

WEMBDON PARISH COUNCIL

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Minutes of a meeting of Wembdon Parish Council Planning Committee that was held at Wembdon Village Hall on 9th March 2020 that commenced at 6.45pm when the following business was transacted.

Present: Cllrs L Edwards, M Phillips, A Reed, M Solomon, D Claydon and R Webber.

District Cllr I Dyer arrived at 6.55pm
Locum Parish Clerk: Sally Diaz.

Two members of the public spoke regard two of the applications on the agenda.

In the absence of the planning committee Chairman Cllr P Major, Cllr M Solomon chaired the meeting.

10/20 To receive any apologies for absence.

Cllrs P Major and D Gliddon.

11/20 To receive declarations of any pecuniary interests on items relating to this agenda, which have not been previously declared in the Councillors register of interests.

Cllr Webber declared an interest in item 51/20/00003.

12/20 To approve as a correct record the minutes of the meeting of the Planning Committee held on 24th February 2020.

It was unanimously resolved to approve the minutes from the Planning Committee meeting held on 24th February 2020. The Chairman signed the minutes.

13/20 To consider the following planning applications:

51/20/00003. Moores Barn, Moores Lane, Wembdon, TA5 2BB. Erection of detached garage/store room.

It was resolved to support this application but to ensure that the materials are in keeping with the area (5 in favour. 1 abstention).

Planning application 51/20/00006 was debated at the meeting of the Parish Council Planning Committee on 24th February 2020. Following this planning meeting new information has been received regarding this planning application. Four members of the Parish Council Planning Committee have requested that this application be debated again.

51/20/00006. 2 Lyndhurst Crescent, Wembdon, TA6 7QG. Erection of a two storey extension to rear (North) elevation, erection of a replacement porch to front (South) elevation and installation of an additional dormer to South elevation.

It was unanimously resolved to object to this application as the extension is overbearing in terms of scale and loss of sunlight to the neighbouring property.

Signature of Chairman

51/20/00008. 14 Wembdon Rise, Wembdon, TA6 7QZ. Erection of a two storey extension to side (SE) elevation and erection of a single storey extension to rear (NE) elevation on site of existing side and rear extensions to be demolished.

It was resolved to object to this application on the following grounds (5 in favour. 1 abstention):

The proposal to remove large sections of the front Wembdon stone boundary wall is in direct contravention of policy WB1 of the adopted Wembdon Neighbourhood Plan and does not mention reusing the stone elsewhere in the application.

Unrestricted parking is allowed on this section of Wembdon Rise and whilst the application claims to provide three spaces it will remove two of the road spaces. Exiting the property will have limited visibility due to the height of the wall and causes safety concerns for pedestrians and other vehicles.

The proposal is to extend the house to the boundary of the adjacent property and includes a plan which intimates that a similar extension has been previously constructed in the other half of the semi-detached property. This drawing is inaccurate, and the other half of the property maintains a narrow pathway between the house and the boundary fence. We strongly oppose the house extension right to the boundary wall as this creates issues with construction and subsequent maintenance of the wall. It will also create an overbearing structure on the boundary line which will have a major effect on the adjacent property.

The proposed extension to rear of the property will seriously impact the level of sunlight in both the garden and the interior of the adjacent property.

There is no direct vehicular access to the site at the front and there are three garages to the rear, one is owned by the owner. A construction plan would need to be submitted to store equipment and materials and consideration for delivery and where skips would be placed as this could create major problems for residents of Vicars Lane, Orchard Lane and Wembdon Rise and the local road network especially during the school run period.

Other properties in the area have been extended but the proposed development is overbearing in scale.

14/20 To note planning decision.

51/19/00030. 53 Church Road, Wembdon TA6 7RR. Outline planning permission with all matters reserved for the erection of three dwellings. **WITHDRAWN.**

The decision was noted.

The meeting ended at 7.25pm

Signature of Chairman