



WEDMORE PARISH COUNCIL

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

On Wednesday 27th November 2024 at 7:00pm

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

In Attendance: Lindsey Baker (Clerk)

The meeting was publicly advertised in accordance with the Public Bodies (Admission to Meetings) Act 1960, and no members of the public were present.

1. APOLOGIES FOR ABSENCE

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

Councillor Isobel 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

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

4. MATTERS ARISING AND INFORMATION FOR COUNCILLORS

- The Council received a letter dated 25 November 2024 from Somerset Planning - North Team regarding the amended outline planning application for the erection of 4 self-build dwellings on land to the west of The Cedars, Poolbridge Road, Blackford, Wedmore (Application No. 50/24/00054). The letter outlined updates to the red line boundary, the Design and Access Statement, and the Flood Risk Assessment. Councillors noted the amendments and expressed a consensus that their previously submitted comments remain valid. No formal decision was made at this time. The Clerk was asked to provide this feedback to the Planning Authority for their information.

5. PLANNING APPLICATIONS – TO BE CONSIDERED INCLUDING: -

- 50/24/00076**

Proposal: Erection of a part two storey, part single storey, extension to the North elevation.

Location: Durstons Field, Heath House, Wedmore, BS28 4UJ

Applicant: C/o Agent

The committee reviewed the following planning applications and resolved as follows:

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

Wedmore Parish Council notes the proposed addition of large floor-to-ceiling windows in the new extension as part of the submitted plans. In consideration of the local biodiversity and alignment with policies D20 and D26 of the Sedgemoor Local Plan and WED5 and WED7 of the Wedmore Neighbourhood Plan, we respectfully request that a lighting condition be attached to this application to mitigate potential impacts on local wildlife, particularly bats, this would also be in line with National Planning Policy Framework (NPPF) paragraph 180.

The proposed development is situated in a rural area where preserving dark skies and reducing light pollution are crucial for wildlife conservation, as outlined in the Neighbourhood Plan's design and environment principles. We recommend that the condition ensures the use of bat-friendly lighting solutions, such as low-level, warm-spectrum lighting, and limits upward light spill to safeguard these important species.

Wedmore Parish Council Planning Committee

Signed:

Date:

- **50/24/00081**

Proposal: Erection of a single storey extension to the front, demolition of outbuildings to the rear and erection of single storey extension to the rear

Location: 5 Quab Lane Close, Wedmore, Somerset, BS28 4AT

Applicant: AD&M

The committee reviewed the following planning applications and resolved as follows:

RESOLVED: A 'NO OBSERVATION' Comment was submitted to the Portal for Somerset Planning North by The Clerk.

ACTION: The committee instructed the clerk to submit the agreed responses to the planning authority by their respective deadlines:

- **Application 50/24/00076:** 12th December 2024
- **Application 50/24/00081:** 6th December 2024

Date of next meeting – TBC

There being no further business the meeting was declared closed at 19:08PM