

Henstridge Parish Council

Planning Clerk: Tracey Watson, Westcombe House, 48, Bowden Road,
Templecombe, Somerset, BA8 0LF, Tel/Fax: 01963 370388
e-mail HenstridgePC@aol.com

Approved minutes of Henstridge Parish Council's Planning Committee held at
the Henstridge Village Hall Lounge on Monday 12th February 2007.

Present

Councillors: : Mr Hill (Chair), Mrs Barton, Mr Heath, Mrs Moody, Mr Vincent.

Clerk: Mrs Watson.

Meeting commenced at 6.53pm.

There were 4 members of the public in attendance.

1. Apologies.

Apologies had been received from Mr Symcox, and Mrs Courtenay due to illness.

2. Declarations of Interest.

There were no declarations of interest.

3. To approve as a correct record the minutes of the previous meeting held on 22.01.07 (Any amendments necessary to be received on the night).

A typo was pointed out in section 4. application 06/04595/FUL address should read 'Copse House not 'Copes House'.

In section 7. An inaccuracy was corrected in that the aerial photograph reviewed was dated 1999 not 1990.

RESOLVED: It was proposed and agreed to approve the minutes with the inclusion of the above amendments.

4. To consider the following planning applications:

07/00009/LBC Repairs and alterations to store to form wet room, re-roofing
and repairs to garage. (GR 372439/119815) Post Office House
High Street Henstridge Templecombe Somerset BA8 0QZ.
J Le Sueur.

The plans were not available, although most members recalled viewing the plans in circulation. The Chair outlined the proposal from memory, which included the conversion of an existing shed to a wet room and the repair of the garage. It was agreed that the application location at the rear of the building through gates, could not be viewed from the High Street and no comments had been received from residents of neighbouring properties. In general the application was felt to be a non-contentious improvement and members acknowledged that as a listed building the application would be largely considered on the views of the conservation officer.

RESOLVED: It was proposed and agreed to recommend approval of the Application.

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07/00323/FUL The erection of four 2-bedroom terraced houses with 6 parking spaces and a further 2 parking spaces to serve 1 Vale View (Revised Application). (GR: 372300/120089) Land Adjoining 1 Vale View, Shaftesbury Road, Henstridge, Somerset BA8 0PS. Mr J Truman.

Members noted that there were no significant differences to the original plans except the change of the provision of 2 designated spaces, of the eight total, for 1 Vale view. Concerns were expressed that this in effect reduced the spaces provided for the 4 two bedroom houses for 2 per dwelling to 1.5. and it was acknowledged that there was no more space on the site for any more parking. There was some confusion as to the Committees' previous recommendation and the Clerk clarified the previous recommendation of refusal, which members decided to repeat.

RESOLVED: It was proposed and agreed to recommend refusal of the application on the grounds of: -

- **Over development of the site as this application for 4 dwellings seems to retain the footprint of the permitted outline application for 3 dwellings.**
- **The loss of 2 car parking spaces.**

07/00567/FUL Alterations to access. The erection of a conservatory and single storey extension to dwellinghouse. (GR 372053/120177) Ash End Cottage, Ash End Henstridge, Somerset, BA8 0PW. Chris Legge.

The Chair outlined the application and asked for members comments and views. Members acknowledged that the small property requires extension although concerns were raised at the close proximity of the proposed extension to the boundary with 'Rose Villa'. The windows in the single story extension were noted to be velux and no comments had been made to the Parish Council by the residents of 'Rose Villa'. A further concern was expressed as to the adequacy of the turning area on to the A357, an issue which members felt would be addressed by highways. There was further discussion with regard to the proposal to fence the roadside boundary and whether this would encroach on the existing highway.

RESOLVED: It was proposed and agreed to recommend approval of the application subject to approval by highways of the road side fence line and the turning circle.

07/00505/FUL The erection of a bungalow to replace existing mobile home. (GR 375124/120933) Land At Henstridge Airfield, The Marsh Camp Road, Henstridge, Somerset BA8 0TN. Losan Ltd.

The meeting was adjourned for open forum and member of the public given the opportunity to speak. On reconvening members considered the difference between a temporary and permanent building in an open landscape situation and were referred to District Councils landscape architects response in relation to the application and as a domestic structure the proven need for this. Further reference was made to planning policy, page 13 of PPS7, which details the need for a building in open countryside to be assessed based on proven need and the fact that no supporting list had been submitted in this respect. Members were concerned to see that the proposed bungalow

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was separate and set back from the main buildings and its efficiency in terms of site security was questioned in this location. Most members acknowledged the need for the application but concerns at the proposed location in terms of effectiveness in site management prevailed.

RESOLVED: It was proposed and agreed to recommend refusal of the application on the grounds that: -

- The location of the proposed bungalow is so far from the buildings in use on the site.
- The application does not comply with the planning policy requirements to provide evidence of a proven need for a permanent dwelling on the site.

