

**Minutes of a meeting of Minterne Parish Council held on Thursday July 2nd 2015
at Minterne House, Minterne Magna, at 7.30pm.**

Present: The Hon. H. Digby, Chairman, Mr. P. Goodfellow Mrs. C. Howard- Johnston, Mrs. H. Smith, Mr. S. Tite and the Clerk, Mr. P. Horsington.

The agent for the applicant, Mr. Robin Bryer, and one member of the public also attended.

The meeting of the Council was held to consider planning applications WD/D/15/001323 for Mr. Stuart Allen at the Stables, A.352, Middlemarsh for Change of Use of former stables and store to holiday cottage & store, including garage & games room & application WD/D/15/001194 at the Old Sawmills, Tiley Knap, Middlemarsh for extension of industrial premises and associated ground works.

1. Apologies were received from Mr. C. Saunders, Mr. G. Stevenson, Mr. A.F. Horsington, District Councillor & Mrs. J. Haynes, County Councillor.

2. Declarations of Interest

There were no Declarations of Interest.

3. Open Session

The Chairman invited Mr. Bryer to outline the proposals and details of the planning application WD/D/15/001323 for Mr. Stuart Allen at the Stables, A.352, Middlemarsh for Change of Use of former stables and store to holiday cottage & store, including garage & games room.

Mr. Bryer outlined the details of the application on behalf of his client. Mr. Bryers stated that there was now no old oil coming onto the site for recycling, and the applicant is negotiating a lock- up site for the oil storage, in Yeovil. Mr. Bryer stated that the holiday cottage application would provide benefit for the local public house in Middlemarsh. Mr. Bryer confirmed that the application was within an AONB.

Mr. Baker stated that his concern that the present use of the site, plus the area outside on the verge of the A.352 was difficult to accept, being visible from his property. There are four derelict vehicles within the property, as well as a large trailer, plus the untidy use of the highway verge. Mr. Baker stated that he would have no objections to this application, if the applicant had carried out his obligations to keep the existing operations within his property, and had kept the site tidy.

The Chairman thanked Mr. Bryer for his presentation and closed the Open Session.

The Parish Council convened and fully discussed the application.

The Chairman gave each member a copy of advice, that he had received from Mr. Paul Dance, a consultant on Town planning, reference the planning issues arising from this application. A copy was also given to Mr. Bryer.

After considering the advice given in detail, the Council agreed on a vote of four in favour, with one abstention, to oppose this application, with the following comments being sent to the Planning office.

It was agreed that the Chairman would ask Mr. Dance for his professional comments on this statement, before it is sent to the WDDC planning office.

Planning Application WD/D/15/001323 - The Stables, Middlemarsh, Sherborne

The Minterne Parish Council discussed the above planning application at a meeting held on 2nd July 2015 and voted by a majority of four with one abstention, to object to the application on the following grounds:

The applicant relies on Policy SS4 of the Local Plan. Policy SS4 considers the Change of Use and adaptation of rural buildings and states on page 81 that "*where proposals satisfy paragraphs 1, 4 and 5 then certain development would be acceptable*". One of those would be holiday units. The Council believes the site in question does not satisfy 1, 4 and 5 due to the following:

- i. The site is not located on the edge of a town or a village nor is it on the edge of any of the settlements listed in paragraph 556.
- ii. Development proposals do not demonstrate safe and convenient access to local facilities as far as is practical by means other than by private car; in other words, the site is not in a sustainable location.