

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 March 2007.

Present

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

Mr Symcox from 6.55pm

Mrs Wood - District Councillor offered her apologies as she was attending a housing
need survey report at another local Parish.

Clerk: Mrs Watson.

Meeting commenced at 6.47pm.

There were 3 members of the public in attendance.

1. Apologies.

No apologies had been received.

2. Declarations of Interest.

Mrs Moody declared a personal and prejudicial interest in application 07/01006/S73
and stated that she would leave the meeting for consideration of the application. Mr
Vincent also declared a personal interest in the same application as the applicant is a
neighbour, he however did not consider his interest to be prejudicial and stated that he
would stay at the meeting and vote.

3. To approve as a correct record the minutes of the previous meeting held on 26.02.07 (Any amendments necessary to be received on the night).

Members were provided with a sheet detailing the proposed amendments as follows
and the Chairman suggested that the amendments be considered separately: -

Clerk

Change Mrs Symcox to Mr.

Mrs Barton

pg 150

There should be an apostrophe between the t & s of applicants

*There should be an apostrophe between the e & s of committees
the space should be removed from bed room*

pg151

First resolution over development should have a hyphen

Next para/application/discussion story should read 'storey'

*There is only one sentence: The Chair explained the circumstances.....additional
information.*

pg 152 Second sentence of discussion opposing should read 'opposing'

*Fifth sentence of same discussion applicants should have an apostrophe between the t
& s*

*Sentence beginning Again members.....architects in the last word there should be an
apostrophe between the t & s and in the same sentence lease should read 'least'.*

In the resolution for that discussion there should be a hyphen in full time.

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Apostrophes are missing from Architects, Councils and Grahams - they should all be between the last two letters of the words..

Mrs Courtenay

Last Line, Page 150: typing error. Please correct "on" to "no".

RESOLVED: It was proposed and unanimously agreed to correct the typos and grammatical errors.

Suggested changes/additions to the draft minutes

Mrs Courtenay

- 1. Declarations of Interest: add the word "Personal" before the interest Mrs Courtenay declared when she remembered the Bealings are one my neighbour's parents*

RESOLVED: It was proposed and unanimously agreed to correct the omission.

- 2. Page 151, last planning application: (07/0050/FUL) the Agenda/summons states "re-consider application".*

To be accurate the minutes should be corrected. It is inaccurate to record the Agenda Item made reference to the consideration of Amended Plans. It may be necessary to add a Post Meeting note.

Mrs Barton

*Next application title should not have Re-consider application crossed out and should be retained in bold as on the Notice of Meeting's Agenda **Re-consider application** and that the insertion Amended Plans should be removed. There was no discussion at the time regarding a need to make any amendment to the Agenda item's wording.*

It was felt that the minutes should stand as the published agenda. The Clerk suggested a post meeting note in explanation of this, however the Chair felt that this would be covered within the next suggested amendment.

RESOLVED: It was proposed and unanimously agreed to correct the omission.

The Chair actually made a much longer statement at this point and I request that what he said is reported in full.(intro to 07/0050/FUL)

The Chair asked why the request was being made to record the statement more fully given that the minutes are not recorded verbatim. Mrs Barton explained that her recollection was that the Chair's statement gave more detail, which she felt should be recorded, particularly regarding the fact that specific reference was made to having taken advice.

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

Some members expressed confusion whilst others questioned the need for further detail, which differed from previous minutes recorded. A majority of members expressed a wish to see additional detail with regard to the Chairman's statement in introduction of application 07/0050/FUL and the Chair offered the following statement:-

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"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."

The Clerk stated that the additional statement did not reflect her written notes in record of the meeting and proposed a post meeting note including the above statement. Members felt that the minutes should be amended.

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

4. To consider the following planning applications:

07/00921/S73 Application to remove condition 5 (Private/Domestic use of workshop) of permission 98/01810/FUL dated 1st October 1988 (GR 374715/120891). Bowbridge Farm The Marsh Camp Road Henstridge Templecombe Somerset BA8 0TF. Mr And Mrs J L Cook.

The Chair introduced the application to remove a condition for Private/Domestic use of the fairly large workshop.

The meeting was adjourned and members of the public given the opportunity to speak.

On reconvening members considered the possibility of the workshop in its isolated location, which is away from the farmhouse, being taken as commercial use. Further concerns were expressed at the potential future expansion and intensification of commercial use and it was felt that the narrow access lane was unsuitable for this.

RESOLVED: It was proposed and unanimously agreed to recommend refusal of the application on the grounds that access is difficult and usage of the workshop should be limited to private domestic use.

07/01006/S73 Application to vary condition No 4 of decision notice 78840/B dated 2.9.70 i.e. permitted occupation of dwelling to also include equestrian workers (GR371759/121809). Elm Farm Common Lane Yenston Templecombe Somerset BA8 0NB.

