunity to speak Councillor Beacom raised the following points with the representatives. The suggestion that there is still an ‘unmet need’ for affordable homes in the area despite the already completed development, she also confirmed that Sedgemoor District’s Affordable Housing confirmed that the need has been met. The representatives replied that following an independent housing needs assessment, which does not appear on the planning portal due to it being carried out by an independent company the need is still ‘unmet’. A Member of the Public also suggested that from the 150 comments on the planning portal, none say that they would like one of the affordable homes, there are still vacant properties at the other developments.

Further discussion ensued.

Councillor Beacom called time on the public participation, mindful of the number of other applications on the agenda.

She thanked the Members of the Public and the Representatives for their contributions and attendance. She askes if anyone would like to leave.

**7 Members of the Public left the meeting @ 8:03 PM**

Councillor Beacom proceeded to invite Rebecca Kimber Danger (Fowler Fortescue) for 50/23/00014 & 50/23/00015 to speak.

Ms Kimber-Danger addressed the Parish Council. She gave some historic details about the building and the reasons for its listed status. She also explained the reasons for the Hugh Sexey Trust’s application, explaining that as a charity any project the trust undertakes needs to be economically viable. Following the accident at Christmas which resulted in an external wall being severely damaged by a car leaving the road, work will be required and to make this expense worthwhile the application means that the project can be viable. She also advised that following a Strategic Review by the trust last year, and following previous comments from residents and the Parish Council a big capital spend will be imminent to allow the Sexey’s Pub to survive and thrive!

Councillor Beacom thanked Ms Kimber-Danger for her attendance and sharing about the plans for the future of the Sexey’s Arms.

**Ms Kimber-Danger left the meeting @ 8:15 PM**

Councillor Beacom then invited the remaining 2 Members of the Public and, Dan Foster (Planning Consultant – Salmon Planning) for 50/23/00016 to speak.

The Clerk displayed the application on screen and Mr Foster proceeded to present the application to the Parish Council. When the presentation had finished Councillor Beacom asked him to confirm the amenity space specifically for this proposal. And Councillor Farley asked if any renewables had been considered as none were shown on the plans. The applicant confirmed that this is an ongoing consideration as the process unfolds. They are currently investigating the solar avenue and are hopeful this is something they are able to pursue.

Satisfied with the presentation and the answers provided Councillor Beacom thanked the remaining 2 Members of the Public and, Mr Foster for their attendance.

**The remaining Members of the Public and Mr Foster left the meeting @ 8:25 PM**

Councillor Beacom then addressed the committee and thanked them for their contributions. She then proceeded to continue the meeting.

1. matters arising and information for councillors

There are none to record.

1. planning applications – were considered in the following order

50/20/0054/ACN

**Proposal**: Hybrid (full and outline) application. Full application for erection of 30 dwellings and formation of access, associated open space, landscaping and parking. Outline application with some matters reserved for 4 self-build plots.

**Location**: Land at Combe Batch, Wedmore. BS28

**Applicant**: C & P Developments (Wedmore) Ltd

The Clerk displayed the application and firstly, Councillor Tinny asked that it be minuted that he strongly objects to this application.

Councillor Beacom askes the other committee members if there were any other Councillors that also objected, all raised their hands to agree.

**Resolved: The Clerk would consolidate all of the objections into a comment and circulate for approval. The following ‘OBJECTION’ comment was submitted to the Sedgemoor Planning Portal by The Clerk**

**OBJECTION!**

Wedmore is one of only four villages in the district to be granted the title of ‘outstanding heritage settlement’.

In 2005 the Village produced a ‘Village Design Statement’ that was adopted by Sedgemoor District Council in 2013 as supplementary planning guidance. This remains relevant and should continue to guide planning decisions. Sedgemoor District Council, as the local planning authority, designated a Neighbourhood Area for the whole of Wedmore Parish in September 2016. The Sedgemoor Local Plan 2011-2032 was formally adopted on the 20th of February 2019 and the policies relating to the distribution of housing are considered to be up to date. Following the successful referendum on 2 May 2019, Sedgemoor District Council has formally 'made' the Wedmore Neighbourhood Development Plan, the development plan is the starting point for decision making and paragraph 12 of the NPPF explains "Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted." In this case there is a clear conflict with the provisions of the development plan, and this indicates that permission should be refused.

The site falls outside the Development Boundary of Wedmore and is not a strategic allocation within the Sedgemoor Local Plan or the Neighbourhood Plan for the Parish of Wedmore. It is therefore within the countryside where residential development is restricted. As no other policy in the development plan facilitates the proposal it would conflict with the spatial approach to the location of residential development defined within the Local Plan. The Parish Council feel there are no material circumstances to outweigh the adverse impacts of a new residential development in this location. The proposed housing development, on an open field, including partial removal of an ancient hedge to provide vehicular access and visibility splays, would have a harmful urbanising effect on the character and appearance of the area and the prominent gateway and historic conservation of the village. This alone would therefore be contrary to Policy WED1, WED5, WED6 of the Wedmore Neighbourhood Plan, Policy CO1 and D26 of the Sedgemoor Local Plan and also National Planning Policy Framework.

Wedmore Village is identified in the Sedgemoor Local Plan as a Tier 2 settlement which should accommodate a minimum of 116 new houses by 2032. However, four major developments within the village since 2018, has resulted in 155 properties being built and occupied, with a further 18 near to completion. This development far outweighs the amount listed in the National Housing Policy (NHP) Allocation of new housing as demonstrated in the Sedgemoor Local Plan and the Wedmore Neighbourhood Plan the allocation has been used up and is now surplus until 2032. The Developer claims that there is still an ‘unmet local housing need’ as laid out in Policy T2b- Tier 2 Settlements - Unmet Local Housing Need. However, Sedgemoor’s own Housing Development Officer has confirmed in comments posted on 4th August 2021, that they can no longer support this application as the evidence used was from the 2018 Wedmore Housing Needs Assessment which has since been updated and superseded in February 2021. The latest WHNA now shows that the net local need has been accounted for, all but 3 properties. The Parish Council would like to point out that within the parish there are other developments pending decision that have affordable homes included, such as that of Paradise Barton at Blackford. Policy T2b states that ‘Meaningful and robust engagement and consultation with the Town/Parish Council, local community and other local stakeholders will be encouraged to ensure that the planning impacts identified by the local community have been appropriately addressed as far as possible.’ If the developer had carried out relevant engagement and consultation with the Parish Council and District Council, as well as the local community they would recognise that the foundations the proposed development is being based on are no longer valid, and therefor contrary to the very same policy.

The Parish council consider that the proposed development would result in an excessive and disproportionate quantum of development in an unsustainable location that has limited capacity to accommodate further housing growth. Regarding paragraph 11 of the National Planning Policy Framework, the proposal does not constitute sustainable development and is unacceptable in principle. Owing to several other factors, outlined below in the other reasons for objection the harm of the proposal would, in this case, significantly and demonstrably outweigh the benefits.

**Design and Infrastructure Considerations:**

Inhabitants of Wedmore appreciate the facilities and services our community has to offer and that it attracts people into the village centre. However, one disadvantage of this popularity is the increase in traffic and congestion in the centre of the village. Access to public transport is limited and consequently there is a very high reliance on car usage, with nearly two thirds of households owning two or more cars. The design and designation of the proposed development takes no consideration of employment possibility in the area and the over utilisation of the local facilities and infrastructure place additional pressure on the local resources, which are already severely stretched.

**TRAFFIC / HIGHWAY SAFETY**

After analysing the data collected from the SID placed at Combe Batch from January – March 2023. Incoming traffic to Wedmore on Combe Batch is a similar pattern to Cheddar Road with 55% exceeding the 30mph speed limit and an 85%ile figure of 35.9mph. The Parish Council feel it is reasonable to say that this would cause problems at the proposed entrance to the development (a short distance away from the SID post). The speed of traffic and congestion are major concerns of residents.

* The application fails to demonstrate that the proposed development would not result in a severe residual cumulative impact on the road network. The access arrangements are not satisfactory and would create unsafe conditions for pedestrians and other road users. Contrary to Policy D14 - Managing the Transport Impacts of Development and paragraphs 110, 111, 112 and 113 of the National Planning Policy Framework 2021.
* Additional traffic resulting from new housing has been minimised by considering the locations where people can walk or cycle rather than use the car. This proposal is not within these designated sites and cannot prove that they provide, or contribute to, the accessibility and safety improvements in POLICY WED8 –TRANSPORT STRATEGY. The Wedmore Transport Strategy (WED8) is a package of measures designed to reduce the speed of traffic and improve safety for both pedestrians and cyclists. There are eleven proposals in Policy WED8. None of which have been adequately addressed by the application. The lack of consideration for the impact of additional traffic is contrary to Policy D14 Managing the Transport Impacts of Development. The proposal does not overcome the congestion within the area and safety of the additional traffic on the highway, schools and residents in the area.
* The Parish Council is also concerned about an increase in pedestrian / cyclist movements to the village centre, the Primary School and Middle School along a highway lacking adequate footways with additional danger to all users of the road.

**EFFECT ON LISTED BUILDINGS AND CONSERVATION AREA**

Wedmore village has its own Conservation Area, and the Neighbourhood Plan area contains a large number of Listed Buildings which are an indication of the historic and architectural quality of the area. Wedmore was one of the first conservation areas to be designated in the County in 1971. The current conservation area designated by Sedgemoor District Council in 1991 includes Combe Batch. The protection of the conservation area is one of the prime concerns of residents. ‘New development should respect its historical fabric by adopting the following design principles: Locations for new buildings should follow the traditional settlement pattern and respect the integrity of the historical settlement form. The layout and design will pay special regard to the setting of adjoining Listed Buildings and to preserving and enhancing the character and appearance of the Conservation Area (Policies WED5 and WED6)’ This proposal is contrary to Policies WED5 and WED6 of the Wedmore Neighbourhood plan as well as D26 of the Sedgemoor local Plan and NPPF- Considering Potential Impacts. Policy D26 - Historic Environment of the Sedgemoor Local plan highlights that ‘No consents should be granted where Historic England or Conservation officer objections cannot be overcome.’ The conservation officer clearly states in their objection that the proposal would cause a total loss of setting to the conservation area and the removal of significance to the three listed structures due to the removal of setting. The Parish Council agree that the conservation officers’ comments are supported by NPPF Considering potential impacts ‘200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’

**Nature conservation/Ecological Considerations:**

The level of employment opportunities available locally would not limit the need of future residents to travel by private car. The proposed development thereby undermines the County Councils' sustainable transport ambitions and Somerset's climate emergency targets.

The Parish Council would also like to highlight that Somerset County Council and Sedgemoor District Council have declared a climate emergency and the loss of the agricultural field and greenfield site will have an impact on the biodiversity of the area.

* The risk of flooding has not been addressed satisfactorily and therefore it has not been demonstrated that dwellings and all of the necessary infrastructure can be accommodated on the site. Water drainage – S5 - 7.6 The NPPF and NPPG set out the criteria for when the Sequential and Exception Tests need to be applied for different vulnerabilities of development. Through a risk-based approach it must be demonstrated what measures will be put in place to ensure the development is safe over its lifetime without increasing flood risk elsewhere. The Lead Local Flood Authority (LLFA) strongly discourages this application, it advises the Local Planning Authority that the proposed development may not be considered sustainable.
* Sustainability is one of the core principles underpinning national and district planning policy. ‘Sustainability’ was defined by the United Nations as “meeting the needs of the present without compromising the ability of future generations to meet their own needs’. This application is therefore contrary to 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.’ And POLICY WED4 – NATURAL ENVIRONMENT - “Development will be supported where it can protect or 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 to control the rate of surface water runoff to assist in the management of water in the Somerset levels.”
* The Parish Council have listened to the concerns raised by residents about the effect the proposed development will have on the endangered species including Bats, Badgers, Birds, and Bees. The Parish Council feel that insufficient information has been submitted to demonstrate that the proposals would not have an adverse effect upon protected species. In all cases development will need to demonstrate that there are no significant adverse impacts on biodiversity interests or the historic environment as set out in the Sedgemoor Local Plan Policy D20: Biodiversity and Geodiversity, Policy D23: Bat Consultation Zones and Policy D26: Historic Environment. The proposals are therefore contrary to the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and Paragraph 180 of the NPPF.

**To conclude the Parish Council OBJECTS VEHEMENTLY to this proposal.**

The Parish Council is particularly concerned that the application is contrary to numerous policies in Wedmore Neighbourhood Plan: It has a Neighbourhood Plan which has been community led. It has been designed to guide the future development, regeneration, and conservation of the parish. The Plan contains a vision, aims, planning policies, proposals for improving the area and site allocations. The purpose of the Neighbourhood Plan is to guide development within the Parish and provide guidance to any interested parties wishing to submit planning applications for development within the designated Neighbourhood Area. The Parish Council therefore believes that as a community we have justification in these objections. Backed up by not only the Local Plan but also the National Planning Framework.

