

# Henstridge Parish Council

Clerk: Rachel Walker, Ashbourne House, Marsh Lane,  
Henstridge, Somerset, BA8 0TG, Tel: 01963 362937  
e-mail: [clerk@henstridgeparishcouncil.org.uk](mailto:clerk@henstridgeparishcouncil.org.uk)

---

Draft minutes of the Parish Council Planning Meeting held at the Henstridge Village Hall Lounge on Monday 22<sup>nd</sup> November 2010.

## Present

Councillors: Mickey Vincent (Chair), Pete Crocker, Jim Fitch, Adam Temperton, Paul White.

Clerk: Rachel Walker

There were no members of the public in attendance.

Dave Norris was welcomed to the meeting.

### 1. Apologies and to approve reasons for apology as seen fit.

Apologies had been received from Mr Jarvis, Mrs Oswick, Mr Symcox and Mr Stobart and the Council advised of the reasons for absence.

**RESOLVED: It was proposed and agreed to approve the reasons for apology as provided.**

### 2. Declarations of Interest.

There were no interests to declare.

### 3. To approve as a correct record the minutes of the previous meetings held on 08.11.10 (Any amendments necessary to be received on the night).

It was pointed out that late apologies had been received from Jean Oswick and that these had been added in to the minutes.

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

**RESOLVED: It was proposed and agreed to move to item 9 due to the attendance of Mr Norris.**

### 9. To receive a visit from Dave Norris, Development Manager, SSDC, with an opportunity for councillors to raise any questions/concerns they may have with the Planning Process.

Mr Norris introduced himself as the development manager. He provided a handout which he talked through which is attached to and forms part of these minutes. He explained that he is aware that Parish Council's believe that they are not listened to but that this is not the case as the process does not allow the Parish Council to be ignored. He added that the most current government advice is that Parish Council's should be involved from day 1 even before the application is officially validated. He advised that if the District believe the Parish's view is the wrong one, then they have to provide an explanation of this and that if the Parish Council and officer's views are contrary it has to go to the ward member and then the ward members are allowed to refer it to the Area Committee if they feel that this is more appropriate. He emphasised that applicants who have applied retrospectively have taken a risk that their

# Henstridge Parish Council

Clerk: Rachel Walker, Ashbourne House, Marsh Lane,  
Henstridge, Somerset, BA8 0TG, Tel: 01963 362937  
e-mail: [clerk@henstridgeparishcouncil.org.uk](mailto:clerk@henstridgeparishcouncil.org.uk)

---

application will not be successful and that the application has to be taken on its merits. He explained that the government have just put forward proposals that planning fees be higher for retrospective applications to encourage applicants to apply in the proper order.

He explained the place of Henstridge in the proposed core strategy, and clarified that local needs are to have a greater emphasis. Minimum densities have gone now, but density within Henstridge would not be allowed to be excessive. Mr Vincent raised the issue of car parking spaces and the lack of them within new developments, particularly where car parking is put within blocks. Policy in an area such as Henstridge should be that each dwelling should have two car parking spaces provided. The Clerk asked for clarification on the current policy for the number of car parking spaces and he clarified that for a three bedroom house would be two parking spaces. In a social housing development however, the provider will not be able to gain funds for provision of on site parking and therefore they have to provide the parking within the site as a whole. Mr Temperton highlighted the Fountain development as a private development having an inadequate level of parking but queried whether under the new LDF such a development would be allowed and Mr Norris confirmed that in the future more consideration would be given to the local need for parking and housing. Mr Fitch raised concerns over the local problems that can be created by tenants being moved into social housing into a village which has no facilities and limited transport. Any new development in Henstridge should primarily be for local people.

Mr Temperton raised the issue of retrospective applications and questioned the issue of an item being specifically raised in a previous application as something which is not allowed, and yet coming forward as a retrospective application having been done anyway. Mr Norris clarified that this would be considered to be a material concern and should be taken into account by the Parish Council in their consideration of the application.

Concerns were raised over the fact that people are being penalised for doing the right thing but Mr Norris explained that the District Council have to consider whether the application would have been approved if it had of been put through in the right way and consider whether it is reasonable to pursue an issue, particularly in terms of the financial aspects.

Mr Vincent queried the issue of applications for caravans to be put on pony paddocks and the ease which these are passed, and queried the criteria for this. Mr Norris advised that if a farmer wanted to put a touring caravan on their field to store grain in for a while, then they would not need to apply for this, as it would be facilitating the existing approved use of the land. If however you wanted to put a caravan on for residential use then you would have to make an application and justify whether this was for animal welfare purposes, security or so on. Previously there were a lot of agricultural dwellings put through and Mr Norris felt that the rewards are being reaped for this now as people are requesting that the tie ins are removed. The difficulty is that once a caravan is allowed then residential need has been accepted and sooner or later then a permanent dwelling is likely to be sought.

Mr Norris apologised for previous difficulties experienced by the Council with regard to amended applications and confirmed that the amendment process has now been tightened up and unless the amendment is extremely minor then amended plans with 14 days notice should be provided for consultation.

The consultation process is usually to neighbours who immediately adjoin the site unless it is a major application and notices are only put up in a conservation area or in respect of a major development.

The issue of development areas was raised, particularly in relation to the areas being changed between one plan and the next. Mr Norris explained that the problem with development areas is that they are not ideal but the idea is to prevent piecemeal developments throughout the country, and these are now on their way out with the LDF coming in as things are to be far

# Henstridge Parish Council

Clerk: Rachel Walker, Ashbourne House, Marsh Lane,  
Henstridge, Somerset, BA8 0TG, Tel: 01963 362937  
e-mail: [clerk@henstridgeparishcouncil.org.uk](mailto:clerk@henstridgeparishcouncil.org.uk)

more need based with the views of the village to be taken on board. For the smaller villages it makes it more flexible and should be seen as an opportunity.

Mr Temperton raised applications that have not been dealt with in the appropriate time span but where the applicant has gone ahead and built the development anyway. Mr Norris asked for details of specific developments in order that he could pursue this.

He explained to the Council the Certificate of lawful development as the legislation says that if you built something and didn't seek permission for it but no one notices it or raises issue with it for four years then you gain permission by default. Change of use occurs after 10 years in these circumstances. However, he emphasised that this is not something that the Council are permitted to pass comment on as it is a factual issue supported by legislation..

The Clerk queried the availability of S106 money and Mr Norris advised that he would pass the query on to the appropriate person.

Mr Norris was thanked for giving up his time and left the meeting.

#### **4. To consider the following planning applications – there are not any applications to consider.**

#### **5. Area East agenda items.**

There were no items to consider.

#### **6. Recent SSDC AE Decisions.**

The following decisions were reported:

10/03853 /LBC	Alterations and conversion of existing garage into additional living accommodation	Higher Marsh Farm, Marsh Lane, Henstridge,	<b>Permission granted</b>
10/03855 /FUL	Replacement of concrete implement shelter with timber framed 5 bay parking barn and formation of new openings for doors and windows in former milking parlour	Templecombe BA8 0TQ Mr & Mrs John Whicher	<b>Permission granted</b>

#### **7. Report of appeals received for consideration at future meetings.**

There were no appeals to report.

#### **8. Matters of report from previous applications.**

There were no matters to report.

**The next meeting of Henstridge Parish Council's Planning Committee will be held at the Henstridge Village Hall Lounge on Monday 6<sup>th</sup> December 2010. All items for inclusion on the agenda must be received by the Clerk by 9.00am on Thursday 25<sup>th</sup> November 2010**

**The meeting closed at 8.15pm.**