



## Buckhorn Weston and Kington Magna Parish Council

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[www.bwandkmpc.org](http://www.bwandkmpc.org)

Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

### PLANNING COMMITTEE MINUTES

Held on Tuesday 21<sup>st</sup> July 2020 at 7.30pm by Zoom virtual meeting

Item	Parish Councillors Present: Roger Gosney (Chairman (RG), Nigel Osborne (Vice-Chairman (NO), Tim Wilton (TW), Matthew Hoskins (MH), Mrs Linda Munster (LM), Fred Shotter (FS), <b>Members of the public:</b> There was 1 member of the public present <b>In attendance:</b> Parish Clerk: Sandra Mackintosh (SM)	Action
1/20	<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> None	
2/20	<b>Application: 2/2020/0779/FUL</b> <b>Proposal:</b> Erection of an extension to existing livestock building <b>Location:</b> Land West of Symphony Farm to Quarr Cross – Lane, Quarr, Buckhorn Weston The plans submitted for the application show the barn as being sited in a different position to that which was approved in 2017. The applicant advised the barn was erected as per the 2017 NDDC approval and not as shown on the site plan submitted with this current application which he considered to be incorrect. The councillors were invited to inspect the site to confirm this. A resident raised concerns that the barn, being used to house livestock, would contravene the 400 meter minimum distance from neighbouring dwellings, that the position of the extension would mean that the barn would be even closer to their house than it currently is and that the housing of cattle would create a noise issue and flies. Furthermore, during the winter months, the barn is in full view from their residence. The applicant noted there are big trees, a brook and a significant gap between the boundaries of the two properties. It was agreed that a site visit by LM with the applicant and the resident of the neighbouring property was required to check the position of the existing barn and the distance between said barn and the neighbouring residence. LM will report back to the Parish Council so that an informed decision can be made by electronic vote on a 'reply all' basis. Following the site meeting, the Parish Council has agreed the following response to Dorset Council: "The Parish Council is normally supportive of farming applications as the parish is rural in nature and farming is an essential part of its character and livelihood. However on this occasion it is unable to respond with its views without receiving further information from the Case Officer. The issues are: <ul style="list-style-type: none"><li>• The existing barn appears to have been located in a significantly different position than that which was shown in the planning application and approved.</li><li>• The barn is around 150 metres from a neighbour's house and the extension applied for under the subject application would reduce the distance to the neighbouring property still further.</li><li>• It is noted that under permitted development there must be a minimum distance of 400 metres between a barn for livestock and a residential property not owned by the applicant.</li><li>• The neighbour has written to the Parish Council expressing their concern and requesting a site meeting with the Case Officer. The applicant has said he would be happy to attend.</li></ul>	

	<ul style="list-style-type: none"> <li>• The Parish Council supports this request and asks that this is arranged. It would arrange for a member of the parish council to also attend.</li> </ul> <p>If a meeting is not possible due to Dorset Council's policy in respect of COVID-19, the Parish Council requests that a decision on the application is put on hold until such a meeting can be held, which it is assumed would be in September. The Parish Council looks forward to your response to the issues raised and the request for a site meeting. This request has been copied to our Dorset Council representatives, David Walsh and Belinda Ridout".</p> <p><b>Application: 2/2020/0799/HOUSE</b></p> <p><b>Proposal:</b> Erection of two storey rear extension, canopy and lean-to garage with associated alterations. Erection of building to provide garage, workshop and store. Alterations to garden walls and formation of new pedestrian access with gate (demolition of existing stable outbuilding and garage).</p> <p><b>Location:</b> Prospect Farm, Church Hill, Kington Magna, SP8 5EG</p> <p>The councillors, having studied the proposal in detail prior to the meeting, expressed their support for the application and no objections were raised. Cllr Gosney proposed the 'Parish Council support the application as it is a well prepared submission, the proposed changes are in keeping with the existing listed building, the rear extension cannot be seen from other properties or the highway and there have been no objections from the local community'. Cllr Osborne seconded, unanimously agreed. <b>RESOLVED.</b></p> <p><u>Recommendation to Dorset Council:</u> Buckhorn Weston and Kington Magna Parish Council support the application as per the above motion.</p> <p><b>Application: 2/2020/0890/HOUSE</b></p> <p><b>Proposal:</b> Erection of gate piers and sliding gate at existing entrance to replace original metal gate and posts</p> <p><b>Location:</b> Greenane, Langham Lane, Gillingham SP8 5NY</p> <p>A query was raised regarding the position of the new house, which appears to be north of the bungalow rather than the original southerly position, however as the bungalow will be demolished it will not impact the surroundings. All councillors, having previously reviewed the proposal, expressed their support for the application and no objections were raised. Cllr Mrs Munster proposed the 'Parish Council support the application as the proposal is in proportion to the building and the materials for the piers and gate are in keeping with the existing materials being used on the new dwelling'. Cllr Wilton seconded, unanimously agreed. <b>RESOLVED.</b></p> <p><u>Recommendation to Dorset Council:</u> Buckhorn Weston and Kington Magna Parish Council support the application as per the above motion.</p>	
	Meeting closed at 20.10pm	
	Signed.....Chairman	Date .....