



WEDMORE PARISH COUNCIL

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

On Wednesday 13th March at 7:30pm

Present: *Councillor Farley, Councillor Loughrey, Councillor Blackshaw

In Attendance: Lindsey Baker (Clerk)

1. APOLOGIES FOR ABSENCE

Councillor Beacom, Councillor Tinney,

2. TO CONFIRM THE MINUTES FROM THE MEETING OF THE PLANNING COMMITTEE HELD ON

Councillor 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 declare.

4. MATTERS ARISING AND INFORMATION FOR COUNCILLORS

Property Link UK (South) Ltd, have approached the Parish Council about presenting a new plan for land at Combe Batch, Wedmore. The Clerk has advised a separate meeting shall be held with this item as the only agenda item. Date to be confirmed W/C Monday 8th April 2024.

5. PLANNING APPLICATIONS – TO BE CONSIDERED INCLUDING: -

50/23/00099/POA

Proposal: Variation of Condition 14 of Planning Permission 50/14/00069 (Installation of solar farm with associated infrastructure and fencing) to amend approved landscaping details.

Location: Land at Hawkers Farm, Yeo Moor Drove, Theale, Wedmore

Applicant: Greenfields (A) 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.

50/23/00100/POA

Proposal: Variation of Condition 14 of Planning Permission 50/14/00069 (Installation of solar farm with associated infrastructure and fencing) to amend approved landscaping details.

Location: Land at Hawkers Farm, Yeo Moor Drove, Theale, Wedmore

Applicant: Greenfields (A) 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.

50/23/00128/JMS

Proposal: Change of use of outbuilding into self-contained accommodation and replacement of roof covering.

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

Applicant: Mr L Beere

50/23/00129/JMS (Listed Building Consent)

Proposal: Change of use of outbuilding into self-contained accommodation and replacement of roof covering.

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

Applicant: Mr L Beere

Wedmore Parish Council Planning Committee

Signed:

Date:

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 proposed application 50/23/00128/JMS for the change of use of an outbuilding into self-contained accommodation at The Borough Bakery, located in Wedmore, Somerset. The Parish Council submits this objection in the best interests of the community and the preservation of Wedmore's unique character and heritage. This objection stems from the application's contravention of several key policies outlined in both the Wedmore Neighbourhood Plan and The Sedgemoor Local Plan, specifically Policies WED7, D12, D20, D24, and D25. Contrary to Policy WED7 - Sustainability: 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. There is no mention within the application as to how the proposal plans to address this.

Contrary to Policy D20 - Development proposals should contribute to maintaining and where appropriate enhancing biodiversity and geodiversity, taking into account climate change and the need for habitats and species to adapt to it. Given the current condition of the building, the Parish Council believes that an Ecological Impact Assessment should be required as it is reasonably likely that species and/or habitats of nature conservation significance may be impacted by the proposed development.

Contrary to Policy D12 - Residential Annexes: The proposed development fails to meet the criteria set out in Policy D12 for the creation of annexe accommodation. Notably, there is a lack of a clear dependency and functional link between the annexe and the main dwelling. Additionally, the proposal does not justify why extension or adaptation of the main dwelling is not possible or desirable.

Contrary to Policies D24 and D25

Potential Pollution Impacts: The development's existing sources of potential pollution raise concerns about the risk of pollution. Without adequate measures in place to manage these risks, the proposal could have detrimental effects on both the environment and the health and well-being of nearby residents. There is no evidence provided to demonstrate that the proposed development will not result in levels of air, noise, light, or water pollution that would be unacceptably harmful to the surrounding environment and human health. The Parish Council feels that an investigation and risk assessment would be beneficial to establish the presence of any harmful contaminants which could pose a risk to neighbours.

Impact on Amenity: The development poses a threat to the amenity enjoyed by residents, as outlined in Policies D24 and D25. As well as the potential pollution risks there are concerns regarding potential noise and disturbance for nearby residents. Converting the outbuilding into self-contained accommodation will increase activity associated with the accommodation which could lead to disturbances and a reduction in the amenity enjoyed by nearby residents. Wedmore boasts a rich heritage, and any development within the area should respect and safeguard its historical significance. Without adequate safeguards in place, there is a risk of compromising the heritage value of The Borough Bakery and its surroundings. It is imperative that any development within our community aligns with established policies and safeguards the well-being and amenity of residents. Whilst we recognise the need for development and progress, we urge the Planning Authority to carefully consider the implications of the proposed change of use at The Borough Bakery and its compliance with the Sedgemoor Local Plan. We trust that you will give due diligence to the issues raised and make an informed decision in the best interests of the community.

50/24/00003/JMS

Proposal: Construction of a new oak-framed entrance step and landing with Blue Lias slabs. Demounting the door's central cover strip and refixing it to the southern leaf to allow the northern leaf to be used as the principal entrance.

Introduction of an iron letter plate with new slot cut into door plank.

Location: Walls Barn, West End, Wedmore, Somerset, BS28 4BN

Applicant: C/O Agent benjamin + beauchamp, benjamin + beauchamp architects

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.

50/24/00004/JMS (LISTED BUILDING CONSENT)

Proposal: Construction of a new oak-framed entrance step and landing with Blue Lias slabs. Demounting the door's central cover strip and refixing it to the southern leaf to allow the northern leaf to be used as the principal entrance.

Introduction of an iron letter plate with new slot cut into door plank.

