



# 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 17<sup>th</sup> December 2018 at 7.30pm in Kington Magna Village Hall

Item	<p><b>Parish Councillors Present:</b> Nigel Osborne (NO) Chairman), Roger Gosney (RG), Tim Wilton (TW), Ms Philippa Chapman (PC), Kevin Aldred (KA), Mrs Eunice Dale (ED), Matthew Hoskins (MH)</p> <p><b>Members of the public:</b> There were 5 members of the public present</p> <p><b>In attendance:</b> Parish Clerk: Sandra Mackintosh</p>
	<p><b>Apologies:</b> Philip Talbot</p>
7/18	<p><b>To approve the minutes of the last planning meeting held on 1<sup>st</sup> October 2018:</b> Cllr Aldred proposed that “the minutes of the last planning meeting held on the 18<sup>th</sup> June 2018 should be approved as a correct record of the meeting.” Cllr Hoskins seconded and the vote was unanimous. <b>Resolved.</b></p>
8/18	<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> None</p>
9/18	<p><b>Application: 2/2018/1627/HOUSE</b> <b>Proposal: Erect first floor side extension, single storey rear extension and front porch, (demolish existing porch)</b> <b>Location: Tanners Farm, Tanners Farm Lane, Kington Magna, SP8 5HB</b> No representation was made on behalf of the applicant. The proposal was considered to be fairly in keeping with the existing dwelling and straightforward and that gaps were being filled in to what is already a large property. The site is isolated and the extensions will have no impact on the surrounding area. Cllr Aldred proposed that ‘The Parish Council have no objection to this application’. Cllr Mrs Dale seconded, unanimously agreed. <b>RESOLVED.</b> <u>Recommendation to North Dorset District Council:</u> Buckhorn Weston and Kington Magna Parish Council support the proposal as the proposed design of the extensions are in keeping with the locality and the extended property will not impact on the surrounding area.</p> <p><b>Application: 2/2018/1490/FUL</b> <b>Proposal: Erect 1 no. cattle shed</b> <b>Location: Land At E 377325 N 125127 Tunnel Head, Sandley</b> No representation was made on behalf of the client. The photograph provided on the NDDC planning portal showed the position of the proposed shed but it was unclear as to its exact location in relation to Tunnel Head. It did, however, illustrate that the proposed position of the shed is in a field surrounded by other fields, tree lined in all directions and has an existing access. Provided that the application is part of the agricultural policy, as opposed to future intentions to convert the agricultural building into residential use, the councillors had no objections. Cllr Aldred proposed that ‘The Parish Council have no objection to this application’. Cllr Osborne seconded, unanimously agreed. <b>RESOLVED.</b> <u>Recommendation to North Dorset District Council:</u> Buckhorn Weston and Kington Magna Parish Council support the proposal provided that the application meets the agricultural policy and forms part of the existing agricultural business. The council further note that the block plan submitted lacks clarification as to the exact location of the proposed shed in relation to Tunnel Head, Sandley.</p>

**Application: 2/2018/1607/OUT**

**Proposal: Erect 1 no. dwelling and garage. (Outline application to determine access)**

**Location: Land at top of Weston Hill, Church Hill, Buckhorn Weston, Dorset**

The applicant explained that the proposal is classic infill. The last application, in 1989, was refused due to being outside of the building envelope but access has since been granted after Wessex Water installed a sewage pipe through the land. The council advised the applicant that in line with policy 2 of the Local Plan, building outside of the settlement boundary (the settlement boundary being the four main towns and eighteen villages of which Buckhorn Weston is not included), may be very difficult as has been found to be the case with the refusal of other recent applications. The policy also states the requirement for an overriding need and that will be a decision for the NDDC planning department. Queries were raised regarding the different coloured lines on the plan and the applicant identified the green line as being the hedge row, the thin yellow line being the approximate position of the current public footpath and that the broader yellow line denotes the proposed diverted public path which runs about ten yards further over from the existing position around the side of the property and meets the existing path at the back. Other concerns regarding house height and design were raised but as this application is for outline planning only, with no design details available at this stage, those matters would be discussed if and when a full application is submitted. As there will be no impact on road safety, given the provision of visibility splays, and provided the design of the proposed dwelling is in keeping with the locality, Cllr Aldred proposed that 'The Parish Council have no objection to this application'. Cllr Osborne seconded, unanimously agreed. **RESOLVED.**

Recommendation to North Dorset District Council: Buckhorn Weston and Kington Magna Parish Council support the proposal as there will be no impact on road safety given the provision of visibility splays and provided the design of the proposed dwelling is in keeping with the locality.

Meeting closed at 20.00

**Signed** .....Vice Chairman

**Date** .....