



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 26th September 2022, 7.30pm at Buckhorn Weston Village Hall

Item	<p>Parish Councillors Present: Mr Roger Gosney (Vice-Chairman (RG), Mr Kevin Aldred (KA), Mrs Linda Munster (LM), Mrs Anna Grant (AG), Mr Tim Wilton (TW)</p> <p>Members of the public: There were 5 members of the public present</p> <p>In attendance: Parish Clerk: Sandra Mackintosh (SM)</p>	Action
10/22	<p>Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> TW regarding Hardings Farm application.</p>	
11/22	<p>Application: P/FUL/2022/05445 Proposal: Demolition of modern agricultural building & conversion & extension of barn to create 1no. dwelling Location: Hardings Farm, Buckhorn Weston, SP8 5HT The intention of the applicants is to renovate an existing building as a dwelling for the applicant's brother. The converted building would not be subject to an agricultural tie as the family member would not qualify. The adjacent dilapidated steel shed will be removed. The application is a full planning application, not Class Q, due to the scope required for the extension as the curtilage would otherwise be limited to the footprint of the building being converted. No local objections have been lodged. The applicants stated they have no intention of selling the property separately. Cllr Aldred proposed the "Parish Council support this application as there is no overlooking, loss of privacy or light to neighbouring properties and it is understood the highways condition will be followed." Cllr Mrs Grant seconded, all were in favour. Resolved.</p> <p>Application: P/FUL/2022/05466 Proposal: Change of use of agricultural land to residential curtilage and retain detached building. Location: Rectory Cottage, Church Hill, Buckhorn Weston, SP8 5HS A representative from Brimble Lea attended on behalf of the applicants and apologised for the building having been erected without planning permission. It was noted that the site was in a state of neglect on occupation and that much time had been spent clearing the area of old buildings which the applicants naively thought would be acceptable to replace with one new building with an overall size no larger than all of those removed combined. The structure is noticeable but has the appearance of a rural building. The change of use to residential is due to the 60%/40% split for agricultural and domestic use intended. It will not be used for livestock. The applicants have agreed not to install any windows on the southwest side and to implement water harvesting systems in that area. The outline of the residential change of use is limited to the access, building and immediate area only. All remaining land will be retained as agricultural. Two objections and one supporting comment have been lodged on DC's website. The clerk, who lives directly opposite, stated they have no objections. Councillor Aldred proposed the "Parish Council support this application as the applicants are doing what they can to mitigate the situation by providing screening in the form of tree and hedge planting and they have also improved the access way." Cllr Mrs Munster seconded, all were in favour. Resolved.</p>	

	<p>Application: P/FUL/2022/02341 Proposal: Change of use of land to residential curtilage incorporating construction of swimming pool and pool room, installation of solar panels on stable roofs and relocation of office building as approved under planning permission P/HOU/2021/01201 dated 6th October 2021. Location: Conygar Farm, Shutes Lane, Buckhorn Weston SP8 5HZ</p> <p>The applicant stated the office position on the original approved application was in a line with the garage and while now developing the site, has realised the appearance of the buildings in a line is not pleasing. Additionally, ground source heating has been installed in the area intended for the office. The proposed new position is around the corner, behind hedging and out of site. The aspiration for a pool is for a children’s activity and the proposed position, being on the other side of the stables, is currently redundant land which provides privacy for users and will not be overlooked from passers-by. An existing wood shed, which requires total overhaul, is intended to have half of it used for the pool room. It will be renovated in the style of the house and the stables will also be painted. The change of use is purposely limited to two areas only and the rest remains agricultural. It was suggested that the outline on the plan looks bigger and that the applicant may want to clarify this with DC. It was also noted that buildings are already there in the form of stables. Cllr Aldred proposed the “Parish Council support the application as the applicants are enhancing the environment with many ongoing improvements to the house and surrounding landscape.” Cllr Mrs Munster seconded, all were in favour. Resolved. Action: Submit comments for all applications to Dorset Council.</p>	
	<p>Meeting closed at 20.11</p> <p>Signed.....Chairman Date</p>	<p>Clerk</p>