



# WEDMORE PARISH COUNCIL

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

On Tuesday 9<sup>th</sup> July 2024 at 7:00 pm

**Present:** \*Councillor Beacom, Councillor Loughrey, Councillor Blackshaw

**In Attendance:** Lindsey Baker (Clerk) 3x Members of the Public

## 1. APOLOGIES FOR ABSENCE

Councillor Farley

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

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 were signed.

## 3. DECLARATIONS OF INTEREST

None to record

## 4. MATTERS ARISING AND INFORMATION FOR COUNCILLORS

Update insert here on Combe Batch

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

### 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 committee resolved that the previous comments submitted for this application were still relevant and no further comments should be added.

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.

### 50/23/00125/JMS (Comments Submitted)

**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 had been asked to submit comments on the application ahead of the meeting following consultation with the committee.

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

Wedmore Parish Council Planning Committee

Signed:

Date:

Following the amendments to the plans on this application, the Parish Council wishes to submit a comment only. While the Parish Council is not opposed to this development, we would like to highlight a consideration regarding potential light pollution. Increased artificial lighting from the new extension could impact local wildlife, particularly nocturnal species such as bats, which are present in the area. To address this, we kindly request that a condition be attached to the approval of this application, requiring the implementation of a bat-sensitive lighting plan. This plan would minimise disruption to wildlife by utilising low-intensity, directional lighting and incorporating measures such as timers or motion sensors to limit the duration of illumination. The Parish Council believes that incorporating these measures will help to balance the needs of development with the preservation of our local environment. We trust that the Planning Committee will take these comments into consideration.

**50/24/00010/POA**

**Proposal:** *Change of use of courtyard from agricultural to residential curtilage, erection of garage/ workshop. Erection of rear (south) extension and conversion of existing attached cart shed and stone to living accommodation to facilitate internal re-configuration (retrospective).*

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

**Applicant:** Mr & Mrs Adams

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 has reviewed the above application and wishes to submit the following comments:

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. For this reason, the application should be reviewed in the context of Policy D26 of the Sedgemoor Local Plan. This policy outlines the criteria for development within rural areas and ensures that any changes align with the preservation of the character and sustainability of the countryside. The Parish Council believes that the proposed development of the garage building 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.

They would also like to highlight the lack of a Bat Survey: Given the rural location and the nature of the existing structures, it is crucial to conduct a thorough bat survey to ensure compliance with wildlife protection regulations and to safeguard any potential bat habitats that may be affected by the proposed changes. Also, Phosphate Calculations: As previously requested, the application lacks detailed phosphate calculations.

However, the parish council agrees that the work carried out on the House (Retrospective part of the same application) has been carried out sympathetically and to a high standard and so providing the same consideration is given to the garage building as per Policy D26, and Wed4 and Wed5 Policies which provides specific guidelines for developments in the Wedmore area in terms of high-quality design and sympathy with the traditional built character of the villages within the Parish, ensuring that local characteristics and community interests are adequately protected and represented. Subject to a bat survey and phosphate calculation the Parish Council would have no objection to the application.

**50/24/00035/JMS**

**Proposal:** *Erection of a single-storey extension on site of existing covered area, erection of a porch, and retention of existing single-storey extension to form additional residential space.*

**Location:** Baytree Farm, Westham, Wedmore, BS28 4UY

**Applicant:** Mr Morris

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.**

**50/24/00036/JM**

**Proposal:** *Erection of single-storey rear South extension on site of conservatory (to be demolished) and conversion of existing side garage. Addition of timber cladding to North and South elevations and render to East and West elevations of the main dwelling.*

**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.**

**50/24/00037/**

**Proposal:** *Erection of new dwelling, detached garage and associated works including demolition of existing dwelling.*

**Location:** Tor View, NEWTOWN, PANBOROUGH, WELLS, 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 submit the following as a comment only on the above-referenced planning application. The Parish Council have concerns regarding the potential impact of light pollution associated with the proposed development.

According to Policy D25 of the Sedgemoor Local Plan, any new development must consider its impact on the surrounding environment, particularly concerning light pollution. The policy emphasises minimising adverse effects on local residents and wildlife by ensuring that lighting schemes are carefully designed to avoid unnecessary light spillage and glare.

The Parish Council therefore request that the proposed new dwelling and detached garage incorporate the following measures to comply with Policy D25:

1. **Lighting Design:** External lighting should be directed downwards and shielded to reduce light spill into the night sky and surrounding areas. The use of fully cut-off fixtures can effectively minimise glare and light trespass.
2. **Light Intensity:** The intensity of outdoor lighting should be kept to the minimum necessary for safety and security purposes. Overly bright lights can disrupt local wildlife and detract from the rural character of Panborough.
3. **Automatic Controls:** Installing motion sensors and timers can ensure that lights are only on, when necessary, thus reducing unnecessary lighting and conserving energy.
4. **Landscaping:** Strategic planting of trees and shrubs can act as natural light barriers, further mitigating the impact of light pollution on neighbouring properties and the environment.

It is crucial that these considerations are incorporated into the planning and development process to preserve the character of the area and protect the local ecosystem. Ensuring compliance with Policy D25 will help mitigate the negative impacts of light pollution, providing a balance between development needs and environmental preservation.

**50/24/00025/**

**Proposal:** Extension to an existing slurry store.

**Location:** Little Oak Farm, Wells Road, Theale, Wedmore, Somerset, BS28 4SN

**Applicant:** R E & R BENNETT 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.**

**50/24/00045/SR**

**Proposal:** Crown reduce height/spread of 1No. Cherry (T1) by up to 20% (approx. 2m in extent) to provide clearance from garage roof and neighbouring garden

**Location:** Guilo, Guildhall Lane, Wedmore, Somerset, BS28 4AL

**Applicant:** Mr A Hopkins

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.**

**50/24/00050/**

**Proposal:** Crown reduce height/spread of 1No. Holly (T1) by 2.5m all round. Fell 1No. Box tree (T2). Crown reduce height/spread of 1No. Cherry (T3) by 1.5m all round.

**Location:** Mulberry House, West End, Wedmore, Somerset, BS28 4BA

**Applicant:** Mrs R Britner

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 19:51 PM**