



## Buckhorn Weston & Kington Magna Neighbourhood Plan Steering Group

Minutes of meeting held on 21 September 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)  
Lisa House (LH) (Secretary)

Apologies: Bob Farrand (BF)

Serial		Action
1.	Apologies received and noted from BF	
2.	The minutes for the meeting held on the 17 Aug were agreed and signed.	LM
3.	1. Minutes from meetings on 15 Jun & 17 Aug now on PC website. 2. PT asked about building in conservation area and clarification on principle 4 - LM forwarded response from Philip Reese by email on 22 Aug.	
4.	There were no declarations of interest	
5.	Discussion regarding progress on drawing of SB and consultation event (reference email 10 Sept). RMcD asked what the large area of green land was in KM. Advised that it is SSSI (archaeological) agricultural land. What is currently drawn is not vastly different to 2016 plan. Confirmed up to 3 properties can be built in a garden without it enacting a call for sites. Cannot include field as agricultural land. Still space for infill properties.  Need to gather evidence (photos and report) to justify why plots identified could contain only 2 properties and not large-scale development (garden infill). Decision as to whether to develop	LM

	<p>would be down to land/house owner.</p> <p>Properties M (a listed property) &amp; N on KM map to be investigated and evidence gathered. Refer to questions on Plot Checklist (reference email 08 Jun). Identify all listed buildings via Dorset Explorer website.</p> <p>RMcD raised caution on the results of the survey of those in favour of development in KM. 21% strongly disagree in KM against 35% who strongly agree. Refer during the consultation day to the 2 sites in KM which the steering group would not wish to build on.</p> <p>Clarification regarding the fact that the steering group will be responsible for writing the policy in relation to what is agreed as desired results of the consultation.</p> <p>Looking at Buckhorn Weston, removed Site A as would have been considerable area of land. Was not in original boundary. Have retained small area which would give opportunity of small-scale infill plot. Retained B &amp; C on Church Hill near Hardings Farm (one currently under development for garage which could be converted to dwelling). Small plot was previously refused as was originally outside boundary but would now be included. Could provide for a pair of semi-detached properties. Removed part of site D as it is agricultural land. Site E removed green space to rear, both properties are listed restricting development. Site F has the garden left in, however entrance and embankment not particularly suitable. Site G remains included, was previously approved by PC but rejected by Planning due to being outside boundary and therefore now included. Site H which has difficult access to rear and is G2 Listed and therefore no development. Site J was removed as it could lead to larger development.</p> <p>Potential garden infills would be the rear of the old shop and the garden of Church Cottage plus the options to convert garages on Church Hill.</p> <p>Investigate and provide justification for sites:  John &amp; Richard S Sites E and H  Felicity &amp; Linda Site D  Richard McD Site F and G (with Linda)</p> <p>Timescales:  3 weeks starts from 1<sup>st</sup> event (return of forms to vote) to consultant. He reviews (4 weeks) then sends to Dorset Council (Reg 14) (6 weeks) and subsequently to independent examiner (6 weeks). The Referendum in village for all on electoral roll with 28 days-notice. Majority vote wins. Consultation event forms cannot be anonymous to avoid bogus returns. At this point the grant funding will have been spent within the allotted timeframe. Dorset Council fund and run the Referendum activity.</p> <p>Those available to assist at the Consultation Event are:  Felicity, Peter, John, Richard S &amp; Richard McD  Flyers to be distributed 2 weeks ahead of event. Laminated notices to be produced and displayed.</p>	
6.	Discussion on the content of Parish Plan 2008 with regard to wording and cover page (reference email 23 Aug).	LM
7.	Any other matters - please submit to Lisa anything you wish to discuss prior to the meeting that is not scheduled. We have: 1. Query from JS regarding the posting of minutes on the PC website - email 28 Aug.	

	<p>A. Following the rules of the Parish Council, all documentation is posted under the BWKMNP header.</p> <p>2. Query from RMc regarding the interpretation of renewables - email 30 Aug.</p> <p>A. Clarification required in relation to Renewables as some electricity suppliers are 100% renewable rather than the individual property.</p> <p>3. Request from RMc that we gain a collective understanding of the outline process in total? – email 13 Sept.</p> <p>A. This was clarified within Agenda Item 5.</p>	
8.	<p>The next agenda to include a review and comment on old plan document to be used as template for this NP.</p> <p>Crib sheets of answers in preparation of the Consultation Event.</p> <p>Justification and photos of sites to be submitted by 30 Sept.</p>	<p>LM</p> <p>All</p> <p>All</p>
9.	Date of the next meeting 19 Oct in the Committee Room of BW Village Hall at 7.00 p.m.	

Meeting closed at 8:42 p.m.

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

Signed: .....