Taking the conflict with the housing strategy of the development plan as the starting point and adding the concerns about highway safety, flood risk, harm to the character and appearance of the area, the loss of versatile agricultural land, these matters amount to overriding reasons for refusal and are not outweighed by the benefits of providing 30 open market and affordable houses and 4 self-build homes on the edge of our village.

The Parish Council believes that this objection is reflective of matters that are of considerable importance to Wedmore, its residents, businesses, and community groups. The Parish Council believes that by creating a Neighbourhood plan the community have had the opportunity to guide development within our neighbourhood. Anything other than refusal of this application makes the adoption of a Neighbourhood Plan a mockery. Ridiculing communities and the places they live!

50/22/00117/CM

**Proposal:** Erection of detached double garage.

**Location**:  Underleaf, Sand, Wedmore, BS28 4XF

**Applicant**: Mr & Professor Roberts

The Clerk displayed the application and a discussion ensued.

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

50/23/00012/CM

**Proposal**: Erection of a two-storey extension to the West Elevation.

**Location**: 6 Mudgley Cross Roads, Mudgley Lane, Mudgley, Wedmore, BS28 4TW

**Applicant**: Mr & Mrs Edgecombe

The Clerk displayed the application and a discussion ensued.

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

50/23/00013/EC

**Proposal**:  Change of use and conversion of detached garage to flexible use annex and holiday let.

**Location**: 11 Saxon Way, Wedmore, Somerset, BS28 4AG

**Applicant**: Mr and Mrs Howchin

The Clerk displayed the application and a discussion ensued.

There was a vote, and the Councillors unanimously agree to object to this application.

**Resolved: The Clerk would consolidate all of the objections into a comment and circulate for approval. The following ‘OBJECTION’ comment was submitted to the Sedgemoor Planning Portal by The Clerk**

**OBJECTION.**

The Parish Council would like to object to this application in the following aspects.

The application is not clear as to what this space will be predominantly used for, The Parish Council feel if this application is granted it sets a dangerous precedent for ‘flexible use’ and could therefore be deemed as trying to avoid conditions or restrictions required for either holiday accommodation or annex use. The applicant has not demonstrated need for either an annex or further holiday accommodation within their application. As per Policy D12 of the Sedgemoor Local Plan or Ensuring Economic Wellbeing - Economic Prosperity 7.150 Whilst new tourist accommodation is generally supported, where exceptionally it is granted in the countryside it is important that proposals are justified through the demonstration of viability. This will normally be through submitting a supporting business case. It is also important that where possible existing tourist accommodation is retained. Any applications to remove conditions restricting use to holiday accommodation will therefore need to be supported by marketing evidence demonstrating the use is no longer viable.

The Parish Council also suggest that the proposed design is contrary to Policy WED5 of the Wedmore Neighbourhood Plan POLICY WED5 – 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 considers the recommendations of the Wedmore Village Design Statement.Offering no amenity value to any user of the proposed developed space. And causing potential disruption to neighbours as laid out in policies D24 Pollution Impacts of Developmentand D25 Protecting Residential Amenity of Sedgemoor’s Local Plan; 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 privacyand noise and disturbance. The Parish Council feel that the lack of parking should be considered, depending on the use of the proposed development an increase in vehicles is likely and as such the lack of additional parking should also be a consideration for this application.

50/23/00014/EC

**Proposal**: Change of use from former school room to dwellinghouse (Class C3) with the erection of single storey extension to the South elevation with new vehicular access and construction of bat roost.

**Location**: Former Village Hall, Church Street, Blackford, Wedmore, Somerset, BS28 4NR

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

The Clerk displayed the application and a discussion ensued. Following the presentation earlier in the evening, the Parish Council discussed the following points. They commented on the Improvement of designs from the previous application taking into consideration previous comments made about the scale and materials used for the extension. They had also improved the parking arrangements and the inclusion of a new footpath and crash barrier were well received to further improve the safety of people walking the route. The clarification of the use of the existing entrance and exit was also favourable. As well as the considered mitigation for the ecology with the inclusion of the bat house. They were pleased to hear that the trust felt this proposal was financially viable for the charity, and that ultimately the project will mean the considered restoration of the building, improving the prominent gateway of Blackford village.

**Decision:** Although the Councillors agree that this proposal is favourable, due to the restrictions required on submitting replies to the planning portal as a consultee, only material planning conditions can be submitted in a support or objection. As this application does not fall into any reason for a strong reply in either support or objection the following was decided.

