

# WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 13<sup>th</sup> March 2023 that commenced at 6.45pm when the following business was transacted.

Present: Councillors D Claydon, L Edwards, M Phillips, A Reed and M Solomon.

In the absence of the Planning Committee Chairman Councillor M Solomon chaired the meeting.

7/23 To receive any apologies for absence.

Apologies were received from Councillors D Gliddon and P Major.

8/23 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.

Councillor Phillips declared an interest in planning application 51/22/00035.

9/23 To approve as a correct record the minutes of the meeting of the Planning Committee held on 30<sup>th</sup> January 2023.

It was resolved to approve the minutes as a correct record (4 in favour, 1 abstention as not present at the meeting).

The Chairman signed the minutes as being a correct record of the meeting.

10/23 To invite public speaking.

Two members of the public spoke regarding planning application 51/22/00035 immediately before it was discussed.

11/23 To consider the Parish Council's response to the following planning application.

51/23/00002. The Tower, Downhall Drive, Wembdon, TA6 7RT. Erection of ancillary log cabin on site of existing (to be demolished).

It was unanimously resolved to object to this application because:

- the applicant has failed to comply with Local Plan Policy D12, in that the justification required by the penultimate paragraph of D12 has not been provided.

- the red line drawn on the plans does not meet the public highway - the applicant does not own the land over which he needs rights of access as specified in the planning application.

- we do not believe that the applicant has taken any steps to find out the owners of that land.

- we do not believe that the applicant has served the appropriate notices on the owners of that land.

- the applicant has not provided the appropriate certificate B, C or D with his application.

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If planning permission were to be granted for this proposal, we would wish to see conditions attached, as required by Policy D12, which make it clear that the cabin is not to be used as a separate dwelling: including:

- the cabin is to be occupied only by a family member or paid carer in conjunction with the resident(s) of the main dwelling.
- the permission only applies only while it remains under the same ownership as the main dwelling.
- the land adjacent to the cabin is not to be used for the parking of vehicles.

Councillor Phillips left the meeting.

51/22/00035. Land to the North West of Waldrons Lane, Wembdon. Change of use of agricultural land to dog training, including the erection of training shed, equipment store, fencing, parking provisions and landscaping.

It was unanimously resolved to object to this application on the following grounds:

- in the supplied Transport Statement, the applicant has failed to provide any calculation of the additional traffic using Waldrons Lane, based on the daily and weekly timetables of the business. As a result, we are unable to comment on the impact of that traffic on its passage through Perry Green or on the narrow Waldrons Lane.
- with reference to Policy D20 of the Local Plan, we would expect to see an assessment of the species present on the site, and the production of an Environmental Impact Assessment.

It was noted that this business is already in operation so this should be classified as a retrospective planning application.

12/23

To note planning decisions made by Sedgemoor District Council.

51/22/00023/AGE. 23 Oak Apple Drive, Wembdon, TA6 3UW. Erection of car port to the North East elevation (Retrospective). Refused.

51/22/00040/SP. 9 Booth Way, Wembdon, TA6 7AL. Erection of a single storey extension to the North elevation with external alterations. Granted.

51/22/00038/AGE. 48 Greenacre, Wembdon, TA6 7RF. Erection of detached garage/ workshop on site of existing (to be demolished). Granted.

51/22/00005/AGE. 39, Church Road, Wembdon TA6 7RP. Erection of bungalow partially on site of existing garage (to be demolished). Withdrawn.

The planning decisions were noted.

End of minutes.