



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 September 2021 at 7.30pm in Buckhorn Weston Village Hall Committee Room

Item	Parish Councillors Present: Ms Phillippa Chapman (Chairman (PC), Roger Gosney (Vice-Chairman (RG), Fred Shotter (FS), Mrs Anna Grant (AG) Members of the public: There were 6 members of the public present In attendance: Parish Clerk: Sandra Mackintosh (SM)	Action
01/21	Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> None	
02/21	Application: P/HOU/2021/02582 Proposal: Erection of first floor extension Location: 2 Shepherds Hill, Buckhorn Weston, SP8 5HX The application has not received any objections, the property being surrounded by family and friends. The applicants advised that the proposal will not provide them with an increased view of no. 3's property as the dwellings are staggered with hedges in between, the existing windows on the western elevation are below the hedge line and there are no windows planned for the first floor of the same elevation. The applicants confirmed there is no intended change in access, no effect on nearby trees, that the materials are brick and sympathetic to those existing and the parking area will remain the same. It was considered the extension is not overly large. Cllr Gosney proposed the "Parish Council support the application as per the comments noted above." Cllr Shotter seconded, unanimously agreed. RESOLVED. Application: P/CLE/2021/01990 Proposal: Certificate of Lawfulness for the use of the land and buildings for agricultural purposes Location: Land at New Barn E376500 N124820 Tunnel Head, Sandley The Chairman advised that part of the farm is the old stud farm and having walked around it and known the estate manager for many years can confirm, through observation only, that the land is being farmed with sheep and young cattle and that the application submitted is correct. Application: P/FUL/2021/02193 Proposal: Demolition of existing barn and erection of 1no. single storey dwelling (which has an extant approval for a Class Q conversion ref: 2/2015/0224/PMBPA Location: Agricultural building east of Elm View, Chapel Hill, Kington Magna The applicants confirmed that some work had been started from the original planning. It was noted that Class Q permissions expire after 3 years, reason being why a resubmission for planning is now required. The proposal includes the conversion of an agricultural building to a single level dwelling, intended as the applicant's residence, made from timber, red brick, glazing to benefit from a southerly aspect and a slate roof. A neighbour raised concerns over loss of their privacy, the development being on higher ground to their own, and surface water/drainage issues. The applicants noted that the orientation of the dwelling has been rotated 90° from the previous approval and no longer overlooks the next-door property. Furthermore, the western boundary has mature trees screening the neighbouring properties. It was noted that Dorset Council may make a	

	<p>condition for surface water drainage and further discussions with the neighbour are helpful to resolve a run off issue currently occurring. Cllr Ms Chapman proposed the “Parish Council support this application as the materials proposed for the dwelling are considered to be sympathetic to the surroundings and complement other dwellings nearby, the new aspect does not overlook neighbouring properties and the proposed dwelling, being single storey, fits well within the plot size.” Cllr Mrs Grant seconded, unanimously agreed. RESOLVED.</p> <p>Application: P/RES/2021/02901</p> <p>Proposal: Erect 1 no. dwelling with staff welfare facilities, secure storage and garaging. (Reserved matters application to determine access, appearance, landscaping, layout and scale following the grant of outline planning permission no. P/OUT/2021/00033</p> <p>Location: Land east of Oak Farm, Templecombe Lane, Buckhorn Weston</p> <p>It was noted that the application was lacking in detail regarding building materials. The applicant advised the dwelling would be built of forest marble stone with a slate roof and the only change from the previous floor plan was the staff welfare facility being 1 meter larger, confirming it is strictly for use as a workplace. The dwelling itself has a restriction in size. The May 2021 agricultural report did not consider the need for the number of staff as stated at that time. The applicant advised the numbers include him and his wife and that the 2021 accounts have now been assessed and meet the financial viability criteria. Cllr Ms Chapman proposed the “Parish Council support this application as the proposed house remains the size limit permitted and as the business has increased in production, it is understood that it now meets the financial viability criteria. As per the previous outline planning application recently approved, the application also encourages the development of farming in rural areas with the expansion and development of agriculture to the benefit of the rural community.” Cllr Mrs Grant seconded, unanimously agreed. RESOLVED.</p> <p>Action: Submit comments for all applications to Dorset Council.</p>	
	<p>Meeting closed at 20.19 pm</p> <p>Signed.....Chairman Date</p>	<p>Clerk</p>