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# WEDMORE PARISH COUNCIL

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

On 20th July 2023 at 11:30am

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

**In Attendance:** Lindsey Baker (Clerk) Patrick Benjamin (Architect) 3 Members of the Public

1. apologies for absence

Councillor Tinney

1. **to confirm the minutes from the meeting of the planning committee held on 25th May 2023**
2. declarations of interest

None to record

1. matters arising and information for councillors

***50/23/00054/CM***

***Proposal****:  Erection of single storey rear (North) and side (West) wrap around extension (revised scheme).*

***Location****: Lands End Farmhouse, Lands End, Heath House, Wedmore, Somerset, BS28 4UQ*

***Applicant****: Mr & Mrs Mewes*

***50/23/00053/EC***

***Proposal****: Erection of detached storage shed and summer house.*

***Location****: The White Cottage, Mutton Lane, Wedmore, Somerset, BS28 4DS*

***Applicant****: Mr J O'Connor*

1. planning applications – considered included: -

50/23/00024/AGE

**Proposal**: Retrospective application for erection of an outbuilding/garden room onsite of existing (to be demolished).

**Location**: High View, Long Hill, Clewer, Wedmore, Somerset, BS28 4JQ

**Applicant**: Mr N Pickering

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**

50/23/00049

**Proposal**: Erection of first floor extension to the North West elevation and remodelling of dwelling.

**Location**: Stoneybridge Farm, Wells Road, Latcham, Wedmore, Somerset, BS28 4SB

**Applicant**: Mr & Mrs Casey

The Clerk displayed the application and a discussion ensued.

**Resolved: The following comment was submitted to the Portal for Somerset Planning North by The Clerk**

COMMENT

The Parish Council have some concerns about the amount of glass in the front elevation given its rural location and the possible light pollution this could cause – The Parish Council would 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.

50/23/00056

**Proposal**: Erection of two storey front (North) extension.

**Location**: The Barn, West End, Wedmore, Somerset, BS28 4BW

**Applicant**: Simpson

The Clerk displayed the application and Mr Benjamin the plans. Following some questions from Councillors which were subsequently answered by Mr Benjamin, Councillor Beacom thanks Mr Benjamin for his time.

**Mr Benjamin and 3 Members of the Public left the meeting at 11:40 AM**

A discussion ensued.

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

50/23/00057/CM

**Proposal**: Erection of two storey extension to the Northeast elevation with associated works.

**Location**: The Chestnuts, Wellsway, Blackford, Wedmore, Somerset, BS28 4NE

**Applicant**: H & L Tregidgo

The Clerk displayed the application and a discussion ensued.

**Resolved: The following comment was submitted to the Portal for Somerset Planning North by The Clerk**

**COMMENT**

Wedmore Parish Council would like to make a comment on this application.

The Parish Council ask that a lighting condition be added to this application given its rural location, that a sensitive lighting plan be configured, and that mitigation be implemented to conserve the biodiversity of the site as laid out in Policy D23 and D24 due to the potential light impact of the proposed extension.

50/23/00059/EC

**Proposal**: Retrospective application for the formation of raised patio to the rear (North) elevation.

**Location**: Green Pastures, Mill Lane, Wedmore, Somerset, BS28 4DN

**Applicant**: Mr Clements

The Clerk displayed the application and a discussion ensued.

**Resolved: The following OBJECTION was submitted to the Portal for Somerset Planning North by The Clerk**

**OBJECTION**

The Parish Council objects to this application as it is contrary to D19 Landscape, the patio size and scale does not have proper regard to the immediate setting and has an impact on the immediate landscape character. It is also contrary to Policy D25 the Patio is overbearing and a visually dominant from the PROW, Mutton Lane and neighbouring properties.

