

Henstridge Parish Council

Planning Clerk: Tracey Watson, Westcombe House, 48, Bowden Road,
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Approved minutes of Henstridge Parish Council's Planning Committee held at
the Henstridge Village Hall Lounge on Monday 20th August 2007.

Present

Councillors: Mr Vincent (Chair), Mr Fitch, Mr Jarvis, Mr Nichols, Mrs Oswick, Mr Temperton, Mr Stobart. Mr White, Mr brighten & Mr Crocker from 6.50pm.

Clerk: Mrs Watson.

Meeting commenced at 6.46pm.

There was 1 member of the public in attendance.

1. Apologies.

There were no apologies.

Mr Crocker arrived at the meeting.

2. Declarations of Interest.

Mr Fitch, Mr Temperton & Mr White declared a personal interest in 07/01184/FUL as the application location is neighbouring to their properties. However they did not consider this to be prejudicial and would stay at the meeting and vote.

3. To approve as a correct record the minutes of the previous meetings held on 06/08/07 (Any amendments necessary to be received on the night).

The Clerk pointed out the Item 4. 07/03223/FUL The Chairman explained that the Clerk had sought some clarification "for" the officer, should be "from".

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

4. To consider the following planning application:

07/03552/FUL Conversion of existing building & builders yard into a dwelling & garden. (GR 372491/119536) Land rear of Woodhayes House, High Street, Henstridge, Templecombe, Somerset BA8 0RF.

The Chair introduced the application as a re-application of lapsed approval 00/02133/FUL, a proposal to convert and extend an existing building into a chalet bungalow. The materials were understood to be render painted in light buff and grey slates with red hip and ridge tiles. There were no dimensions offered in terms of the footprint of the building which seemed large in relation to the site, with the rear elevation right on the boundary. Members reviewed the plans, the Clerk confirmed that no comments had been received from residents of neighbouring properties and it was noted that there were no comments from neighbours on the SSDC web site at this point. Members were mindful to support the application as it had been previously approved. The Chair pointed out that this application is slightly larger than the previous approval but does not seem to affect anyone.

RESOLVED: It was proposed and unanimously agreed to recommend approval of the application on the basis that no comments have been received from neighbouring residents and that this is a re-application of a lapsed approval.

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07/03541/FUL Erection of a two storey extension, double garage & new access. (GR 374499/121166) Hardings Bungalow, The Marsh Camp Road, Henstridge, Templecombe, Somerset. Mrs & Mrs D Barter.

The Chair outlined the proposal for a two storey extension, double garage and new access, the materials were understood to be stone and tiles to match existing. Members noted that the location of the garage seemed to conflict with the parking area of the previously approved industrial unit 07/01377/FUL and that the proposed access onto Camp road would be in addition to the current access which also serves the new industrial unit. Members noted that all the other residences in the area are single storey Bungalows and Mr Jarvis considered that he should declare a personal interest in the application, as his residence is a bungalow in this area. He understood that residences in this area had been kept to bungalows, which are low level and screened and he felt that this should be maintained and that any permission to increase the ridge level may set a precedent for future applications. Members understood that there was no 106 on the bungalow and the current access was considered to be perfectly adequate. The location of the proposed garage was queried as it did not seem to have any connection to the proposed access and the potential for future further subdivision of the site was discussed. Members reviewed the plans and noted that the proposed dormer to create a second story did not exceed the current ridge height. On this point Mr Jarvis no longer considered that he had a personal interest to declare.

RESOLVED: It was proposed and agreed to recommend refusal of the application on highways safety grounds over the creation of a new access on to Camp Road between the existing access and the A30.

07/03539/FUL Erect a first floor extension above a previous ground floor extension 3 St Nicholas Close Henstridge Templecombe Somerset BA8 0QN. Mr Matthew Williams.

The Chairman introduced the application as a proposal for a first floor extension which has 10m sq floor space, situated over an existing extension at the rear of the property. The materials were understood to be reconstructed stone and concrete interlocking tiles on roof as existing. The Clerk confirmed that no comments had been received from residents of neighbouring properties. Members noted that there are a number of such developments going on the area and were in favour of the application.

