



Wedmore Parish Council

Held at: The Council Rooms, Grants Lane, Wedmore, BS28 4EA on Tuesday 8th October 2024 at 7:00 pm

Present: *Councillor Isobel Beacom, Councillor Jacky Farley, Councillor Jenny Blackshaw, Councillor James Loughrey

In Attendance: Mrs Lindsey Baker (Clerk), 6x Members of the Public, James Leighfield rep: 50/24/00054/AGE, Pete Brown rep: 50/24/00060/JMS & 50/24/00061/JMS

Public Participation:

- Mr Macarthur, a member of the public, attended the meeting to present his planning application for 50/24/00046/AGE - Erection of a two-storey self-build dwelling with associated access and landscaping. The existing barn is to be demolished. During his presentation, Mr. Macarthur outlined the key aspects of the proposal such as design features, materials to be used and reasons for the application. He addressed concerns raised by councillors regarding light pollution and the inclusion of renewable energy and provided clarification on these points.
The Council thanked Mr. Macarthur for his presentation and agreed to discuss the application further during the meeting and will provide feedback to Mr. Macarthur in due course.
- Five members of the public, residents along Poolbridge Road, attended the meeting to voice their objections regarding planning application 50/24/00054/AGE, which proposes an outline application for the erection of four self-build dwellings on land to the west of The Cedars, Poolbridge Road, Blackford. During their presentations, the members of the public expressed concerns about several issues, including:
 - **Environmental Concerns:** The objectors highlighted potential negative impacts on the local environment and wildlife habitats due to the proposed development of a green field site.
 - **Character of the Area:** They argued that the proposed development would alter the character of the locality, which is predominantly rural, asserting that the increase in density would not align with the existing residential layout.
 - **Access and Safety:** Concerns were raised regarding safe access to the site, as well as the safety of pedestrians and cyclists in the area. The objectors noted incidents that have occurred involving vehicles and pedestrians in the vicinity, raising concerns about the safety risks posed by increased traffic associated with the proposed development.
 - **Surface Water and Flooding:** The objectors expressed concerns about the potential for increased surface water runoff and flooding, particularly during heavy rainfall, which could exacerbate existing drainage issues in the area.
- James Leighfield, the agent for the application, also attended the meeting and expressed his support for the proposal. He provided an overview of the benefits of the development, emphasising:
 - The alignment of the proposal with local housing needs.
 - Intentions to ensure that the design and layout of the dwellings would be in keeping with the character of the area.
 - Measures to mitigate concerns regarding traffic and access.

The Council thanked the members of the public for their comments and reassured them that their comments would be considered during the assessment of the application.



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1. RECEIVE ANY APOLOGIES FOR ABSENCE (and record approval if appropriate) lga1972 s85 (1))

RESOLVED: No apologies to record.

2. RECORD ANY DECLARATIONS OF INTEREST

Councillors were invited to declare any interests.

No declarations were made.

3. CONFIRM THE MINUTES OF THE MEETING HELD ON 21ST AUGUST 2024

RESOLVED: It was proposed by Councillor Jacky Farley seconded by Councillor Jenny Blackshaw and resolved that the minutes of the Parish Council meeting held on 21st August 2024 be approved as a true and accurate record of the proceedings. The minutes were duly signed by the Chair.

4. MATTERS ARISING AND INFORMATION FOR COUNCILLORS

The Clerk reported that comments on certain planning applications were submitted ahead of this meeting due to submission deadlines.

These applications were reviewed by Councillors and comments were submitted under delegated authority.

- **Planning Application 50/24/00056/JMS** – 17 Combe Batch Rise, Wedmore
Comment: Objection (see full details in the submitted response).
- **Planning Application 50/24/00040/JMS** – Caseley Farm, Sand, Wedmore
Comment: No observation.

All comments were circulated to Councillors for review prior to submission and have been formally recorded in these minutes.

5. PLANNING APPLICATIONS – TO BE CONSIDERED INCLUDING: -

50/24/00040/JMS

Proposal: Erection of 2no. steel framed agricultural buildings

Location: Caseley Farm, Sand, Wedmore, BS28 4XD

Applicant: Caseley Farm Dairy Ltd

The Clerk summarised the application for the erection of two steel-framed agricultural buildings at Caseley Farm, Sand, Wedmore. Following the discussion, Councillors agreed that there were no significant issues or concerns regarding the proposal.

RESOLVED: The Parish Council has **no observations** to make on the application.

ACTION: The Clerk is to inform the local planning authority of the Council's **NO OBSERVATIONS** decision.