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

50/23/00015/EC

*(Listed Building Consent)*

**Proposal**: Change of use from former school room to dwellinghouse (Class C3) with the erection of single storey extension to the South elevation with new vehicular access and construction of bat roost.

**Location**: Former Village Hall, Church Street, Blackford, Wedmore, Somerset, BS28 4NR

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

The Clerk displayed the application and a discussion ensued. Following the presentation earlier in the evening, the Parish Council discussed the following points. They commented on the Improvement of designs from the previous application taking into consideration previous comments made about the scale and materials used for the extension. They had also improved the parking arrangements and the inclusion of a new footpath and crash barrier were well received to further improve the safety of people walking the route. The clarification of the use of the existing entrance and exit was also favourable. As well as the considered mitigation for the ecology with the inclusion of the bat house. They were pleased to hear that the trust felt this proposal was financially viable for the charity, and that ultimately the project will mean the considered restoration of the building, improving the prominent gateway of Blackford village.

**Decision:** Although the Councillors agree that this proposal is favourable, due to the restrictions required on submitting replies to the planning portal as a consultee, only material planning conditions can be submitted in a support or objection. As this application does not fall into any reason for a strong reply in either support or objection the following was decided.

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

50/23/00016/EC

**Proposal**: Conversion of barn to form 1no. dwelling and the erection of extension to the South elevation (to be demolished), also with the demolition of Dutch barn to allow for parking provisions.

**Location**: Riverside Farm, Bartletts Bridge, Cocklake, Wedmore, Somerset, BS28 4HH

**Applicant**: Mr & Mrs Hewish

The Clerk displayed the application and a discussion ensued.

**Decision:** Councillor Loughery proposed that the application be supported under the following policies from the Wedmore Neighbourhood Plan. ‘WED 5’ this was seconded by Councillor Farley.

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

The Parish Council would like to SUPPORT this application.

This application demonstrates well the ethos behind POLICY WED5 – DESIGN of the Wedmore Neighbourhood Plan. The committee feel that the barn conversion is of high-quality design and is sympathetic to the traditional built character as well as meeting the following criteria laid out in the policy.

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

This application is also supported by Policy D2 - Promoting High Quality and Inclusive Design of the Sedgemoor Local Plan 2011-2032 - Adoption Version Sedgemoor District Council 2019 109 District Wide Policies 7. The Parish Council feel particularly on the following points.

Responsive to and reinforce local context, character, scale, and distinctiveness of place.

It is a high quality sustainable and inclusive design that responds positively to and reflects the local characteristics of the site and the identity of the surrounding area as well as considering climate change.

Landscaping that creates new and retains and integrates existing features and assets to build a coherent structure beneficial to biodiversity and ecology and which integrates innovative and sustainable urban drainage water management techniques;

That consideration has been given through the design process to climate change mitigation and adaptation, including good design of layout, aspect, massing, and use of materials to reduce energy consumption and thereby minimise contributions to climate change.

50/23/000019/JAB

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

**Location**: Whitecroft, Grants Lane, Wedmore, Somerset, BS28 4EA

**Applicant**: Mrs J Thurling

The Clerk displayed the application and a discussion ensued.

**Decision:** 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 that the Tree officer should be consulted for this application**

50/23/00021/AGE

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

**Location**: Brooklyn, Sand Road, Wedmore, Somerset, BS28 4BX

**Applicant**: F&B Planning and Design LTD

The Clerk displayed the application and a discussion ensued.

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

50/23/00023/JAB

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

**Location**: The Close, West End, Wedmore, Somerset, BS28 4BN

**Applicant**: Mrs M Coombes

The Clerk displayed the application and a discussion ensued.

**Decision:** 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 that the Tree officer should be consulted for this application**

50/23/00025/CM

**Proposal**: Erection of single storey garden room to the North elevation (revised scheme).

**Location**: 44 Longfield Drive, Wedmore, BS28 4EW

**Applicant**: Mr Dixon

The Clerk displayed the application and a discussion ensued.

**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: -

50/22/00106/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

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

50/22/00127/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

50/23/00005/JAB

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

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

**Applicant**: Mrs H Friend

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

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

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

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

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

50/22/00129/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

**Date of next meeting** **– Monday 3rd April 2023 7:30pm**

**There being no further business the meeting was declared closed at 21:43 pm**