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

07/03303/FUL Erection of covered vehicle parking area with associated hard standing and fencing. (GR: 375198/119974) Newton Steel Stock Ltd Landshire Lane Henstridge Templecombe Somerset BA8 0SD. Newton Steel Stock Ltd. Amended plans.

The Chair advised members of the amendments as listed on the cover sheet:
Commitment to planting on the southern boundary
Closure of access gate on the eastern boundary except for emergency use and the use therefore of Camp Road access for entrance and exit of HGV's.

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Members were reminded of their previous recommendation of unanimous approval of the application and their suggestion that anything that can be done in terms of noise attenuation in relation to the adjacent office building is done. Me Jarvis pointed out that the Closure of the access gate on the eastern boundary except for emergency use and the use therefore of Camp Road access for entrance and exit of HGV's should not be seen as a planning gain as under condition of the previous approval the access mentioned should already be closed to HGV's and this traffic should be routed via gifted access across the airfield. Members felt that it was important for this access to be closed in view of accidents on Landshire Lane.

RESOLVED: It was proposed and unanimously agreed to recommend approval of the amended application and to draw to the officers attention that fact that under the terms of the previous permission the access gate on the eastern boundary should already be closed.

07/01184/FUL The construction of a nine hole golf course. (GR
374200/120790) Land Adjoining A30, The Marsh Camp Road,
Henstridge, Templecombe, Somerset BA8 0TF. Miss M V
Black. Amended plans.

The Chair advised that the amendment was in provision of a fold risk assessment and members were reminded of their previous recommendation of unanimous refusal of the application on the grounds that:

- The committee felt that the plans were incomplete as there was no clear identification as the means of access and further clarification is required from the District Council as to whether the proposed access is from the A30.
- Should the access be via the A30 it would cross over an existing bridleway on the North side.
- The need for the provision of a travel plan.
- Consideration should be given to closing the access from the trading estate to the end of Marsh Lane accessed from the A30.
- Consideration should be given to a condition that should the golf course cease to exist the land should to revert to agricultural use.

Members further reviewed the plans and noted that the access was via Marsh Lane as existing. Members expressed confidence in the new owner intentions to develop the area as a recreational facility and considered whether all the previous issues raised in refusal had been addressed in terms of adherence to SO 36. a). A proposal to suspend SO.36a) was made.

RESOLVED: It was proposed and agreed suspend SO 36.a) in terms of the resolution on amended application 07/01184/FUL.

Further consideration was given to the viability of the provision of a travel plan and the need for a condition that should the golf course cease to exist the land should to revert to agricultural use.

RESOLVED: It was proposed and agreed to recommend approval of the amended application and request a condition that should the golf course cease to exist the land should to revert to agricultural use.

Mr Fitch wished a record made of his abstention

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5. Recent SSDC AE & District Council decisions.

07/01398/FUL

The erection of a building and the use of land as a concrete batching plant including the storage of aggregates and parking of associated vehicles. (GR374826/120742) Lower Marsh farm, The Marsh Camp road, Henstridge, Templecombe, Somerset.

Permission granted

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

There were no items to report.

7. Correspondence.

03/08/07	John Sneddon	To receive a copy of e-mail to Simon Fox (Planning Officer) regarding 07/01398/FUL The erection of a building and the use of land as a concrete batching plant including the storage of aggregates and parking of associated vehicles.
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Copy of the e-mail concerned has been provided to members prior to the meeting and after further discussion there was general agreement that there was no further relevant action of the Parish Council.

The meeting closed at 7.35 pm.

The next meeting of Henstridge Parish Council's Planning Committee will be held at the Henstridge Village Hall Lounge on Monday 10th September 2007 at 6.45pm.

All items for inclusion on the agenda must be received by the Planning Clerk by 9.00am on Thursday 30/08/07 2007