



## WEDMORE PARISH COUNCIL

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

On Thursday 14<sup>th</sup> December 2023 at 7:30pm

**Present:** Councillor Isobel Beacom\*, Councillor Jacky Farley, Councillor James Loughrey, Councillor Tinney.

**In Attendance:** Lindsey Baker (Clerk) 1x 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 23<sup>RD</sup> NOVEMBER 2023

Councillor Beacom addressed the committee and confirmed everyone had read the minutes from the previous meetings.

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

### 3. DECLARATIONS OF INTEREST

None to record

### 4. MATTERS ARISING AND INFORMATION FOR COUNCILLORS

None to record

### 5. PLANNING APPLICATIONS – TO BE CONSIDERED INCLUDING: -

50/23/00076

**Proposal:** Change of use and conversion of barn to 1 No. dwelling and associated works (pole barn to be demolished), retention of 3 No. Temporary Static Caravans for the duration of the barn conversion works.

**Location:** Little Paddock Farm, Yeo Moor Drove, Theale, Wedmore, Somerset, BS28

**Applicant:** Mr & Mrs Clark

The Clerk displayed the application and a discussion ensued.

### **RESOLVED: A 'COMMENT' was submitted to the Portal for Somerset Planning North by The Clerk.**

The Parish Council would like to highlight that there appears to be no information within the application which details the foul drainage scheme contrary to Policy D24 of the Sedgemoor Local Plan. The Parish Council would like to encourage the applicant to consider the use of renewables to align with the Wedmore Neighbourhood Plan POLICY WED7 – SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES.

50/23/00101

**Proposal:** Conversion of agricultural building to form 1no. dwelling, including the erection of detached double car port with first floor store, associated works and demolition of detached hay barn.

**Location:** Barn At, Westham, Wedmore, BS28

**Applicant:** Mr A Popham

The Clerk displayed the application and a discussion ensued.

### **RESOLVED: An 'OBJECTION COMMENT' was submitted to the Portal for Somerset Planning North by The Clerk.**

The Parish Council want to object to the current application as there is insufficient information for a decision to be made. Within the application there are no proposed elevations or floorplans of the proposed schemes. There is no evidence of any biodiversity enhancements in accordance with Policy D20 as per the condition listed under previous application 50/20/00080. The Parish Council would strongly suggest the applicant consider the use of renewables to align with the Wedmore Neighbourhood Plan POLICY WED7 – SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES.

50/23/00108/POA

**Proposal:** Erection of a dwelling on site of existing agricultural building (to be demolished).

**Location:** Land West of, Heath House, Sand, Wedmore

**Applicant:** Mr & Mrs 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.**

The Parish Council would like to encourage the applicant to consider the use of renewables to align with the Wedmore Neighbourhood Plan POLICY WED7 – SUSTAINABILITY. PROVISION OF WELL-DESIGNED ENERGY EFFICIENT BUILDINGS AND PLACES.

50/23/00112/POA and 50/23/00113/POA (LISTED BUILDING CONSENT)

**Proposal:** Change of use and conversion of Baptist Church and School Rooms into 1no. residential dwelling (revised scheme).

**Location:** Wedmore Baptist Church, Grants Lane, Wedmore, Somerset, BS28 4EA

**Applicant:** Pang Properties Limited

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.**

50/23/00114

**Proposal:** Erection of a dwelling on site of existing (to be demolished) and associated site works.

**Location:** Totney Wick, Little Moor Road, Mark, Highbridge, TA9 4NL

**Applicant:** Mr A Shore

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.**

50/23/00115/JMS

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

**Location:** Whitehouse Farm, Cocklake, Wedmore, BS28 4HE

**Applicant:** Mr K Puddy

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.**

50/23/00118/POA

**Proposal:** Certificate of Lawfulness for the existing C3 - Dwellinghouse

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

**Applicant:** M Small

**Application is under consideration.**

50/23/00120

**Proposal:** Erection of a two-storey building on site of existing barn (to be demolished).

**Location:** Moorview Cottage, MUDGLEY HILL TO WHITE HORSE LANE, MUDGLEY, WEDMORE, BS28 4TU

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

50/23/00122/SR

**Proposal:** Crown reduce height/spread of 1No. Indian Bean (T1) (TPO Ref T1) by 2.5m all round. Crown reduce group of 5No. Ash trees (T5, T6, T7, T8 & T9) (TPO Ref A1) by 3-4m all round.

**Location:** 5 Gardiners Orchard, Wedmore, Somerset, BS28 4HG

**Applicant:** Mr M Lloyd

The Clerk displayed the application and a discussion ensued.

**RESOLVED: A 'COMMENT' was submitted to the Portal for Somerset Planning North by The Clerk.**

The Parish Council would like to ensure that the advice from the tree officer is considered.

50/23/00123/SR

**Proposal:** Crown reduce height/spread of 1No. Liquid Amber (T2) & 1No. Willow (T3) by 2.5m all round. Fell 1No. Cherry Tree (T4).

**Location:** 5 Gardiners Orchard, Wedmore, Somerset, BS28 4HG

**Applicant:** Mr M Lloyd

The Clerk displayed the application and a discussion ensued.

**RESOLVED: A 'COMMENT' was submitted to the Portal for Somerset Planning North by The Clerk.**

The Parish Council would like to ensure that the advice from the tree officer is considered.

**Date of next meeting –TBC 2024**

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