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# WEDMORE PARISH COUNCIL

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

On Wednesday 10th May 2023 at 7:30pm

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

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

1. apologies for absence

Councillor Tinny

1. **to confirm the minutes from the meeting of the planning committee held on 20th April 2023**

Signed

1. declarations of interest

None

1. public participation

No one in attendance.

1. matters arising and information for councillors

*This application has since the last consultation, been significantly amended - There has been an alternation to two-storey extension due to cost for a single storey extension.*

**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

**RESOLVED:** the original decision to submit a ‘No Observation’ reply still stood and no further comments would be made.

**50/23/0041/JAB**

**Proposal**: Crow reduce hight/spread of Sycamore (T1) (TPO Ref A1) by 2.1m

**Location**: Land to The Northeast Of, Dawn House, Pilcorn Street, Wedmore, Somerset

**Applicant**: Mr and Mrs Jackson

*Following agreement from the committee the following comment was submitted to the Planning Portal*

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

**RESOLVED:** Due to the short turn around on the tree preservation orders the committee resolved that unless there are extenuating circumstance no comment will be made.

1. planning applications – considered included: -

50/23/00020/EC

**Proposal**: Erection of new commercial unit on site of existing (to be demolished).

**Location**: Overbrook Business Centre, Poolbridge Road, Blackford, Wedmore, Somerset, BS28 4PA

**Applicant**: Borough Mall Co Ltd

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**

50/23/00036/CM

**Proposal**: Alterations to site entrance including realignment of the North boundary wall, removal of a multi-bole Yew tree and the widening of the driveway.

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

**Applicant**: Mr Faithful

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**

50/23/00038/CM

**Proposal**: Erection of single storey extension to the NE elevation (revised scheme).

**Location**: Mount House Farm, Westham, Wedmore, BS28 4UY

**Applicant**: Mr and Mrs M Trego

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**

50/23/00039/AGE

**Proposal**: Conversion of office/store to form 1no. dwelling, including the erection of single storey extension to the West and North elevation on site of existing (to be demolished).

**Location**: Beggars Roost, Sand, Wedmore, BS28 4XF

**Applicant**: Mr Bennett

The Clerk displayed the application and a discussion ensued.

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

**OBJECTION**

The Parish Council have resolved to object to this application in line with Sedgemoor Local Plan Policy CO1: ‘Countryside’, The Parish Council believe the conversion of this office / store should now be considered under this policy due to its location and nature. The policy outlines that isolated new homes in the countryside should be avoided unless there are special circumstances where the essential need for a rural worker to live permanently at or near their place of work is justified. Where development proposals in the countryside are not addressed by other policies of the Local Plan, new development must demonstrate that there are specific countryside needs, such as those of the local agricultural industry and local food producers, enhancement of the environment or where a countryside location is essential or more sustainable. The Parish Council do not believe there to be a need for this dwelling in this location. This is also relevant to NPPF - Rural housing – Para 80. A.

50/23/0040/CM

**Proposal**:  Erection of two storey two-bay garage with home office/storage above.

**Location**: Box Cottage, Middle Stoughton, Wedmore, BS28 4PT

**Applicant**: Mr Penberthy

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: -

*50/23/00008/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*

*50/23/00018/CM*

***Proposal****: Erection of single storey extension and 2no. dormers to the East elevation.*

***Location****: The Parlour, Cheddar Road, Wedmore, Somerset, BS28 4EJ*

***Applicant****: Mr G Smith*

*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: -**

*50/22/00118/CM*

***Proposal****: Change of use of agricultural building to B8 and the erection of extension to the North and East elevations, also with the formation of hardstanding. (Retrospective application)*

***Location****: Home Farm, Cheddar Road, Clewer, Wedmore, Somerset, BS28 4JE*

***Applicant****: Mr and Mrs Laycock*

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

*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*

**Date of next meeting** **– TBC**

**There being no further business the meeting was declared closed at 20.26 pm.**