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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, Councillor Tinny.

**In Attendance:** Lindsey Baker (Clerk) 2x Members of the Public

1. apologies for absence None to record
2. **to confirm the minutes from the meeting of the planning committee held on 3rd April 2023 Signed**
3. declarations of interest None
4. public participation
5. matters arising and information for councillors

Request for comments under the Licensing Act 2003 - Application for a New Premises Licence

**Location:** Sweet’s Tea Room, Chapel Farm, Blakeway, Wedmore, BS28 4UE

**Applicant:** Premises Licence Holder; Mr Robert & Mrs Victoria Sweet

The Clerk displayed the application and a discussion ensued.

**Resolved: A Comment was submitted to the Assistant Licensing Officer for Somerset Council by the Clerk.**

Comment:

The Parish Council would like to make the following comment in relation to a licencing objective and the Prevention of public nuisance, although the application is largely supported, the Parish Council would like to see the Sunday Hours reduced for music to avoid nuisance to neighbours in proximity.

1. planning applications – considered included: -

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

The Clerk displayed the application and a discussion ensued.

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

**OBJECTION**

Although this application has been amended some of the Parish Council’s original objections are still relevant for this proposal. The new design will still dominate the street scene contrary to National Planning Policy Framework 11 paragraph 120 - Making effective use of land (point e) ‘In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

The Parish Council agree that the new design will result in unacceptable impact on the residential amenity of occupants of the nearby dwelling contrary to Policy D25 of the Sedgemoor Local Plan - Protecting Residential Amenity. Development proposals that would result in unacceptable 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; noise or disturbance; odours, fumes or vibration; and the living conditions of future occupants.

The proposal, located on Blackford High Street a narrow road where parking of vehicles is very common opposite the proposed access and this has resulted in further concerns raised about the visibility splay, although there is one now included, it does not appear from the plan to be effective enough to offer safe exit given the high bank and neighbouring walls. This is contrary to section 9 of the National Planning Policy Framework (NPPF) and Policy D14 of the Sedgemoor Local Plan.

The Parish Council would also like to question as to whether the hedgerow is or should be assessed for protected status given its age and the suggested habitation of House Sparrows which are red listed as a species of high conservation concern. If there are House sparrows in habitation removal of part of this hedgerow to create the access would be Contrary to WED4 of the Wedmore Neighbourhood Plan Natural Environment and -D22 of the Sedgemoor Local Plan - Trees and Woodland- Where possible development should seek in the first instance to avoid or minimise the loss ofor damage to trees, woodland and hedgerow. Development that would result in the unacceptableloss of, or damage to, or threaten the continued well-being of irreplaceable habitats. Adequate tree and/or ecological information (proportionate to the nature and scale of the potentialimpact) will be required where it is judged that development proposals may affect trees, woodlandor hedgerow.

The Parish Council are also disappointed to see the lack of consideration for renewable sources onsite. We would ask that consideration is given to the inclusion of renewable sources in line with 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 5. Any new development to incorporate on-site energy generation from renewable sources such as solar panels or heat pumps 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.”

Finally, the Parish Council would agree with the comments made by the Ecologists with regards to Phosphates and Ecology and would like to see relevant surveys are carried out.

50/23/00031/AGE

**Proposal**: Application for the Prior Approval of the proposed change of use of Agricultural Building to 1no, Dwelling and associated operational development.

**Location**: Barn North of, Wells Way, Heath House, Wedmore

**Applicant**: Mr Bennett

The Clerk displayed the application and a discussion ensued.

**Resolved: A ‘Comment’ was submitted to the Portal for Somerset Planning North by The Clerk**

**COMMENT**

The Parish Council are disappointed to see the lack of consideration for renewable sources onsite. We would ask that consideration is given to the inclusion of renewable sources in line with 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 5. Any new development to incorporate on-site energy generation from renewable sources such as solar panels or heat pumps 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.”

We also believe that this development is located within the catchment of the Somerset Levels and Moors Ramsar site and would therefore like to see relevant surveys are carried out.

50/23/00032/CM

**Proposal**:  Erection of single storey rear (East) extension partially on site of existing (to be demolished).

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

**Applicant**: Mr L & Mrs S Beere

The Clerk displayed the application and a discussion ensued.

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

50/23/00033/CM

**(Listed Building Consent)**

**Proposal**:  Erection of single storey rear (East) extension partially on site of existing (to be demolished).

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

**Applicant**: Mr L & Mrs S Beere

The Clerk displayed the application and a discussion ensued.

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

50/23/00034/EC

**Proposal**: Erection of a bunker for storing farmyard manure.

**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 Portal for Somerset Planning North by The Clerk**

50/23/00035/CM

**Proposal:** Erection of single storey rear extension partially on site of existing (to be demolished).

**Location:** Orchards, Sand Road, Wedmore, Somerset, BS28 4BY

**Applicant:** Perriam

The Clerk displayed the application and a discussion ensued.

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

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

50/23/00027/CM

**Proposal**: Erection of a side (SE) extension to existing detached garage/home office to form new car-port and annex (revised scheme).

**Location**: Crossways Cottage, Stoughton Road, West Stoughton, Wedmore, Somerset, BS28 4PW

**Applicant**: Mr & Mrs Drury-Bird

50/23/00030/EC

**Proposal**: Variation of condition 2 of planning permission 50/94/00050 (Change of use of building to holiday cottage) to remove restriction.

**Location**: Holly Tree Barn, Guildhall Lane, Wedmore, Somerset, BS28 4AH

**Applicant**: Mrs Nash

**(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** **– TBC**

**There being no further business the meeting was declared closed at 20:21 pm**