



## Buckhorn Weston and Kington Magna Parish Council

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Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

### PLANNING COMMITTEE MINUTES

Held on Monday 10<sup>th</sup> April 2017 at 7.30pm in Buckhorn Weston Village Hall

Item	<p><b>Parish Councillors Present:</b> Roger Gosney (RG) Vice-Chairman), Tim Wilton (TW), Mrs Valerie Standing (VS), Ms Phillippa Chapman (PC), Kevin Aldred (KA), Matthew Hoskins (MH)</p> <p><b>Members of the public:</b> There were 17 members of the public present</p> <p><b>In attendance:</b> Parish Clerk: Sandra Mackintosh</p>
	<p><b>Apologies:</b> Nigel Osborne, Mrs Eunice Dale, Simon Stranger</p>
23/16	<p><b>To approve the minutes of the last planning meeting held on 20<sup>th</sup> March 2017:</b> Cllr Ms Chapman proposed that “the minutes of the last planning meeting held on the 20<sup>th</sup> March 2017 should be approved as a correct record of the meeting.” Cllr Wilton seconded and the vote was unanimous. <b>Resolved.</b></p>
24/16	<p><b>Declarations of interest:</b> <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests</i></p> <p>KA declared a disclosable pecuniary interest regarding point 5 on the agenda.</p>
25/16	<p><b>Application: 2/2017/0286/FUL</b></p> <p><b>Proposal: Extend a single storey into a two storey dwelling. Create new vehicular access and form 3 no. parking spaces to create 4 in total</b></p> <p><b>Location: Waverley, Tunnel Head, Sandley, SP8 5EB</b></p> <p>The applicant’s agent advised that the existing 2 bedroom bungalow is 1950’s built and in need of refurbishment. The intention is to convert it into a house by raising the roof and creating a timber frame upper floor to provide a 4/5 bedroom house. The property is set down from the lane height by approximately 1.5m. The existing access requires a 180 degree turn with poor visibility onto the lane and has no turn-around area, the aim being to revert to the original straight access into the property to include a visibility splay, remain at the existing height level and create a turn-around area. The footprint increase was confirmed as 15%. Concerns raised by the Parish Council were that given the foot print is 15% more, doubling the height of the property could create serious over intensification with the property dominating the surrounding landscape and if the change of access is safer. The agent believed the size of the proposed extension to be no more than existing properties along the lane. A neighbour, whose land surrounds the plot, considered the proposed property to be too large for the plot size and very overpowering. She explained that the bungalow’s septic tank is on her property and although it has been sufficient for previous owners, of which there were up to 5 occupants, was concerned for its continued efficiency, given its age, in the event of a much larger house. RG advised she make her concerns known to NDDC planning department. As a mix of opinion in the Parish Council was apparent, Cllr Aldred proposed that ‘the Parish Council vote by a show of hands to support the application but note the concerns of the size of the extension’. 3 voting members objected, 1 supported the proposal. Cllr Gosney and Cllr Hoskins abstained.</p> <p><u>Recommendation to North Dorset District Council:</u> Buckhorn Weston and Kington Magna Parish Council do not recommend approval of the application based on the proposed increase in size of the property.</p>
26/16	<p><b>To receive and discuss the preliminary planning proposal for Old Cross Garage Site:</b> RG welcomed Mr Sam Palmer (SP) from Grass Roots Architects who confirmed the applicant is Hopkins. SP stated the plan is not an</p>

application but a sketch proposal showing a layout of what may be on the site, that the site is currently B2 industrial use due to the garage previously there and that the planning authority would seek to protect that use for the provision of employment. B2 would mean repairing something mechanical but B1 status could be sought for office use if preferred. SP advised that they/Hopkins were seeking consultation with villagers on the preferred use of the site. If residential, proof must be provided to the local council that a housing need outweighs the removal of employment opportunities. A concern was raised regarding the lack of parking on the development. A possible knock on effect of insufficient parking could find the village hall car park being used as an overflow resulting in the gates being locked and affecting hall and green users. One space per bedroom was suggested. SP stated that planning would demand adequate parking. Another concern was pedestrian safety for access from the development through the railway bridge to the village. SP advised a traffic assessment would be required before seeking a solution to this issue. The majority of public attendees voted in favour of a residential development of affordable housing while maintaining a rural aspect. SP acknowledged that some properties would need to be market value to balance the pricing. One member of the public was in favour of commercial use. No members of the public voted to leave the site as it is. In summary, the attending residents were keen for the site to be:

- developed for residential use primarily aimed towards the young and downsizing of elderly locals
- the existing site plan to be reworked as too crowded
- no longer a requirement for a shop

SP advised that it would be a few months for numbers, assessments and reworking of plans to occur but that the intention is to move forward, possibly by the end of the year. It was agreed that a further consultation will be arranged by the Parish Council with SP when the developer has taken account of the views expressed at the meeting and that a leaflet drop will be arranged by the Parish Council when this date is known to try to ensure as many people are aware of the development in the village and are given the opportunity to express their views.

Meeting closed at 8.56 pm

**Signed** .....Chairman

**Date** .....