



Buckhorn Weston & Kington Magna Neighbourhood Plan Steering Group

Minutes of meeting held on 17th August 2022 at Buckhorn Weston Village Hall Committee Room

Attendees: Linda Munster (LM) (Chairman)
Peter Townsley (PT)
John Street (JS)
Richard McDougal (RM)
Felicity Beck (FB)
Richard Smith (RS)
John Westbrook (JW)

Apologies: Bob Farrand (BF)
Lisa House (LH) (Secretary)

Serial		Action
	Chairman advised that the meeting was being recorded to help in the preparation of the minutes due to the absence of the Secretary (LH) All present agreed.	
1.	Apologies received and noted from BF & LH	
2.	The minutes for the meeting held on the 15 th June were agreed and signed. Chairman to send to Nigel Osbourne for posting on the PC website.	LM
3.	JS & PT asked about the status of Manor Bungalow in KM and were advised that the property had been sold with the Agricultural Tie in place. MM has decided that due to her commitments with the Shaftesbury Refugee Group she will be unable to continue with the SG but would still like to be involved in whatever capacity that she could. The group praised her efforts with the refugee group and it was agreed that she would be kept updated with progress via email. Thank you Monica. BF may miss a few of the meetings but after discussing this with him he has asked to be kept informed of progress, so again please all include him in your email's. It was requested by the Chairman that any correspondence within the group be addressed to all in accordance with transparency.	

4.	There were no declarations of interest	
5.	RS signed the Terms of Reference and asked for a copy of the Roadmap which the Chairman will pass on.	LM
6.	<p>RM raised some points in his email of the 18th June regarding style recommendations on properties outside of the proposed SB relating to extensions and new building. The design code that is approved as part of the NP can cover properties outside of the SB. RM commented that having houses that were different from each other were part of the character of the village and why people loved living in our village.</p> <p>The Chairman advised that all planning is in accordance with the NPPF (National Planning Policy Framework) and that all decisions are in accord with this, we have to follow this as planning law.</p> <p>There was discussion on the local plan and the risk of duplicating what that contained. This will not happen as the local plan is setting out larger scale development for the 4 main towns and larger villages not smaller ones like ours. Although there is a move to change the criteria whereby the NP should be in accord with the local plan, nothing has changed as yet in this regard.</p> <p>The discussion on redrawing the SB for both villages started with KM. JS & PT showed the map drawn around KM to highlight the possibilities for where small properties might be located. PT and JS stated that a part of providing a new SB was to correct previous errors or omissions in property boundaries. The revised proposed SB for KM identified areas where property boundaries were not identified factually. However, LM explained that the property boundaries criteria was to be based on current Ordnance Survey drawings which showed the property boundary separate to green spaces or agricultural land. On this basis, PT and JS agreed that their revised SB should be corrected to take account of this. It was agreed that this approach should be adopted and the recently proposed KM SB as suggested by PT and JS should be revised accordingly. The maps that were used are up to date Ordnance Survey which clearly show property boundaries separate to green spaces or agricultural land. In looking at possibilities in the village the group were reminded that the response from the village surveys showed that people did not want large scale development but felt that a small amount of housing would benefit the community. When the new SB's are drawn up they will be presented to the community for consultation and a final version drafted taking into account comments made.</p> <p>FB, RM,RS,JW showed the maps of BW and highlighted areas that were felt should be included in the SB, some of which were omitted from the previous boundary drawn up and adopted in 2003. The discussion continued with regard to sustainability and the lack of transport but acknowledged that the CAT bus runs by appointment for those who need it. The need for any new housing to run by renewable energy was mentioned and accepted as a vital part of the policy process as it was also in the top 5 priorities on the recent survey. PT raised the point about the criteria for building in the conservation area, LM said she would ask the planning officer.</p>	LM

	It was agreed that the planning officer was very useful to the SG in terms of advice. PT asked for clarification on Principle 4 of the North Dorset methodology forwarded by the planning officer, LM will contact the planning officer for explanation. Discussion followed on the viability of possible areas of both villages where housing could be sited and the criteria used to justify.	
7.	There were no other matters submitted to LH	
8.	The next agenda to include update on proposed SB's and how and when to inform the public for the consultation on these boundaries and what criteria has been used. LM to check with the consultant.	LM
9.	Date of the next meeting 21 st September in the Committee Room of BW Village Hall at 7.00 p.m.	

Meeting closed at 8:43 p.m.

These minutes are approved as a true reflection of the meeting:

Signed: