



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 22nd May 2017 at 7.30pm in Buckhorn Weston Village Hall

Item	<p>Parish Councillors Present: Nigel Osborne (NO) Chairman, Roger Gosney (RG) Vice-Chairman, Tim Wilton (TW), Ms Phillipa Chapman (PC), Members of the public: There was 1 member of the public present In attendance: Parish Clerk: Sandra Mackintosh</p>
	<p>Apologies: Mrs Valerie Standing, Mrs Eunice Dale, Simon Stranger, Kevin Aldred, Matthew Hoskins</p>
01/17	<p>To approve the minutes of the last planning meeting held on 10th April 2017: Cllr Ms Chapman proposed that “the minutes of the last planning meeting held on the 10th April 2017 should be approved as a correct record of the meeting.” Cllr Gosney seconded and the vote was unanimous. Resolved.</p>
02/17	<p>Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> None</p>
03/17	<p>Application: 2/2017/0286/FUL Proposal: Extend a single storey into a two storey dwelling. Create new vehicular access and form 3 no. parking spaces to create 4 in total (Amended) Location: Waverley, Tunnel Head, Sandley, SP8 5EB The applicant nor agent were present however the agent provided the following comments: Further to a meeting with the planning officer, they have followed advice and submitted a new plan of the proposed extension with elements of the design having been softened and that they have researched several other extended properties in the area and have found those completed extensions to be equal to or larger than that which is intended for the Waverley property. A member of the public voiced her concern that the amended proposal remains the same overall size as before and that a calculation of the enlarged floor space results in a 73% increase which contravenes the planning department's Local Plan Policy 28 and that other large extensions in the area have been made to properties which do not overlook surrounding properties in the way that Waverley will. PC stated that other houses along the ridge, when looking back up the valley, have more screening which Waverley would be unable to do due to the very small plot size. PC also noted that the other properties have less windows and that the amount of glass area on Waverley's proposed elevations would result in reflected glare back into the valley. RG confirmed that Gillingham Town Council held a planning meeting on the 8th May and objected to the application as the scale and size of the proposed extension will result in an overbearing property which will be damaging to the area and that insufficient information had been provided regarding the proposed access. RG noted that although a new proposal for the external design of the property's elevations has been submitted, there were no other supporting documents regarding this and no alterations made to the design and access statement which should have included descriptions and explanations for the changes. It was considered that the amended proposal, although improved and softer in design, had not addressed the issue of scale nor the county highways comments regarding further information on the proposed access being created safely. Cllr Ms Chapman proposed that the 'Parish Council do not support the amended proposal as it has not effectively addressed</p>

	<p>the previous concerns regarding the scale of the property nor provided further information regarding the access being created safely'. RG seconded, unanimously agreed. RESOLVED.</p> <p><u>Recommendation to North Dorset District Council:</u> Buckhorn Weston and Kington Magna Parish Council do not support the amended proposal, albeit that the new design is aesthetically improved and softer, as it does not effectively address the previous concerns regarding the scale of the intended property nor does it provide further information regarding the access being created safely. The Parish Council also note Town Council and County Highways' concerns regarding scale and further information for a safely created access.</p>
	<p>Meeting closed at 19.56 pm</p> <p>SignedChairman Date</p>