

WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 11 Wyvern Mews, Weston-super-Mare, BS23 3GZ.
Email clerk@wembdon.org Telephone 07741 461982

Minutes of a meeting of Wembdon Parish Council Planning Committee that was held at Wembdon Village Hall on 10th June 2019 that commenced at 6.45pm when the following business was transacted.

Present: Cllrs P Major, D Gliddon, L Edwards, M Phillips, and M Solomon.

The Clerk: Tony Jay

10/19 To receive any apologies for absence.

Apologies were received from Cllrs A Reed and R Webber.

11/19 To receive declarations of any pecuniary, prejudicial or personal interests on items relating to this agenda.

There were no declarations of interest.

12/19 To approve as a correct record the minutes of the meeting of the Planning Committee held on 15th April 2019.

It was resolved to approve the minutes (3 in favour, 2 abstentions as not present at the meeting).

13/19 To consider the following planning applications:

23/19/00002/DD. Land to the South of Quantock Road, Bridgwater. Hybrid (full and outline) application. Full application for the erection of 113 dwellings, formation of signal controlled access off Quantock Road with associated infrastructure, landscaping and open space (phase 1). Outline application with all matters reserved for the erection of up to 240 residential dwellings with associated infrastructure, landscaping and open space (phase 2).

It was unanimously resolved that there are some issues with the submitted plans, and the Council objects strongly, with the following comments:

TRAFFIC GENERATION AND ROAD SAFETY

That all road infrastructure improvement works be completed before the development is allowed to commence, including:

1. Planned improvements to Quantock Road / Homberg Way (Whitegates) roundabout
2. The light-controlled junction between the developments south and north of Quantock Road
3. All other infrastructure works and road safety measures to improve A39 Quantock Road

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We note that the spinal Road through the proposed development will also provide access to the proposed school on the adjacent site, and that approximately 48 houses will front onto the road. There will be significant school traffic, which will cause conflict with local traffic, particularly in the morning peak. This road needs to be adequately designed, with off-carriageway parking for visitors.

With the increase of traffic on Quantock Road as a result of the West Bridgwater development, and queues backing-up from the proposed traffic lights, there is likely to be an increase in rat-running through Skimmerton Lane. In the interests of road safety, both halves of Skimmerton Lane should be made one-way towards the A39, i.e. no entry from the A39. This should be considered experimental during the construction phase, with a view to making it permanent in the long term.

SUSTAINABLE TRANSPORT

Other than the junction with the A39, there are no connections between the proposed development and the existing traffic-free cycling network in Bridgwater. Equally, there is no provision for off-road cycling within the development. There should be a safe cycling route along the south side of Quantock Road to the Whitegates roundabout, and the existing PROW to the south should be upgraded to a pedestrian / cycle way. Both of these should be secured by a s106 agreement. All the off-road paths within the development should be for shared use.

The connection between the proposed development and the PROW to the south appears to be a narrow path between high rear-garden fences. This is undesirable, as it can lead to anti-social behaviour. In the interest of public safety the layout should be re-designed, and re-routed if necessary, so that the connection is more open, and over-looked.

There should be safe and adequate pedestrian and cycle access to the proposed school on the adjacent site.

ENVIRONMENTAL IMPACT

We would expect a formal condition, and schedule of works, to regulate working times and possible noise and dust pollution during the construction phase.

14/19 To note planning decisions

51/19/00004. 29 Wembdon Rise, Wembdon, Bridgwater, Somerset, TA6 7PN. Erection of a two storey and single storey extension to rear (West) elevation and an additional first floor window to (North West) elevation. **GRANTED.**

51/19/00006. 29 Wembdon Rise, Wembdon, TA6 7PN. Erection of a detached double garage to rear (West) of the site and demolition of existing garage. Widening of existing access to front (East) and redevelopment of existing parking area. **GRANTED.**

51/19/00007 134 Wembdon Hill, Wembdon, TA6 7QB. Erection of a two storey extension to side (East) elevation on site of existing shed (to be demolished) and single storey flat roof extension to rear (North) elevation. Formation of rear patio terrace and porch to front (South) elevation (amended scheme) **GRANTED.**

51/19/00008. 8 Risedale Close, Wembdon TA6 7QD. Erection of first floor extension above existing rear kitchen and erection of single storey extension to rear (West) elevation. **GRANTED.**

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51/19/00009. The Cider Barn, Moores Lane, Wembdon TA5 2BB. Application for non-material amendment to planning permission 51/18/00011 (Erection of a single storey extension to rear (SE) elevation to allow for an adjustment to the approved kitchen window and an additional kitchen window. **GRANTED.**

The decisions were noted

End of minutes.