

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 24th September 2007.

Present

Councillors: Mr Vincent (Chair), Mr Stobart, Mr Day, Mr White, Mr Jarvis, Mr
Fitch, Mr Symcox & Mr Temperton.
Mr Everill from 6.50pm

Clerk: Mrs Watson.

Meeting commenced at 6.45 pm.

There were 7 members of the public in attendance.

1. Apologies.

Apologies had been received from Pete Crocker & Paul Brighten.

2. Declarations of Interest.

Mr Day declared a personal and prejudicial interest in 07/04134. Mr Temperton and
Mr Fitch also declared a personal interest in this application as a neighbouring
property.

3. To approve as a correct record the minutes of the previous meeting held on 20/08/07 (Any amendments necessary to be received on the night).

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

4. To consider the following planning applications:

07/04102/FUL Erection of porch to front and conservatory to rear of
dwellinghouse (GR: 372914/119483) Southmead Manor
Southmead Lane Henstridge Templecombe Somerset BA8 0RJ.
Mr Peyton.

The Chairman introduced the application and confirmed the materials for both the
front porch and rear conservatory as glass and white PVC on stone block base.
Members had no further comment to make.

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

Mr Everill arrived at the meeting and stated that he had no interests to declare.

07/04134/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. (GR 374826/120742) Lower Marsh
Farm The Marsh Camp Road Henstridge Templecombe
Somerset BA8 0TF Andrew Hopkins Concrete Ltd.

The Chairman read out the Officers comments regarding the reason for this new
application. It was understood that there were no direct changes to the layout etc. over
and above those previously approved by members and that reason for the re-

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submission is a legal challenge by a third party to the previous decision based on the proper consideration of the policy ME/HENS/1. Further to this it was understood that the District Council are not admitting to having misrepresented the policy, however the applicant has submitted the application to cover himself.

The Chairman reminded members of the relevant policy: *-ME/HENS/1 Because of its remote, countryside location, permission will not be granted for further development at Henstridge Airfield that would unacceptably intensify the level of activity or materially add to built development.*

Members were then asked to decide whether they felt that their recommendation on 07/01398/FUL stood, in that they had offered the local view on the proposal and if they wished to make comment on adherence to planning policy or whether it was more appropriate for this to be left to the District Council.

Members felt that their previous decision on 07/01398/FUL should stand and it was pointed out that the application was within the area marked as a development zone on the local plan.

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

When reminded of his declaration Mr Day took no part in the consideration of the application and abstained from voting. Mr Fitch requested a record made of his vote against the proposal.

07/04047/FUL Demolition of existing buildings and the erection of 12 dwellings with garages (GR 372199/120197)
Precision Clutch Centre Shaftesbury Road Henstridge
Templecombe Somerset BA8 0PP. Project 20 Ltd.

The meeting was adjourned for open forum and members of the public given the opportunity to speak. On re-convening the Chairman reminded members that the proposal was outside development limits. Members considered if a development of this size would set a precedent for the future and whether such applications, which do not adhere to the local plan have the potential to erode the integrity of the local plan.

Members were concerned to know if consideration had been given to whether the local infrastructure could support the development in terms of water supply and sewerage. Members considered the current low intensity industrial use of the site, governed by the present ownership and expressed a preference to the development of the site on a residential basis rather than the prospect of the site being sold with the current permission for B1, B2 uses, which could result in a significant increase in the intensity of industrial activity. It was suggested that as a planning gain the developer could be asked to provide 2 pedestrian crossings one at each side of the traffic lights on the Shaftesbury and Sherborne sides of the A30. It was felt that this would benefit the existing residents to the north of the A30, the residents of the development and the village as a whole. Further consideration was given to the ridge height of the 3 storey

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houses and a comparison was made to Hill House. The meeting was further adjourned to allow for a response to members questions. On re-convening a proposal was made.

RESOLVED: It was proposed and agreed to recommend approval of the application based on the condition that the developer provides 2 pedestrian crossings at each side of the traffic lights on the Shaftsbury and Sherborne sides of the A30.

5. Recent SSDC AE Decisions.

- 07/02870/S73 Application to remove condition No 1 (i.e. use to allow permanent use of airfield for Gyrocopters) of decision notice 03/03310/FUL dated 2nd February 2004 (GR 375151/120769) Henstridge Airfield, The Marsh, Camp Road, Henstridge, Losan Limited.
- 07/02804/FUL Application withdrawn
The erection of a workshop (GR371434/120302) Unit 8 Marsh lane, Henstridge, Templecombe, Somerset BA8 0TG. H & H Commercial Refinishers.
- 07/03170/FUL Application withdrawn
The erection of a single storey extension to rear of the property (GR 372460/120050) 1 Meadow Close, Templecombe, Somerset BA8 0SY, Mr 7 Mrs Ball.
Permission Granted

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

Appeal in respect of Decision Reference:

- 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, Mr and Mrs J L Cook.
Appeal withdrawn

The next meeting of Henstridge Parish Council's Planning Committee will be held at Henstridge Village Hall Lounge on Monday 8th October 2007 at 6.45pm.

The Meeting closed at 8.10 pm.