50/24/00044/AGE

Proposal: The erection of 1no. building to be used as a cattery, and associated works.

Location: Land to the South-East of, Snipefield Lane, Wedmore, Somerset, BS28

Applicant: Caradine Limited

The Clerk summarised the application for the erection of 1no. building to be used as a cattery, and associated works at Land to the South-East of, Snipefield Lane, Wedmore.

Discussion: The council reviewed the cattery application against policies from the Wedmore Neighbourhood Plan and the Sedgemoor Local Plan, finding it compliant with key policies:

- **WED10:** Supports small-scale businesses that contribute to the local economy without harming the rural character.
- **WED11:** The design respects the rural setting and blends with the landscape.



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- **D21:** Encourages rural businesses that boost the local economy and create jobs.
- **D14:** Preserves and enhances the local landscape.
- **CO1:** Ensures no negative impact on local amenities, with noise and odour addressed.

RESOLVED: The Parish Council finds that this application complies with key policies in both the Wedmore Neighbourhood Plan and the Sedgemoor Local Plan. The proposed cattery is in harmony with the local area's rural character and contributes positively to the local economy while maintaining the standards of environmental protection and residential amenity.

The council unanimously supports the application for the erection of 1 no. building to be used as a cattery and associated works, subject to the submission and approval of a waste management plan, along with other appropriate planning conditions as determined by the local planning authority.

ACTION: The Clerk is to inform the local planning authority of the Council's decision to **SUPPORT** the application.

The Parish Council has carefully reviewed the application for the erection of a building to be used as a cattery and associated works. The proposal has been evaluated against the relevant policies from both the Wedmore Neighbourhood Plan and the Sedgemoor Local Plan, and the following points are noted:

- **WED10 (Small-Scale Business Development in the Parish):** The proposed cattery aligns with this policy, supporting small-scale business development that contributes positively to the local economy without detracting from the rural character of the village.
- **WED11 (Rural Character and Design):** The design and siting of the cattery respect the rural character of the area, blending well with the natural landscape and maintaining high-quality design standards.
- **D21 (Rural Economy):** The proposal supports rural economic growth by promoting a business that will create jobs and diversify the economy, in line with sustainable growth principles for Wedmore.
- **D14 (Landscape Protection and Enhancement):** The development is consistent with this policy, ensuring the local landscape is preserved, and measures are in place to mitigate any environmental impact, maintaining the area's ecological integrity.
- **CO1 (Protecting Amenity):** The proposal addresses concerns about potential impacts on neighbouring properties, particularly noise and odour, ensuring no significant adverse effects on local amenity.

The Parish Council unanimously supports this application, subject to the inclusion of a condition requiring the submission and approval of a comprehensive waste management plan. This will ensure compliance with environmental regulations, particularly regarding the disposal of animal waste, to safeguard the health and amenity of the surrounding area.

50/24/00046/AGE

Proposal: Erection of a two-storey self-build dwelling with associated access and landscaping. The existing barn is to be demolished.

Location: Brook Farm, West End, Wedmore, Somerset, BS28 4BW

Applicant: Mr & Mrs Macarthur

The Clerk summarised the application for the erection of a two-storey self-build dwelling with associated access and landscaping.

DISCUSSION: The council reviewed the planning application for a two-storey self-build dwelling with associated access and landscaping at Brook Farm, West End, Wedmore. Concerns were raised regarding the lighting scheme's potential impact on local wildlife, particularly bats. It was noted that any lighting should comply with the Sedgemoor Local Plan's guidelines for protecting bat habitats. Additionally, members discussed the overall design and landscaping, ensuring it aligns with local planning policies and the surrounding rural character.



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RESOLVED: The council supports the application for the two-storey self-build dwelling at Brook Farm. However, the council requests that the proposed lighting scheme complies with Policy D20 (Biodiversity and Geodiversity) of the Sedgemoor Local Plan, as well as Policy WNP5 (Protecting and Enhancing the Natural Environment) of the Wedmore Neighbourhood Plan. These policies highlight the importance of protecting local wildlife, particularly bats, by minimising adverse impacts on biodiversity.

ACTION: The Clerk is to inform the local planning authority of the Council's decision to COMMENT on the application.

Wedmore Parish Council supports the application for the two-storey self-build dwelling at Brook Farm, West End, Wedmore. However, we request that the proposed lighting scheme fully complies with Policy D20 (Biodiversity and Geodiversity) of the Sedgemoor Local Plan, as well as Policy WED5 (Protecting and Enhancing the Natural Environment) from the Wedmore Neighbourhood Plan. These policies highlight the need to protect local wildlife, particularly bats, by ensuring that developments avoid significant adverse impacts on biodiversity.

