



# WEDMORE PARISH COUNCIL

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

On Thursday 31<sup>st</sup> October 2024 at 7:00pm

**Present:** \*Councillor Isobel Beacom, Councillor Jacky Farley and Councillor Jenny Blackshaw

**In Attendance:** Lindsey Baker (Clerk), 1x Member of the Public and Pete Brown (Agent rep: 50/24/0071, 50/24/0072 and 50/24/0073)

## 1. APOLOGIES FOR ABSENCE

Councillor James Loughrey

## 2. TO CONFIRM THE MINUTES FROM THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 8<sup>TH</sup> OCTOBER 2024

**RESOLVED:** It was proposed by Councillor Jacky Farley, seconded by Councillor Jenny Blackshaw, and resolved that the minutes of the Planning Committee meeting held on 8<sup>th</sup> October be approved as a true and accurate record of the proceedings. The minutes were duly signed by the Chair.

## 3. DECLARATIONS OF INTEREST

Councillors were invited to declare any interests.  
No declarations were made.

## 4. PUBLIC PARTICIPATION

Mr. Bennett spoke regarding the application for the erection of a dwelling at Barn North of Wells Way, Heath House, Wedmore. He provided insights into the design and intentions behind the self-build project, highlighting its compliance with local regulations.

## 5. MATTERS ARISING AND INFORMATION FOR COUNCILLORS

- The Clerk informed members of an appeal that has been lodged with the Secretary of State concerning the planning application referenced above for a self-build dwelling at Barn At, Westham, Wedmore. The appeal arises from the council's refusal to grant planning permission, and it will be determined based on written representations.

**Application No:** 50/24/00008

**Appellant:** Mr A Popham

**Appeal Reference:** APP/E3335/APP/V3310/W/24/3352610

**Appeal Start Date:** 25/10/2024

**Deadline for Comments:** 29 November 2024

She encouraged members to review the materials and consider whether any additional comments should be submitted, any representations made will be shared with the appellant and will be taken into account by the Inspector in their decision-making process. This item will appear on the next planning agenda for discussion.

**Note:** No resolutions were made at this agenda point. Matters raised will be noted for future reference or inclusion on the agenda of a subsequent meeting as appropriate.

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

50/24/00049/JMS

**Proposal:** Erection of a garden building with covered deck area.

**Location:** Lands End Farmhouse, Lands End, Heath House, Wedmore, Somerset, BS28 4UQ

**Applicant:** Mr S Mewes

Wedmore Parish Council Planning Committee

Signed:

Date:

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.**

50/24/00055/JMS

**Proposal:** *Erection of a detached garden room, on site of existing outbuilding (to be demolished).*

**Location:** *Vale View, Coldnose, Bagley, Wedmore, Somerset, BS28 4TG*

**Applicant:** *Ms M Locke*

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.**

50/24/00065/JMS

**Proposal:** *Change of use of agricultural buildings to 2no. dwelling houses and associated building operations (amendment to prior approval 50/23/00010)*

**Location:** *Elm Tree Farm, Westham, Wedmore, BS28 4UY*

**Applicant:** *Hugh Sexey's Hospital*

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.**

50/24/00066/AGE

**Proposal:** *Erection of a dwelling.*

**Location:** *Barn North of, Wells Way, Heath House, 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.**

Wedmore Parish Council supports the application for the two-storey self-build dwelling at Barn North of Wells Way, Heath House, 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.

50/24/00068/JMS

**Proposal:** *Erection of a two-storey extension to the south and north elevations, raising roof height of and conversion of garage to living accommodation and installation of dormer windows to the north and south elevations and roof lights to north, south and east elevations.*

**Location:** *Paradise Barton, High Street, Blackford, Wedmore, Somerset, BS28 4NN*

**Applicant:** *Mr Reed*

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 wishes to express its strong concerns regarding the proposed erection of a two-storey extension at Paradise Barton. We believe that the scale and proportion of the building, coupled with the extensive use of glass, pose significant issues for the visual amenity of the surrounding area.

Landscape and Visual Impact: The proposed extension's size and design, particularly the large expanses of glass, are likely to have a detrimental impact on the visual character of Blackford. The parish council are particularly concerned that the scale of the extension, as presented in the application, risks creating an overbearing presence that will disrupt the existing balance of the building and its surroundings. This could lead to a loss of the local character that defines the area, which is primarily composed of more traditional, less intrusive structures.

The extensive use of glass in the design raises concerns about the visual intrusion it may cause. This will result in stark contrasts with the more rural and understated aesthetics of the countryside. Such an approach is likely to draw attention to the building in a way that is not in keeping with the character of the High Street or the surrounding landscape. The proposed glazing would create a visual corridor towards the open countryside, leading to light pollution. The reflection and brightness from the glass will significantly alter the rural character of the setting. The parish council requests that if this application is granted then a lighting scheme should be submitted that 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.

50/24/00071/AGE

**Proposal:** Application to determine if prior approval is required for the conversion of an agricultural building to 1no. dwelling.

**Location:** Walnut Tree Farm, Heath House, Wedmore, BS28 4UJ

**Applicant:** Mr S Hole

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.**

50/24/00072/JMS

**Proposal:** Erection of a single storey extension to SE elevation to create a residential annexe.

**Location:** Mill Farm, Quab Lane, Wedmore, Somerset, BS28 4AR

**Applicant:** Mrs Banwell

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.**

50/24/00073/

**Proposal:** Erection of a single storey extension to South elevation and erection of a timber framed pergola to South elevation, on site of existing veranda (to be demolished).

**Location:** Pippins, Pilcorn Street, Wedmore, Somerset, BS28 4AW

**Applicant:** Mr G Stimpson

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.**

**Dates of upcoming meetings – Tuesday 12<sup>th</sup> November 2024 and Wednesday 27<sup>th</sup> November 2024**

**There being no further business the meeting was declared closed at 8:15 PM**