

# BUCKHORN WESTON & KINTON MAGNA PARISH COUNCIL

Responsible Financial Officer & Parish Clerk: Mrs Sandra Mackintosh

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## PLANNING COMMITTEE MINUTES

Held on Monday 31<sup>st</sup> October 2016 at 7.00pm in Kington Magna Village Hall

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| Item  | <p><b>Parish Councillors Present:</b><br/>Anthony Jenner (Chairman), Nigel Osborne, Kevin Aldred, Tim Wilton, Roger Gosney, Mrs Valerie Standing, Ms Phillipa Chapman</p> <p><b>Members of the public:</b> There were 3 members of the public present</p> <p><b>In attendance:</b> Parish Clerk: Sandra Mackintosh</p>  |
|       | <p><b>Apologies:</b><br/>Matthew Hoskins, Mrs Eunice Dale</p>   |
| 16/16 | <p><b>Declarations of interest:</b> <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests</i></p> <p>There were no disclosable pecuniary interests declared.</p>   |
| 17/16 | <p><b>To approve the minutes of the previous meeting held on 5<sup>th</sup> September:</b><br/>Cllr Wilton proposed that “the minutes of the previous Planning meeting held on 5<sup>th</sup> September should be approved as a correct record of the meeting.” Cllr Gosney seconded and the vote was unanimous. <b>Resolved.</b></p> <p><b>To approve the minutes of the previous meeting held on 17<sup>th</sup> October:</b><br/>Cllr Wilton proposed that “the minutes of the previous Planning meeting held on 17<sup>th</sup> October should be approved as a correct record of the meeting.” Cllr Gosney seconded and the vote was unanimous. <b>Resolved.</b></p>   |
| 18/16 | <p><b>Application: 2/2016/1441/FUL</b></p> <p><b>Proposal:</b> Erect agricultural building to be used for a milking parlour, milk storage and cheese making</p> <p><b>Location:</b> Land on the south side of Shutes Lane, Buckhorn Weston, Dorset</p> <p>The Parish Council noted that although the design statement document refers to sketches of the proposed building, none were available to view via the planning department's online portal system. The applicant's husband was present at the meeting and described the intended building as approximately 3m to eaves height x 8m wide x 12m long. Although single storey, the unit will not have pits and will need to be raised with ramps at each end of the building. The unit will contain a milking parlour for 20 goats, a pump room and a cheese making/storage area. There is no mains water or electricity currently on site but the applicant's husband confirmed that installation of the electric supply is in hand and may take up to ten weeks to complete. He also expects the mobile home, planning for which has been granted, to be onsite within the next eight to nine weeks at which point he will live on the farm full time. The Parish Council raised concerns regarding the protection of a nearby watercourse from contamination by slurry or milk leakages but the applicant's husband was unable to provide details of any planned measures nor the intended waste removal process in general. Due to the unavailability of the sketches and waste measures, the Parish Council deferred submitting comments at this time and will instead seek copies of the above mentioned design sketches and details pertaining to the waste process from the planning department for further deliberation by the Parish Council. It was also commented that the intended use of brick and slate tile for the building, whilst aesthetically pleasing and in accord with other recent buildings on site, seems to be out of place for an agricultural installation.</p> <p><b>Action:</b> <i>To submit a request to North Dorset planning department for copies of the design sketches, clarification of the waste removal process and an extension to the deadline (Clerk)</i></p> |
| 19/16 | <p><b>Application: 2/2016/1515/HOUSE</b></p> <p><b>Proposal:</b> Erect two storey extension with single storey glazed link and open porch. Re-clad existing single storey extension</p> <p><b>Location:</b> Wayclose, Shave Hill, Buckhorn Weston, SP8 5HY</p> <p>The applicants gave a brief background history of their previous planning application, 2/2016/0652/HOUSE</p>  |

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|       | <p>which was refused and currently under appeal, and explained how they consider this new application to be a better overall design than that of a much earlier application already granted permission, whilst using the same footprint from those approved plans. Their intentions are to keep as much as possible of the 17<sup>th</sup> and 18<sup>th</sup> century sections of the building, including the beams and original fireplace, and to use sympathetic building materials such as lime mortar. They believe this new application to be more true to the building than the design of the application already granted. The Parish Council were happy to support this amended application although raised concerns regarding the current parking situation. The applicants confirmed their intention to urgently address the need for off road parking if and when their planning application is granted. The Parish Council advised the applicants that their five bar gate, which is currently locked and chained, is denying access to a public footpath. The applicants explained that having cleared their paddock of previous fly tipping rubbish, their aim had been to refrain others from further fly tipping but not to deny access to the public footpath and agreed to remove the lock and chain. The councillors informed the applicants that one can contact the council to remove rubbish in such instances. Cllr Aldred proposed that 'although concerns were raised regarding the need for off road parking facilities, the Parish Council support the application'. Cllr Ms Chapman seconded and unanimously agreed. <b>RESOLVED.</b></p> <p><u>Recommendation to North Dorset District Council:</u> Buckhorn Weston and Kington Magna Parish Council recommend approval of the application.</p>   |
| 20/16 | <p><b>Application: 2/2016/1567/HOUSE</b></p> <p><b>Proposal: Erect single storey and two storey extensions (demolish existing single storey extension)</b></p> <p><b>Location: Westwood Cottage, Symphony Farm to Quarr Cross – Lane, Buckhorn Weston, SP8 5PA</b></p> <p>There was no public representation at the meeting regarding this application. The councillors considered the design to be a somewhat quirky combination of an older, quaint cottage at the front with a modern, contemporary new extension to the rear and although the property is hidden from the front access route, once converted into a two storey unit will most likely be visible from the rear of properties situated on the north side of Shutes Lane. Major concerns were raised regarding the narrowness of Tinkers Lane and the property's own driveway for vehicular access, particularly during the building stages, and whether enough space is available for the property to be able to upgrade its driveway to meet 2016 regulations for access ways. It was considered that a site visit with the planning department's case officer should be requested in order to properly appreciate the limited plot size and address the vehicular access concerns and possible resolutions of the same. A highways department's view on the access is also of interest. Councillors noted that in one of the application documents, reference was made to an appeal decision dated 5/10/2016. As the Parish Council were not aware of this appeal, clarification should be sought from the planning department as to the details of the original application and subsequent appeal.</p> <p><b>Action: To request from North Dorset planning department clarification as to the status of this case, arrange a site visit with the planning department's case officer, obtain a copy of the highways report if any and request an extension of the deadline (Clerk)</b></p> |
|       | <p>Meeting closed at 8.30 pm</p> <p>Signed .....Chairman Date .....</p>  |