To align with these policies, the lighting scheme should minimise light pollution and avoid light spill onto areas that could affect bat foraging and commuting routes. We recommend the use of wildlife-sensitive lighting, such as low-intensity, warm-coloured lights, and the inclusion of appropriate lighting controls (e.g., motion sensors or timers) to further reduce unnecessary illumination.

Additionally, the proposal should respect Policy WED8 (Landscape Character and Heritage) of the Wedmore Neighbourhood Plan, which seeks to maintain the rural character and protect the dark skies of the area. The lighting scheme should be designed in a way that not only protects wildlife but also preserves the rural landscape. The council also advises compliance with Policy D25 (Pollution Impact) of the Sedgemoor Local Plan to ensure that the impact of external lighting is carefully managed to protect both wildlife and the environment.

50/24/00054/AGE

Proposal: Outline application, with some matters reserved, for the erection of 4-self build dwellings.

Location: Land to the West of, The Cedars, Poolbridge Road, Blackford, Wedmore, Somerset, BS28 4PA

Applicant: BJ Campbell SW Ltd

The Clerk displayed planning application 50/24/00054/AGE for the outline proposal of four self-build dwellings at Land to the West of The Cedars, Poolbridge Road, Blackford.

DISCUSSION: The Parish Council discussed key points regarding planning application 50/24/00054/AGE for four self-build dwellings at Land to the West of The Cedars, Poolbridge Road, Blackford. The site is outside Blackford's defined settlement boundary, raising concerns under Policy CO1 of the Sedgemoor Local Plan. There may also be conflicts with Policies D9 and CO2, as the proposal is not well-related to the existing settlement. Additionally, there is insufficient evidence of local demand or connection for the self-build plots, as required by Policy D9. Concerns were raised about the potential harm to the rural landscape and heritage, which conflicts with Policies WED1, WED5, and WED6.

RESOLVED: The Parish Council objects to the application for the following reasons:

- **Policy Conflict:** The proposed development site is outside the defined settlement boundary of Blackford, a Tier 4 settlement as per the Sedgemoor Local Plan. Residential development in this countryside location is restricted under Policy CO1 unless exceptional circumstances apply. The proposal is not well related to the existing settlement, conflicting with Policies D9 and CO2.
- **Local Demand and Connection:** There is insufficient evidence of local demand for self-build plots or the required local connection, as stipulated under Policy D9 of the Sedgemoor Local Plan.
- **Landscape and Visual Impact:** The development would negatively affect the rural landscape and the historic character of the area, which is contrary to Policies WED1, WED5, and WED6 of the Wedmore Neighbourhood Plan.

ACTION: The Clerk is to submit the Council's OBJECTION COMMENT to the local planning authority.



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OBJECTION: Wedmore Parish Council objects to this application on the following grounds:

The proposed development is located outside the defined settlement boundary of Blackford, a Tier 4 settlement as classified in the Sedgemoor Local Plan. Tier 4 settlements are characterised by limited services and infrastructure, with residential development restricted under Policy CO1 unless exceptional circumstances apply. This proposal, situated in open countryside beyond the built-up area of Blackford, does not meet the criteria for development in such a location. While the agent has referred to Policy D9 to justify the self-build element of the proposal, this policy supports infill development only where it is well-related to the existing settlement and in compliance with Policy CO2. The Parish Council asserts that this proposal fails to meet these requirements. The development is not well-integrated with the village, and therefore, the application conflicts with both the Sedgemoor Local Plan and the overarching spatial strategy for Tier 4 settlements.

Lack of Evidence for Local Demand and Connection: Policy D9 also requires that self-build developments demonstrate clear evidence of local demand and a local connection through the Self Build and Custom Build Register or other local mechanisms. The application has not provided sufficient information to demonstrate that there is a specific local need for the proposed self-build plots. Without this evidence, the proposal does not meet the criteria set out under Policy D9, further undermining its compliance with the Local Plan.

Landscape and Visual Impact: The proposed development would introduce an urbanising element into a rural setting, negatively affecting the open countryside character of the site. This urbanisation would be out of keeping with the existing landscape, detracting from its rural and historic character, which is safeguarded by Policies WED1, WED5, and WED6 of the Wedmore Neighbourhood Plan. The proximity of the site to listed buildings further amplifies concerns regarding the visual impact on the area's heritage and its sensitive rural environment.

