



# WEDMORE PARISH COUNCIL

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

On Tuesday 6<sup>th</sup> February 2024 at 7:30pm

**Present:** \*Councillor Jacky Farley, Councillor Tinney, Councillor Blackshaw

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

## 1. APOLOGIES FOR ABSENCE

Councillor Isobel Beacom, Councillor James Loughrey

## 2. TO CONFIRM THE MINUTES FROM THE MEETING OF THE PLANNING COMMITTEE HELD ON 16<sup>TH</sup> JANUARY 2024

Councillor Farley 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: -

### 50/23/00116/JMS

**Proposal:** Retrospective application for erection of a new entrance porch to west elevation.

**Location:** Hillside, Billings Hill, Wedmore, Somerset, BS28 4DA

**Applicant:** Mr P Dolbear

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.**

### 50/23/00121

**Proposal:** Conversion of barn, stables & outbuildings into 1No. dwelling.

**Location:** Stable Cottage, Wells Road, Panborough, Wells, Somerset, BA5 1PN

**Applicant:** Mr & Mrs Bone

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 make the following comments in relation to this application:

The council would like to emphasise the importance of a comprehensive Ecological Report to assess the potential environmental impacts of the proposed development. This should also include a Habitat Regulations Assessment (HRA) in line with policies WED 4 of the Wedmore Neighbourhood Plan and Policy D19 of the Sedgemoor Local Plan, with the aim to evaluate any potential effects of the proposed development on protected habitats and species.

Concerns were raised regarding the need for a thorough Phosphate Assessment and appropriate mitigation measures to address any adverse effects on water quality and ecological balance.

The Parish Council would also like to highlight the proximity to Footpath AX27/120: The council noted that the proposed development is very close to Footpath AX27/120, which is adjacent to the building.

Finally, the council proposes that a condition be attached to the planning approval, stipulating that the property be occupied only by immediate family members and not utilised for long or short-term holiday letting purposes. This condition aims to maintain the character and integrity of the local community.

### 50/23/00124/POA

**Proposal:** Erection of 1No. dwelling.

**Location:** Land adjacent to, Snipefield Lane, Wedmore, Somerset, BS28

**Applicant:** Mr & Mrs I Weare

Wedmore Parish Council Planning Committee

Signed:

Date:

**Comments Welcome By:** 19/02/2024

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 would like to object to the planning application referenced above. After careful review and consideration, the council finds several significant issues with the proposal that render it unsuitable for approval. Our objections are as follows:

The proposed development is in direct contravention of Policy S2 Spatial Strategy for Sedgemoor. It incorrectly references the site location within a Tier 2 area. The site is well outside of the nucleus of both Wedmore (Tier 2) or Blackford (Tier 4) it therefore fails to meet the criteria outlined in this policy, thereby undermining the integrity of the planning framework.

The applicant's assertion that the proposed development qualifies as infill under CO2 Infill Housing in The Countryside is erroneous. With only one adjacent dwelling, the application must be evaluated under Policy CO1 Countryside. However, the applicant has provided no demonstrative evidence to satisfy the requirements of this policy, including the absence of proven need, such as for agricultural workers.

The absence of architectural plans depicting the design of the building is deeply concerning. Without such plans, the council is unable to assess the proposed development's architectural merit, leaving significant uncertainty regarding its visual impact and compatibility with the surrounding area.

The council would like to emphasise the importance of a comprehensive Ecological Report to assess the potential environmental impacts of the proposed development. This should also include a Habitat Regulations Assessment (HRA) in line with policies WED 4 of the Wedmore Neighbourhood Plan and Policy D19 of the Sedgemoor Local Plan, with the aim to evaluate any potential effects of the proposed development on protected habitats and species.

Concerns were raised regarding the need for a thorough Phosphate Assessment and appropriate mitigation measures to address any adverse effects on water quality and ecological balance.

The Parish Council would also once again like to highlight the incorrect reference to a Doctors Surgery. We believe this reference may be in error and should instead pertain to veterinary services (Vets). The misrepresentation of the proposed land use further underscores the lack of attention to detail in the application.

Finally, the council is astonished by the proposal for the inclusion of street lighting for a single property in the open countryside. This proposal is not only unnecessary but also represents an unwarranted intrusion into the rural landscape, contrary to the principles of sustainable development.

