

# Henstridge Parish Council

Planning Clerk: Tracey Watson, Westcombe House, 48, Bowden Road,  
Templecombe, Somerset, BA8 0LF, Tel/Fax: 01963 370388  
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Approved minutes of Henstridge Parish Council's Planning Committee held at  
the Henstridge Village Hall Lounge on Monday 26th February 2007.

## Present

**Councillors:** Mr Hill (Chair), Mr Heath, Mrs Courtenay, Mrs Barton, Mr Vincent.  
Mr Symcox from 7.40pm

**District Councillor:** Mrs Wood.

**Clerk:** Mrs Watson.

Meeting commenced at 7.30 pm.

There were 4 members of the public in attendance.

### 1. Apologies.

Apologies had been received from Mrs Moody.

### 2. Declarations of Interest.

There were no declarations of interest.

During consideration of 07/00491/FUL Mrs Courtenay declared a personal interest which she did not consider to be prejudicial, as she remembered the Bealing's were one of her neighbours parents.

### 3. To approve as a correct record the minutes of the previous meeting held on 21/02/07 (Any amendments necessary to be received on the night).

**RESOLVED: It was proposed and agreed to approve the minutes.**

### 4. To consider the following planning applications:

07/00047/FUL           Erection of two storey extension and new driveway.  
(GR:372537/120078). Oak Vale Cottage, Blackmoor Lane,  
Henstridge BA8 0SN. Mr & Mrs R Miles. Amended plans.

The chair advised that the application had been approved. It was also noted that the extension had been reduced in size and was not so close to the boundary. With regard to the committee's previous recommendation it was noted that there were no windows at first floor level on the north facing elevation.

07/00491/FUL           The erection of a dwellinghouse with integral garage. (GR  
372437/120296) Land Adjoining the Shires, Shaftesbury Road,  
Henstridge BA8 0PT, Mr & Mrs P Bealing.

The Chair reminded members of their previous recommendation on the permission in place for a 3-bedroom house on the site. It was noted that this new application is for a larger house of 4/5 bedrooms with a 60sqm increase in footprint and which now includes the utilisation of the loft as living space. There was some confusion as the site location plan and plans & elevations drawings contradicted each other in terms of the site being extended to incorporate the pony paddock to the rear.

Mr Symcox arrived at the meeting and stated that he had no interest to declare.

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It was agreed that if it were the intention to incorporate the pony paddock within the residential curtilage there would need to be an application for a change of the use on the currently agricultural land. Consideration was given to the proposed ridge height and concerns were raised that as only a sketch had been provided, there was no way to assess how the proposed house relates to the surrounding properties in terms of height, although it was felt that it would certainly overshadow the adjacent bungalow. Negative comments were made in terms of the scale, appropriateness of the proposed materials at this location at the entrance to the village and the potential increase in traffic movements onto the A30. A majority of members were happy with the size of the proposed floor plan but had reservations at the height and pitch of the roof.

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

- That the site has expanded outside the original boundaries.
- Of over-development in terms that it is out of scale with the adjacent properties.

07/00455/FUL           Erection of an extension and alterations. (GR 372734/119690)  
Steelwell house, Steelwell Lane, Stalbridge, Somerset BA8  
0SE. S. Redman.

The Chair reminded members of the history of the site and outlined the proposal to construct a single storey extension on the 1.3 acre isolated site. When asked for their comments and views no issues were raised with regard to the application.

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

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.  
**Re-consider application.**

The Chairman explained that the application had come back to the Committee. The reason for this was that an opinion of a planning policy officer, concerning whether the application met the criteria for an on-site residence, was invalid. The applicant had pointed out that this had been prepared without seeing the supporting information provided, as this had not been put onto the SSDC website when the e-mail was written. The SSDC Planning officer had withdrawn this e-mail and had issued an amended application with additional information. The Clerk had taken advice that this was valid. He reminded the committee of their previous recommendation and requested that they disregard this and make their own judgement based on the information provided. The meeting was adjourned and members of the public given the opportunity to speak. On re-adjourning the Chair made reference to the criteria set in PPS7 in terms of demonstrating an established functional need for a dwelling in a countryside location: - (i) There is a clearly established *existing* functional need. (ii) The need relates to a full-time worker, or one who is primarily employed in the activity. (iii) The activity concerned has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so. (iv) The functional need could not be fulfilled by another existing dwelling on the site, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. (v) Other planning

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requirements, eg in relation to access, or impact on the countryside, are satisfied. It was noted that there is no reference made to the issue of the provision of security in PPS7 and reference was made in terms of other suitable accommodation on site to Airfield House, which is currently leased under airfield ownership.

The Chair suggested that members address the issue of need first and invited comments and thoughts. Members expressed opposing views concerning the need in terms of provision of security and also with regard to the profitability of the airfield and the possible need for the resident to seek additional employment.

The meeting was re-adjourned for further comment from members of the public.

On re-convening members were given the opportunity to re-consider their views on need and the viability of a further condition to a 106 was considered, that in the event of the airfield failing the dwelling would be demolished.

The Chair drew the discussion to a close by summarising the members comments as 3 agreeing that there was a proven need and 2 disagreeing.

The Chair initiated the consideration in terms of siting by summarising the location of the proposed dwelling and the applicant's aims in terms of siting.

The meeting was re-adjourned and further comment received from members of the public. On re-convening members were advised by the Chair that any previous reasons given for the siting of the temporary residence must be re-stated in terms of a permanent dwelling. Previous permissions in place on the site of the control building were noted along with the regulation committee's comments during consideration of 04/01382/FUL. Again members offered opposing opinions as to whether the landscape architect's preferred location was the least damaging, whether the residence should be located within the control building, as is the case at another local airfield and if alternative methods of security were suitable.

The Chair summarised the discussion with 3 members agreeing to the proposed site and 2 against.

**RESOLVED: It was proposed and agreed to recommend approval of the application subject to a 106 agreement that the occupation of the Bungalow is restricted to persons employed on a full-time basis in the operation of the airfield.**

## 5. Correspondence.

12/02/07	John Graham	To provide a response to letter regarding 06/03604/FUL Church Farm development.
Members reviewed the plans with regard to the mixture of facing materials and recalled the Architect's comment that they had been selected to blend with the mixture of materials represented in the village as a whole. The Council's previous comments and recommendation on the application were considered and as there was no mention of the plot in question members were unable to establish whether there was any deviation from approved plans. <b><u>RESOLVED:</u> There was general agreement to instruct the Clerk to write in reply to Mr Graham's letter in terms of the above comments and to advise that unless it is demonstrated that the build varies from the approved application there is no further action the committee are able to take.</b>		

## 6. Recent SSDC AE Decisions.

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

Permission granted

06/02415/S73          Application to vary condition no. 4 of decision notice 78840/B, dated 02/09/70, to include equestrian activity. (GR371759/121809) The Annexe Elm Farm Common Lane Yenston Templecombe Somerset BA8 0NB. Mr & Mrs R Hunt

Application withdrawn

**7. Appeals and matters of report from previous applications as listed:-  
There were no matters of report.**

**The next meeting of Henstridge Parish Council's Planning Committee will be held at Henstridge Village Hall Lounge on Monday 12<sup>th</sup> March 2007 at 6.45pm.**

**The Meeting closed at 8.35 pm.**