While the application proposes low-level bollard lighting to mitigate some of the visual impact, this does not sufficiently address the broader concerns about the adverse effect on the landscape, particularly given the site's open, undeveloped nature. The Parish Council considers that this development would disrupt the rural landscape and undermine the principles of the Wedmore Neighbourhood Plan aimed at preserving the area's character.

Foul Drainage and Flooding Concerns: The agent has clarified that all four dwellings will be connected to a treatment plant, and phosphate credits will be purchased to offset environmental impacts. However, the Parish Council notes that this information is conflicting within the application. Until these details are officially confirmed, the issue of foul drainage remains unresolved.

Additionally, the Flood Risk and Stormwater Risk Assessment has not been uploaded to the portal, preventing proper consultation with the Drainage Board. This raises further concerns about the management of flood risk, particularly in a countryside location prone to such issues.

Highway Safety and Traffic: While the agent has inferred that the entrance design complies with Highway standards, the Parish Council remains concerned about traffic speeds along Poolbridge Road. This remains an unresolved issue that could pose safety risks for both residents and road users.

Impact on the Historic and Rural Setting: The development is located close to listed buildings, and its visual impact could significantly detract from the area's historic and rural character. Policies WED1, WED5, and WED6 of the Wedmore Neighbourhood Plan specifically aim to protect these assets, and the proposal conflicts with these objectives by introducing a development that would disrupt the historic setting of the village and its surroundings. The urbanising effect of the development, in conjunction with its location outside the settlement boundary, makes it inappropriate for this sensitive rural landscape.

In conclusion, Wedmore Parish Council strongly objects to this proposal due to its conflict with both the Sedgemoor Local Plan and the Wedmore Neighbourhood Plan. The development is located outside the defined settlement boundary of Blackford, does not meet the exceptional circumstances required for development in the countryside, and lacks sufficient evidence of local demand or connection. Additionally, it would have a significant negative impact on the rural landscape, local heritage, and traffic safety, while also raising unresolved concerns regarding drainage and flood risk.

The Parish Council urges the planning authority to take full account of these objections and requests that further evidence be provided to address these issues before any decision is made.



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50/24/00056/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 2.7 metres).

Location: 17 Combe Batch Rise, Wedmore, Somerset, BS28 4DT

Applicant: Mr Redding

The Clerk summarised the application for the proposed enlargement of a dwellinghouse by the construction of an additional storey at 17 Combe Batch Rise. Councillors expressed concerns about the potential negative impact on the character of the area, neighbouring properties, and the overall scale of the proposal. The proposed additional storey may lead to a loss of privacy for nearby residents, overshadowing, and overdevelopment of the site. The structural integrity of the dwelling was also questioned, given the extent of the proposed works.

RESOLVED: Wedmore Parish Council **OBJECTS** to the application for the following reasons:

- **Impact on the Character of the Area:**
The proposed additional storey significantly alters the scale and massing of the existing building, which is out of keeping with the surrounding properties. The increase in height will negatively affect the visual harmony of the area and disrupt the current street scene, contrary to **Sedgemoor Local Plan Policy D19** which seeks to ensure development respects the character of the area.
- **Loss of Privacy and Amenity:**
The additional storey may lead to overlooking of neighbouring properties, causing a loss of privacy for residents. The proposed height could also result in overshadowing, reducing natural light to adjacent homes, which would negatively impact their living conditions. This conflicts with **Sedgemoor Local Plan Policy D25**, which seeks to protect the amenity of neighbouring properties.
- **Potential Overdevelopment:**
The scale of the proposed extension may constitute overdevelopment of the site, with concerns that the size and height of the dwelling are excessive for the plot. This could affect the balance of the residential area and contravenes **Wedmore Neighbourhood Plan Policy WED5**, which aims to ensure that development respects the scale and character of the village.
- **Structural and Safety Concerns:**
The Parish Council is concerned about the feasibility of adding an additional storey and the structural integrity of the existing dwelling. A detailed structural report should be required to ensure the building can safely accommodate the proposed alterations.

The Parish Council respectfully asks Somerset Council to refuse the application unless these concerns can be adequately addressed and mitigated.

ACTION: The Clerk is to submit the Council's **OBJECTION COMMENT** to the local planning authority.

