



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 27th January 2021 at 7.30pm by Zoom virtual meeting

Item	Parish Councillors Present: Roger Gosney (Chairman (RG), Nigel Osborne (Vice-Chairman (NO), Tim Wilton (TW), Mrs Linda Munster (LM), Ms Phillippa Chapman (PC) Members of the public: There was 1 member of the public present In attendance: Parish Clerk: Sandra Mackintosh (SM)	Action
14/20	Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> None	
15/20	Application: P/HOU/2020/00323 & P/LBC/2020/00324 Proposal: Erect 2 no. single storey front and side extensions, and erect garage, garden store and workshop with small guest annexe within the roof space (demolish conservatory and garage) Location: Old Rectory Farm, Back Lane, Kington Magna, SP8 5EZ The applicant informed councillors of the plan to renovate the existing property, which is in need of repair, and update the dwelling to fit modern family living. The proposal submitted is the culmination of two year's work developing the design with the architect, conservation officer and planning office. The final design is primarily based on the preferences of the conservation and planning officers, in style, size and position. There are three main areas of work; 1. To remove the existing attached garage and replace it with a small single storey extension set back to reduce its impact on the front elevation. 2. To remove the existing conservatory and lean to at the rear and build a new single storey extension to consist of a boot room and glazed extension comprising a kitchen/breakfast family room. This design is intended to protect the square elevation of the house and, being at the rear of the property, not be too visible. 3. Provide a new out building slightly away from the house for a single garage, double car port, workshop and small boiler house with a room above the garage to be used as a home office or guest bedroom. The overall proposal is intended to reduce the impact on the listing, neighbours and street scene. RG considered the application to be one of the best he had seen in the parish, being based on extensive consultation with planning and conservation officers and having been moulded to take account of the importance of the listed building and where it sits. The applicant confirmed having discussed the proposal with neighbours, the closest being a more involved conversation as they are more likely to be impacted than others. The distance of the new garage from the house was queried, the reason being to provide protection to the front elevation of the dwelling from large vehicles when making deliveries for the bio mass boiler as the new outbuilding position allows for a straight run in and out with more turning space, unlike the current situation where the front columns/porch are at risk of damage. Cllr Gosney proposed the "Parish Council support the application as it is well put together, reflects extensive pre-application consultation with both planning and conservation officers with the design proposed improving the form and appearance of the listed building which has a long history and is an important property in the village. Furthermore there have been no neighbour objections." Cllr Osborne seconded, unanimously agreed. RESOLVED. <u>Recommendation to Dorset Council:</u> Buckhorn Weston and Kington Magna Parish Council support the application as per the above motion.	