5. Recent SSDC AE Decisions.

06/03949/FUL The Sale Storage & depolution of motor vehicles. (GR 374824/120272) Land at Henstridge Airfield Grid ref 375388 120545, The Marsh Road, Henstridge, Templecombe, Somerset. David Nurse (Building Consultant)
Permission Granted

06/01026/FUL Conversion of house and outbuildings into 3 No. dwellings and the erection of 2 No. cottages Church Farm, Church Street Henstridge, Somerset BA8 0QE. (GR372257/119735). Mr & Mrs A Raymond.
Permission Granted

06/04576/FUL The erection of a permanent airfield control building (GR 375124/120933) Land At Henstridge Airfield The Marsh Camp Road Henstridge Templecombe Somerset BA8 0TN. Losan Ltd.
Permission Granted

06/04519/FUL The erection of a first floor extension to dwellinghouse. (GR371759/12809) Elm Farm Common Lane, Yenston BA8 0NB. Mr & Mrs R Hunt.
Permission Granted

06/02597/FUL The erection of a workshop (GR374058/120174), Westree Co Marsh Lane Henstridge Templecombe Somerset BA8 0TG.
Westree Company.
Permission Granted

06/04710/FUL/ 06/04709/LBC Alterations and extension to dwellinghouse. (GR: 373496/120347) Higher Marsh Farm Marsh Lane Henstridge Templecombe Somerset BA8 0TQ. Mr And Mrs David Price
Permission Granted

6. Area East and Regulation Committee Agenda items.

The Clerk advised that item 14 on the agenda, which will be circulated to members, refers to Henstridge Parish. This includes details of the appeal on the following application, which has been allowed.

06/00612/FUL Erection of 6 no. 3 bedroom dwellings & 8 no. 1 bedroom dwellings. GR 372361/119519. Land at woodhayes, Henstridge BA8 0RZ. South Somerset Homes Ltd.

7. Appeals and matters of report from previous applications as listed: -

- a. To advise that in accordance with the Planning Committee terms of reference the Clerk has sent a copy of the full minutes for the applications concerned to Ward members, as notification has been received of an

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intention to delegate the granting of Planning permission for
applications:-

- 06/01026/FUL** Conversion of house and outbuildings into 3 No. dwellings and the erection of 2 No. cottages. Church Farm, Church Street Henstridge, Somerset BA8 0QE. (GR372257/119735). Mr & Mrs A Raymond.
- 06/04576/FUL** The erection of a permanent airfield control building (GR 375124/120933) Land At Henstridge Airfield The Marsh Camp Road Henstridge Templecombe Somerset BA8 0TN. Losan Ltd.].
- 06/03949/FUL** The Sale Storage & depolution of motor vehicles. (GR 374824/120272) Land at Henstridge Airfield Grid ref 375388 120545, The Marsh Road, Henstridge, Templecombe, Somerset. David Nurse (Building Consultant)
- 06/03604/FUL** Removal of existing farm buildings, erection of 14 new dwellings and formation of new vehicular access. (GR 372177 / 119675). Land and Out Buildings Church Farm Church Street Henstridge Templecombe Somerset BA8 0QP. Mcintosh Homes Ltd.

- b. To report a reply from Nick head (Planning Officer) to the Committees letter concerning a request for clarification as to the actual area of the site being amended and the reason for the amendment ref application:-

06/03604/FUL Removal of existing farm buildings, erection of 14 new dwellings and formation of new vehicular access. (GR 372177 / 119675). Land and Out Buildings Church Farm, Church Street Henstridge Templecombe Somerset BA8 0QP. Mcintosh Homes Ltd.

Copies of the e-mail reply had been provided to members and it was felt that the reply answered the Committees question in terms that the amenity land is not included in the area of the development.

- c. To report and receive further instruction reference amended plans received for information only, concerning planning application: -

06/03604/FUL Removal of existing farm buildings, erection of 14 new dwellings and formation of new vehicular access. (GR 372177 / 119675). Land and Out Buildings Church Farm, Church Street Henstridge Templecombe Somerset BA8 0QP. Mcintosh Homes Ltd.

Concerns were expressed that this was now the second set of amended plans received for information only on this and there was potential for important or detrimental changes to go unnoticed. Members felt there to be no significant change in the alteration to the site access. The Chair drew the Committees attention to the proposed conditions of the application with regard to drainage and parking:

10. No part of the development hereby permitted shall be commenced unless foul and surface water drainage details to serve the development, have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational

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before the development hereby permitted is first brought into use. Such details shall ensure the prevention of the discharge of surface water onto the highway. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

17. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

RESOLVED: There was general agreement to instruct the Clerk to write to the planning officer and request clarification:

- As to whether the proposed condition 17. precludes the use of the car parking spaces for those attending Church.
- As to whether it is intended for the highway to be adopted in the future.
- With regard to the terms for the future maintenance of the drainage system and with whom this responsibility falls.

The next meeting of Henstridge Parish Council's Planning Committee will be held at Henstridge Village Hall Lounge on Monday 26th February 2007 at 7.30pm.

The Meeting closed at 7.37 pm.