OBJECTION: Wedmore Parish Council has reviewed the above application for the proposed enlargement of the dwelling at 17 Combe Batch Rise by adding an additional storey. Following careful consideration, the Parish Council objects to the proposal for the following reasons:

- **Impact on the Character of the Area:** The proposed additional storey significantly alters the scale and massing of the existing building, which is out of keeping with the surrounding properties. The increase in height will negatively affect the visual harmony of the area and disrupt the current street scene. This is contrary to Sedgemoor Local Plan Policy D19, which seeks to ensure that development respects and reflects the character of the local area.
- **Loss of Privacy and Amenity:** The proposed additional storey may lead to overlooking of neighbouring properties, causing a loss of privacy for residents. The increased height could also result in overshadowing, reducing natural light to adjacent homes and having a detrimental impact on their living conditions. This contravenes Sedgemoor



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Local Plan Policy D25, which protects the residential amenity of neighbouring properties from adverse impacts of development.

- Potential Overdevelopment: The scale of the proposed extension may constitute overdevelopment of the site. The size and height of the dwelling could be excessive for the plot, which may adversely affect the balance of the residential area. This conflicts with Wedmore Neighbourhood Plan Policy WED5, which seeks to ensure that development respects the scale, character, and appearance of Wedmore.
- Structural and Safety Concerns: The Parish Council has concerns regarding the feasibility of adding an additional storey and the structural integrity of the existing dwelling. A detailed structural report should be required to ensure the building can safely accommodate the proposed alterations.

In light of these concerns, we respectfully request that Somerset Council refuse the application

50/24/00058/AGE

Proposal: Certificate of lawfulness for dwelling with unrestricted occupancy free from the encumbrance of the planning conditions attached to outline planning permission 50/02/00068/HEP and detailed plans approval 50/03/00037/RSM.

Location: Bow Water Farm, Cheddar Moor Road, Clewer, Wedmore, BS28 4JE

Applicant: Mr Stitch

The Council considered the application for a certificate of lawfulness to remove the agricultural occupancy condition attached to the dwelling, which currently limits occupation to persons working in agriculture or forestry, or their dependants.

RESOLVED: The Parish Council **OBJECTS** to the removal of the agricultural occupancy condition for the following reasons:

- The original condition states: "The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants. Reason: This development is only acceptable in the locality because of the established agricultural need."
- The condition was imposed to ensure the dwelling remained available for those working in the agricultural or forestry industries and was granted only due to the demonstrated agricultural need. Removing this condition would undermine the integrity of the original planning permission and could set a precedent for similar developments, which would weaken protections for rural housing stock designated for agricultural use.

However, the Parish Council **has no objection** to the proposed re-siting of the dwelling, provided it complies with all relevant planning and environmental regulations and does not negatively impact the character of the area or the local community.

ACTION: The Clerk is to inform the local planning authority of the Council's **OBJECTION** decision.

OBJECTION: The Parish Council **objects** to the removal of the agricultural occupancy condition attached to the dwelling in question. The original condition, as stated in the planning permissions (Outline Planning Permission 50/02/00068/HEP and Detailed Plans Approval 50/03/00037/RSM), is:

"The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants. Reason: This development is only acceptable in the locality because of the established agricultural need."

This condition was imposed to ensure the dwelling remains available to those working in agriculture or forestry, supporting the rural economy and preventing inappropriate development in the countryside. Removing this restriction would undermine the purpose of the original planning decision and could set a precedent for similar applications, weakening the protection of agricultural dwellings in the area.

However, the Parish Council has **no objection** to the proposed re-siting of the dwelling, provided that it complies with all relevant planning and environmental regulations and does not negatively impact the character of the area or the local community.



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50/24/00060/JMS

Proposal: Erection of a single-storey extension to West elevation.

Location: The Close, West End, Wedmore, Somerset, BS28 4BN

Applicant: Mr Morecroft

The Clerk summarised the application for the erection of a single-storey extension to the West elevation The Close, West End, Wedmore. Following the discussion, Councillors agreed that there were no significant issues or concerns regarding the proposal.

RESOLVED: The Parish Council has **no observations** to make on the application.

ACTION: The Clerk is to inform the local planning authority of the Council's **NO OBSERVATIONS** decision.

50/24/00061/JMS

Proposal: (Listed Building Consent – alterations) Erection of a single storey extension to West elevation.

Location: The Close, West End, Wedmore, Somerset, BS28 4BN

Applicant: Mr Morecroft

The Clerk summarised the application for the erection of a single-storey extension to the West elevation The Close, West End, Wedmore. Following the discussion, Councillors agreed that there were no significant issues or concerns regarding the proposal.

RESOLVED: The Parish Council has **no observations** to make on the application.

ACTION: The Clerk is to inform the local planning authority of the Council's **NO OBSERVATIONS** decision.

All business was conducted; the meeting was closed at 9:00 pm

Next Meeting: Thursday 31st October 2024 7:00 pm