**50/23/00064/CM**

**Proposal**: Retrospective application for an additional painted metal rainwater downpipe on rear (East) elevation.

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

**Applicant**: Dr R Smith

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**

50/23/00066/EC

**Proposal**: Retrospective application for the erection of an agricultural worker's dwelling.

**Location**: Land At, Cocklake, Wedmore

**Applicant**: Mr & Ms Stephenson

The Clerk displayed the application and a discussion ensued.

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

**Support**

The Parish Council supports this application to provide a home for rural workers. The Parish Council believes that this is a genuine proposal that satisfies Policy D10 Rural Worker Dwellings. The applicants have clearly demonstrated a need to live onsite and the business established for more than 3 years, therefore demonstrating it is capable of being sustained both functionally and financially.

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

*50/22/00080/EC*

***Proposal:*** *Change of use of agricultural land to residential and the formation of new driveway access to Briar Hill House.*

***Location****: Briar Hill House, Wells Road, Theale, Wedmore, Somerset, BS28 4SL*

***Applicant****: Mrs S Kraeter*

*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*

*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*

*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*

*50/23/00028 -* ***PRIOR APPROVAL - Deemed Consent 06/06/2023.***

***Proposal****: Application to determine if prior approval is required for a proposed erection of an agricultural building.*

***Location****: Land East Of, Cheddar Road, Wedmore, Somerset*

***Applicant****: Mr D Rousell*

*50/23/00029/CM*

***Proposal****: Erection of two storey side (East) and rear (North) extensions with associated works on site of existing (to be demolished).*

***Location****: The Cottage, Keyton Hill, Westham, Wedmore, BS28 4UR*

***Applicant****: Mr & Mrs Watts*

*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*

*50/23/00033/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*

*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*

*50/23/00037*

***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*

*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*

*50/23/0041/JAB*

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

***Location****: Land To The North East Of, Dawn House, Pilcorn Street, Wedmore, Somerset*

***Applicant****: Mr and Mrs Jackson*

*50/23/00043*

***Proposal****: Erection of first floor extension (roof raised).*

***Location****: Stoneybridge View, Guildhall Lane, Wedmore, Somerset, BS28 4AL*

***Applicant****: Mrs N Hutchinson*

*50/23/00044*

***Proposal****: Loft Conversion & installation of dormers on North & South elevations.*

***Location****: Highfield Farm, Mudgley Road, Wedmore, Somerset, BS28 4DH*

***Applicant****: Mr and Mrs Goldstraw*

*50/23/00045/AGE*

***Proposal****: Erection of 1no. dwelling on site of existing (to be demolished) with garden store & greenhouse to serve new dwelling and to house a new bat roost.*

***Location****: Land to the West Of, Long Hill, Long Hill, Clewer, Wedmore, Somerset, BS28*

***Applicant****: Mr Tucker*

*50/23/00048/EC –* ***Formal Application Not Required - Delegated***

***Proposal****: Erection of extension to East elevation.*

***Location****:  Garden End Farm, Wells Road, Panborough, Wells, Somerset, BA5 1PN*

***Applicant****: EJ Badman & Sons Ltd*

*50/23/00050/CM*

***Proposal****: Conversion of the first-floor storeroom above existing garage to form home office/studio space.*

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

***Applicant****: Mr B Faithful*

*50/23/00051/CM*

***Proposal****: Conversion of the first-floor storeroom above existing garage to form home office/studio space.*

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

***Applicant****: Mr B Faithful*

*50/23/00054/CM*

***Proposal****:  Erection of single storey rear (North) and side (West) wrap around extension (revised scheme).*

***Location****: Lands End Farmhouse, Lands End, Heath House, Wedmore, Somerset, BS28 4UQ*

***Applicant****: Mr & Mrs Mewes*

*50/23/00057/CM*

***Proposal****: Erection of two storey extension to the North East elevation with associated works.*

***Location****: The Chestnuts, Wellsway, Blackford, Wedmore, Somerset, BS28 4NE*

***Applicant****: H & L Tregidgo*

**(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** **– Wednesday 9th August 2023**

**There being no further business the meeting was declared closed at 12:09 pm.**