



Buckhorn Weston and Kington Magna Parish Council

Durfold Cottage, Church Hill, Buckhorn Weston, Dorset, SP8 5HS, Tel: 07787 784009

Email: buckhornweston@dorset-aptc.gov.uk

Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

PLANNING COMMITTEE MINUTES

Held on Monday 20th March 2017 at 7.00pm in Buckhorn Weston Village Hall

Item	<p>Parish Councillors Present: Nigel Osborne (Chairman (NO), Tim Wilton (TW), Roger Gosney (RG), Mrs Valerie Standing (VS), Ms Phillippa Chapman (PC)</p> <p>Members of the public: There were 2 members of the public present</p> <p>In attendance: Parish Clerk: Sandra Mackintosh</p>
	<p>Apologies: Matthew Hoskins, Mrs Eunice Dale, Kevin Aldred, Simon Stranger</p>
21/16	<p>Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests</i></p> <p>There were no disclosable pecuniary interests declared.</p>
22/16	<p>Application: 2/2017/0220/FUL Proposal: Erect self-contained annexe (demolish existing garage) Location: Blue Hills, Tunnel Head, Sandley, Dorset, SP8 5EA</p> <p>The applicant advised that a builder had inspected the existing double garage and reported that the brickwork was badly weathered and would be unlikely to hold up for another three years. The replacement of the garage with a two bedroom self-contained annexe is initially intended as a holiday let for the first three years to recoup the cost of the build but in the long term as accommodation for his elderly in-laws. Two bedrooms are a minimum requirement and wheelchair access will be provided. All neighbours are aware of the intended build. NO asked if the applicant had sought advice from a professional as there are two features which contravene NDDC planning policy and may fall foul of the planning system. (1) The creation of a second dwelling separate from the main house and (2) The size of the new footprint being more than 50% of the existing area. The applicant spoke to the planning department last August and gave details of the intended construction which NDDC implied would be agreed in principle, however the size of the building has increased since that conversation. PC had concerns that granting the application would be setting a precedent for others. VS confirmed that all other local holiday lets have been built on the same footprint as their original structures. RG considered that the new annexe would sit very well on the plot but as councillors should draw NDDC's attention to the policy. Cllr Gosney proposed that 'the Parish Council support the application but note that it appears to be contrary to the guidance provided in policy 28 of the Local Plan'. Cllr Ms Chapman seconded and unanimously agreed. RESOLVED.</p> <p><u>Recommendation to North Dorset District Council:</u> Buckhorn Weston and Kington Magna Parish Council recommend approval of the application.</p>
	<p>Meeting closed at 8.00 pm</p> <p>SignedChairman Date</p>