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Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

PLANNING COMMITTEE MINUTES

Held on Tuesday 25th April 2022, 7.30pm at Buckhorn Weston Village Hall

Item	Parish Councillors Present: Ms Phillipa Chapman (Chairman (PCM), Kevin Aldred (KA), Mrs Anna Grant (AG), Mrs Linda Munster (LM), Tim Wilton (TW) Members of the public: There were 10 members of the public present In attendance: Parish Clerk: Sandra Mackintosh (SM)	Action
03/22	To approve the minutes of the last planning meeting held on 22nd March 2022: Cllr Mrs Munster proposed “the minutes of the last planning meeting held on the 22 nd March 2022 should be approved as a correct record of the meeting.” Cllr Mrs Grant seconded, unanimously agreed. Resolved.	
04/22	Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> None	
05/22	Application: P/FUL/2022/02159 Proposal: Retain mobile home for use as an essential agricultural workers dwelling Location: Tinkers Farm, Quarr, Cucklington Road, Cucklington, Wincanton, Somerset SP8 5PB Objections were received from members of the public whose main issue is the noise generated from the diesel generator which is in use night and day throughout the year. The yearlong use (not just during lambing season) is considered to be primarily for domestic purposes as the generator runs for two hours on and two hours off from September to April and at night from April to September. The vibration/noise disturbs the neighbourhood, being much louder in the winter months due to the lack of leaves on trees, and is considered to have had a detrimental effect on the wildlife in the area; six hives have been lost which, although unable to prove, experts have stated the generator was highly likely to be the cause. Solar panels have recently been fitted but would not create the sort of energy required to run the mobile unit. The original application for the barn was made under a neighbour’s address causing stress to those residing in that property. This has now been rectified but the address is now noted to be under Somerset. It was considered by some that a retrospective application is making a mockery of the planning system due to the unit not having been initially installed through the proper channels with permission in place. KA, having spoken to the applicant, noted that he is trying to do the best he can and make a living. The general consensus among the PC was that whilst they understand the applicant’s business is being started in a small way, the generator noise, whether for the mobile unit or livestock, is a problem which needs to be mitigated and is having an adverse effect on neighbouring properties. The noise could possibly be reduced by the generator being housed and the planting of evergreen hedges on the perimeters. Cllr Mrs Grant proposed “the Parish Council object to this application due to the noise of the generator being used for the mobile unit’s domestic purposes and the hours of its operation, being late at night and very early hours, adversely affecting the neighbours. Furthermore it is considered that the noise/vibration from the generator has detrimentally harmed the local environment and wildlife. It is noted that should the applicant resolve the noise/vibration issues, the Parish Council would support this application.” Cllr Mrs Munster seconded, the majority were in favour with one against. Resolved.	

<p>Application: P/FUL/2022/01762 Proposal: Change of use of a shepherds hut to use as holiday accommodation with decking area Location: Blue Hills, Tunnel Head, Sandley, SP8 5EA</p>	<p>It was queried as to whether the proposal is actually a change of use of land as no shepherd hut was there before. The applicant noted Dorset Council's explanation that a shepherd hut which is being used as a business requires planning permission and that he has taken advice from DC twice. The PC is aware of objections and having done a site visit questioned why the hot tub was not showing on the plans and how the grey water from the proposed hut would be treated. The applicant advised that hot tubs do not need planning - only the decking does, that the grey water will be harvested and reused and the hot tub water will be changed thus avoiding the need to use chemicals. Concerns were raised regarding the loss of privacy into next-door's garden with a turnover of strangers being able to see through, the length and height of the shepherd's hut which appears very large and not designed to be mobile, the lack of detail on the application regarding waste facilities and road safety with the bends on the Sandley Road being the access point. The applicant noted that existing clients have not complained of road safety issues (DC highways have responded favourably), that the application includes documents of waste provision and that the frame of the hut is only bolted down to stop any distortion but can be easily be unbolted and transported. The applicant advised he will be planting trees, shrubs and hedging to provide privacy to both clients and the neighbour and that low level solar lights will possibly highlight the pathway to the hut but there are plans to provide a box with torches by the car parking area and also that the hut, like the existing cabin, is deliberately one bedroom to reduce the likelihood of noisy clients. The applicant confirmed that no further holiday accommodation will be built on their property following this shepherd hut. Due to the lack of communication between the neighbours prior to the meeting, the applicant requested that the neighbour let him know of any issues which may arise once the unit is up and running as they do not want to cause anyone any concern. Cllr Aldred proposed "the Parish Council support this application as the applicant intends to mitigate any loss of privacy to both clients and neighbours by providing trees, shrubs and hedges and that the access point to the accommodation does not adversely affect safety as noted by Highways". Cllr Mrs Munster seconded, unanimously agreed. Resolved.</p> <p>Application: P/FUL/2022/02328 Proposal: Erection of extension to agricultural building Location: Land At Little Brook Farm E 376097 N 124404 Hartmoor Hill Buckhorn Weston</p> <p>Having looked at the plans, it was noted that the extension will be on the opposite side to the low area that is there now. The applicant advised the floor space will be increased by nearly a third of the existing building and will be used only for the storage of hay and straw. There were no known objections from others. Cllr Aldred proposed "the Parish Council support this application as it will provide the additional storage space required for the applicant's growing business". Cllr Ms Chapman seconded, unanimously agreed. Resolved.</p> <p>Action: Submit comments for all applications to Dorset Council.</p>	<p>Clerk</p>
	<p>Meeting closed at 8.50 pm</p> <p>Signed..... Chairman Date</p>	