In summary, the council's objections stem from the lack of essential information provided in the application, including architectural plans and evidence to satisfy policy requirements. We urge the LPA to thoroughly review these concerns and reject the application in its current form. We trust that the LPA will prioritise the preservation of our rural landscape.

#### **50/23/00125/JMS**

**Proposal:** Demolition of lean-to and erection of two storey extension to the east elevation.

**Location:** Barrows Farm, Wells Road, Theale, Wedmore, Somerset, BS28 4SR

**Applicant:** Mr & Mrs I Blair

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.**

#### **50/23/00132/POA**

**Proposal:** Erection of 1No. dwelling on site of existing garage (to be demolished).

**Location:** Cross Farm, The Borough, Wedmore, Somerset, BS28 4EB

**Applicant:** Wedmore (Phase 2) Developments Limited

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 submit a comment regarding the planning application referenced above. While the council acknowledges that there are no material reasons to formally object to the proposal, we have significant concerns regarding certain aspects that we believe warrant consideration during the planning process.

**WED5 – Design:** We note that the proposal falls under Design Policy WED5 Design. Our primary concern relates to the cladding proposed, which we believe the proportion proposed is not in keeping with the current architectural character of the village. The proposed cladding could compromise the visual harmony and coherence of the built environment, detracting from the overall aesthetic appeal of the area.

**Architectural Integrity of Heritage Assets:** The council is committed to preserving the architectural integrity of heritage assets within the village. We urge the LPA to carefully assess the potential impact of the proposed development on such assets and ensure that any alterations or additions are sympathetic to their historic significance.

**Scale and Height:** We have concerns that the proposed plan may be overbearing in scale and height when compared to the existing 'modest domestic scale' of the surrounding properties and the consented alterations to the existing barn. The council believes that maintaining a harmonious scale and proportionality is essential to preserving the character and charm of the village.

In conclusion, while we do not formally object to the planning application, we urge the LPA to carefully consider the aforementioned concerns and take appropriate measures to address them in the decision-making process. We believe

Wedmore Parish Council Planning Committee

Signed:

Date:

that by doing so, the proposed development can contribute positively to the village while respecting its unique architectural heritage and character.

**50/23/00133/POA**

**Proposal:** Variation of Conditions 2 & 10 of Planning Permission Application No. 50/21/00072 (Demolition of existing bungalow and erection of a two-storey dwelling.) to allow for a change in approved materials, wood cladding to stone or render, a change in fenestration arrangements, a change in side door and to vary approved plans listed in schedule A, to reflect these changes.

**Location:** The Bungalow, Little Ireland Road, Wedmore, Somerset, BS28 4BJ

**Applicant:** Dr T Coles

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.**

**50/24/00001/JMS**

**Proposal:** Application to determine if prior approval is required for a proposed enlargement of a dwellinghouse by construction of additional storey covering removal of existing roof, construction of new walls up above existing walls to form new first floor walls and erection of new roof (maximum height of additional storey is 2.8 metres)

**Location:** Tor View, Newtown, Panborough, Wedmore, BA5 1PW

**Applicant:** Mr N Hatherell

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 provide a comment regarding the planning application for the proposed enlargement of a dwellinghouse, specifically seeking prior approval for the construction of an additional storey.

We have carefully reviewed the details provided in the application, including the proposed development and its alignment with relevant policies and regulations. The proposed development appears to fall within the scope of the policy governing permitted development for adding additional storeys to dwellinghouses. We appreciate that the application has outlined various limitations on the proposed development, including the number of additional storeys, height increases, and engineering operations. It is imperative that these limitations are adhered to strictly to prevent any adverse impacts on the surrounding environment and any neighbouring properties.

We have noted the definitions provided, particularly regarding the principal part of the house and designated land under Article 2(3) Designated Land. However, as the Parish Council is unable to ascertain when the original property was constructed (Prior to 1<sup>st</sup> July 1948) it is essential that these definitions are applied accurately to determine the scope and extent of the proposed development within the context of relevant planning policies.

In conclusion, while we recognise the potential benefits of the proposed enlargement, we urge the LPA to conduct a thorough review of the application to ensure compliance with all relevant policies and regulations.

The Parish Council would also like suggest that in line with Policy WED4 – Natural Environment consideration is given to the drainage system and foul water treatment given the increase in potential occupancy if the application is successful.

**Date of next meeting –TBC March 2024**

**There being no further business the meeting was declared closed at 20:56pm.**