Location: Walls Barn, West End, Wedmore, Somerset, BS28 4BN

Applicant: C/O Agent benjamin + beauchamp, benjamin + beauchamp architects

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.

50/24/00007/FHY

Proposal: Application to determine if prior approval is required for a proposed erection of a single-storey extension, extending 4.20m from the rear South elevation.

Location: Hill Crest, Mudgley Road, Wedmore, Somerset, BS28 4DH

Applicant: Mr & Mrs Stevenson

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.

50/24/00008/POA

Proposal: Outline application for 1 self-build dwelling through conversion and extension of an existing agricultural building along with the erection of a double garage, change of use of land to residential, and associated works.

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 would like to object to the outlined planning application for the proposed development at Barn At, Westham, Wedmore, BS28. The objection is based on the grounds that the proposal is contrary to several key policies outlined in both the Sedgemoor Local Plan and the Wedmore Neighbourhood Plan, specifically Policies CO1, CO2, D9, D20, and WED4, as detailed below:

Policy CO1 - Countryside: The proposal seeks significant development in a countryside location. However, it fails to demonstrate how the development aligns with the criteria outlined in the policy for supporting development in such areas. There is no evidence provided that the development will enhance or maintain the vitality of rural communities or support a prosperous rural economy.

Policy CO2 - Infill Housing in the Countryside: Westham is classed as Countryside in the Spatial Strategy for Sedgemoor. The proposed development does not meet the criteria for small-scale residential infill outlined in this policy. It extends the built form of the settlement into open countryside and does not maintain or enhance sustainable patterns of development. Moreover, there is no evidence of meaningful consultation with the Parish Council and local community as required by the policy.

Policy D9 - Self-build and Custom Build Homes: While the proposal involves self-build development, it does not meet the criteria set out in this policy for supporting self-build projects in rural areas. There is no assurance that future occupants will have an appropriate local connection to the settlement or Parish.

Policy D20 - Biodiversity and Geodiversity: The proposed development fails to adequately address the requirements of this policy regarding biodiversity conservation. There is no evidence of a biodiversity assessment or measures to enhance or maintain biodiversity on the site. Furthermore, the proposal could potentially have a detrimental impact on the natural environment, including habitats and species of conservation significance.

Policy WED4 - Natural Environment: The development does not demonstrate how it will protect or enhance the natural environment of the Plan area, including the special character and biodiversity of the Somerset levels and its associated features. There is no mention of sustainable drainage systems to manage surface water runoff, which is essential for water management in the Somerset levels. The Parish Council would also like further information on how the proposal intends to meet the national mandatory Biodiversity Net Gain (BNG) requirement that came into effect on 12 February 2024.

In light of the above, we strongly urge the Planning Department to reject the planning application in its current form. We believe that the proposal does not meet the requirements of relevant planning policies and could have negative implications for the rural environment and local communities.

We also request that meaningful and robust consultation be conducted with the Parish Council, the local community, and other stakeholders in any future planning applications for this site to ensure that their concerns and interests are adequately addressed.

50/24/00009/SR

Proposal: Crown reduce height/spread of 2No. Sycamores (G1) by 2m in extent

Location: 4 Council Houses, Guildhall Lane, Wedmore, Somerset, BS28 4AL

Applicant: Mr D Wellenz

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.

50/24/00010/POA

Proposal: Erection of garage/workshop with PV panels to the South elevation roof and glazed link to outbuilding.

Location: Lower Farm, Sand, Wedmore, BS28 4XF

Applicant: Mr & Mrs Adams

Comments Welcome By: 28/03/2024

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 outlined planning application for the proposed development at Lower Farm, Sand. The objection is based on the grounds that the proposal is contrary to several key policies outlined in both the Sedgemoor Local Plan and the Wedmore Neighbourhood Plan, specifically Policies D26, WED4, and WED5.

Policy D26 - Historic Environment: The site has previously been identified by the conservation officer as a potential non-designated heritage asset due to its characterful appearance, including the farmhouse, farmyard ancillary structures, and boundary treatments. The Parish Council believes that the proposed development poses a risk to the heritage significance of the site, which would be contrary to the National Planning Policy Framework (NPPF). Development proposals affecting heritage assets, or their settings should exhibit appropriately sympathetic design in terms of siting, mass, scale, and use of materials, this application is therefore contrary to this policy.

Policy WED5 - Design: The proposed development fails to meet the requirements of this policy in terms of high-quality design and sympathy with the traditional built character of the villages within the Parish. There is no evidence provided that the development respects the historic value and architectural integrity of heritage assets, maintains the spatial character and sight lines, or avoids dominating forms that detract from their significance or setting.

Policy WED4 - Natural Environment: The development does not demonstrate how it will protect or enhance the natural environment of the Plan area, including the special character and biodiversity of the Somerset levels and its associated features. There is no mention of sustainable drainage systems to manage surface water runoff, which is essential for water management in the Somerset levels. The Parish Council would also like further information on how the proposal intends to meet the national mandatory Biodiversity Net Gain (BNG) requirement that came into effect on 12 February 2024.

In light of the above, we strongly urge the Planning Department to reject the planning application in its current form. We believe that the proposal does not meet the requirements of relevant planning policies and could have significant negative implications for the natural and historic environment of the area.

50/24/00011/POA

Proposal: Erection of an agricultural building.

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

Applicant: H G Tincknell 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.

Date of next meeting –TBC

There being no further business the meeting was declared closed at 20:30 PM