

# WEMBDON PARISH COUNCIL

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Minutes of a meeting of the Wembdon Parish Council Planning Committee held at Wembdon Village Hall on 29<sup>th</sup> January 2024 that commenced at 7pm when the following business was transacted.

Present: Councillors P Major (Chairman), L Edwards, D Gliddon, M Phillips and A Reed.

- 7/24 To receive any apologies for absence.  
Apologies were received from Councillor D Claydon.
- 8/24 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.  
There were no declarations of interest.
- 9/24 To approve as a correct record the minutes of the meeting of the Planning Committee held on 8<sup>th</sup> January 2024.  
It was unanimously resolved to approve the minutes as being a true record of the meeting.
- 10/24 To invite public speaking.  
Two members of the public spoke about the planning applications.
- 11/24 To consider the Parish Council's response to the following planning applications.

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 not to support the Appellant's case. The narrow Waldron's Lane leads only to farmland and to two businesses, of which the Appellant's is one. It is in a poor state, and since the Planning Application was made, its condition has deteriorated to the extent that the Highways Authority has formally closed it. All traffic to Waldron's Lane goes through the small hamlet of Perry Green. Only narrow two lanes provide access to Perry Green, both of which frequently flood. All three lanes have few passing places, and the roadside verges, where they exist, are being damaged by vehicles. The location of the Appellant's business is not a suitable one for the level of traffic which the business will generate.

We note that in Appendix D of the Appellant's document pack, the scale of the business and its aspirations appear to have changed since the original application, and that the level of business described and proposed implies a much higher number of vehicle movements than originally described.

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51/23/00026/POA. The Barn, Grange Farm, Moores Lane, Wembdon TA5 2BB. The occupation of "The Barn" with an unrestricted residential use, together with the retention of its own curtilage.

It was unanimously resolved to support this application because:

- It's an existing red sandstone building, with no alterations proposed, therefore it meets design standards under Wembdon Neighbourhood Plan (NP) Policy WB1 and Sedgemoor Local Plan (LP) Policy D2.
- Despite the reason given for the previous conditions, it is apparent from the plans that approx. 40-50% of the total curtilage is being allocated to the Barn.
- It's a two-bedroom property, for which NP Policy WB3 requires two parking spaces. It appears to be possible to fit 3 standard spaces into the area indicated on the supplied drawing, without encroaching on the turning area.
- Of the current six parking space, that leaves four for the main house.
- There appears to be an adequate turning area, thereby complying with Somerset Council's parking standards.
- Any potential for overlooking from the first floor window in the house could be easily mitigated and the amenity areas are separate. They are separated by a stone wall and gated fence, protecting residential amenity and complying with LP Policy D25.

End of minutes.