Mrs Moody left the meeting

The Chair reminded members of their recommendation of approval on a similar application 06/02415/S73. The number of horses to be stabled at the site was queried in terms as being excessive for personal use and it was understood that the stabling was for business use. No objections were raised to the application.

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

Mrs Moody returned to the meeting

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07/00756/FUL The erection of a conservatory to rear and a first floor extension to dwelling house (Revised Application) (GR 372504/119479). 37 Townsend Green Henstridge Templecombe Somerset BA8 0TT. Mr S Davies And Mrs D Smith.

The Chair advised that members had previously made representation on an application on this site and reminded them of their recommendation of refusal. It was noted that the previously granted extension had been changed to a conservatory of the same shape and that the 1st floor extension over the garage remained the same. Members felt that nothing had changed and were happy to repeat their previous recommendation on 05/01391/FUL.

RESOLVED: It was proposed and unanimously agreed to recommend refusal of the application on the grounds of the excessive scale of the proposed extension in relation to the footprint of the existing building and the visual impact on the neighbouring properties, particularly those at the rear. The committee wished to draw to the officer's attention the difficulty of construction in the area with reference to obstruction to the courtyard/access area.

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

The Chair reminded members of their recommendation of approval subject to approval by Highways of the roadside fence line and the turning circle on the original application. It was noted that both the extension and the conservatory had been reduced in size and therefore there was no need to change the access. As the proposed materials on the original extension were local grey random stone and reclaimed slate, members were disappointed to see that the proposed amended materials were block work with exterior render. This was not considered to be in keeping with the other buildings in the vicinity.

RESOLVED: It was proposed and unanimously agreed to recommend refusal of the amended application on the grounds that the proposed materials are unsuitable and differ from the original application in which they were listed as local grey random stone and roofing materials as per the existing building.

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, Templecombe, Somerset BA8 0TN. Losan Ltd. Amended Plans.

The Chair explained that this is the third time that members have been consulted on this application and apologised for any previous confusion. It was noted that the cover sheet appeared to be the same as that issued with the previous amended plans, with a date for recommendation of 1st March, however the date on the SSDC web site was understood to be 22nd March. The Chairman requested that members consider the information presented as a fresh application.

The meeting was adjourned and members of the public given the opportunity to speak.

On reconvening some members expressed an opinion that being consulted on so many amendments was unusual and a question was raised as to what amended plan

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members were being asked to consider. There was further extensive discussion as to whether members should make representation on the application, as they appeared to have been told during open forum that the information supplied was incomplete, as an amended section 106 agreement was not included. As members could not be sure that there would be any further consultation there was general agreement to consider the application. It was questioned whether the information provided was a new application and the Chair stated that it should be considered as such based on the extra information provided. Some members felt that their views in favour, which had been expressed at the previous meeting, had not been affected by the information provided. However the Chair felt that although he was still content that there was a need, his view had changed with regard to the location and he now felt that the proposed location was unsuitable from the point of view of providing security. Further concerns were raised that the application was contrary to policy and the viability of an airfield employee being on site on a 24 hours basis to provide security was questioned. The Clerk advised that she had been unsuccessful in obtaining a reply from the officer with regard to the current policy governing built development on the airfield. Reference was made to the possible interpretations of the wording of the Landscape Architect's comments, circulated with the previous amended plans, in terms of the proposed location of the bungalow being the "least obtrusive position". Further reference was made to the District Council's previous view that a mobile home on the site should be close to the control building and a question was raised as to whether the proposed location was close enough to the hangars to be an effective form of security.

It was proposed to recommend refusal of the amended application on the grounds that: -

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

The Clerk encouraged the Chair to separate the two reasons offered in terms of refusal.

It was proposed to recommend refusal of the amended application on the grounds that the application does not comply with the planning policy requirements to provide evidence of a proven need for a permanent dwelling on the site.

This part of the proposal failed, the other part was then considered.

RESOLVED: It was proposed and agreed to recommend refusal of the amended application on the grounds that the location of the proposed bungalow is so far from the buildings in use on the site and therefore fails to provide security being so far distant.

5. Recent SSDC AE Decisions.

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.*

Permission Granted

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6. Area East and regulation Committee Agenda items.

There were no items with reference to planning to report.

7. Planning development control issues as listed: -

**Higher Marsh House – Change of Use of barn for occasional functions
room. Marsh Lane, Henstridge Application Number 02/03403/COU**

**The Planning Committee writes to the Planning Department of South Somerset
District Council, copied to Mr James Meyer, Enforcement Officer and asks what
is the current status of the use of Higher Marsh Farm House barn as an
occasional functions room, as it would appear that the A30 highway
improvements required by the conditions laid down by the Appeal Inspector
have not been completed within the recommended timescale.**

Peter Hill

As the meeting had overrun the Chairman proposed that this item be deferred to the
next meeting.

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

The Meeting closed at 7.38 pm.