



Buckhorn Weston and Kington Magna Parish Council

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Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

FULL PARISH COUNCIL MEETING MINUTES

Held on Monday 4th September 2023 at 7.30pm at Kington Magna Village Hall

Item	Parish Councillors Present: Ms Phillipa Chapman (Chairman (PCN), Tom Riall (Vice-Chairman (TR), Tim Wilton (TW), Mrs Linda Munster (LM), Kevin Aldred (KA), Mrs Anna Grant (AG), Simon Stranger (SS), Bob Gordon (BG) Dorset Councillor(s) Present: 0 Members of the public: There were 3 members of the public present Members of the press: There were no members of the press present In attendance: Parish Clerk: Sandra Mackintosh (SM)	Action
	Public Session: It was noted that the Kington Magna (KM) lockdown volunteer Whatsapp group has been altered to a community group due to the long gap between Hear Here editions.	
41/23	To co-opt a new councillor onto the Parish Council: Cllr Riall proposed Bob Gordon be co-opted as a new KM councillor. Cllr Aldred seconded, unanimously agreed. Resolved. Mr Gordon duly signed the declaration of acceptance. Action: <i>Contact DC for link to register interests.</i>	Clerk & BG
42/23	To receive apologies for absence: Fred Shotter, Matthew Hoskins, Cllr Walsh, Cllr Ridout and Cllr Pothecary.	
43/23	To approve and adopt the minutes of the last Full Council meeting held on 3rd July 2023: Cllr Aldred proposed “the minutes of the Full Council meeting held on the above date should be approved as a correct record of the meeting.” Cllr Mrs Munster seconded, unanimously agreed. Resolved. The Chairman duly signed the minutes.	
44/23	Matters arising from the previous minutes: KA made a visit to Moorhouse – see agenda item 47/23v.	
45/23	Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> None.	
46/23 i.	Planning: To receive decision notices from Dorset Council (DC): P/VOC/2023/03188, Little Kington Bungalow, Bourton Road, Kington Magna, Erect garage (with variation of condition no.2 Planning Permission P/HOU/2022/03478 with the inclusion of new windows to the east elevation) – granted. P/PABA/2023/03394, Filleybrook Farm, Shutes Lane, Buckhorn Weston, Erect hay barn – prior approval refused. P/PABA/2023/03324, Land adjoining rear of Orchard House, Orchard House, Church Hill, Kington Magna, Erect open front pole barn to store a vintage tractor and implements – withdrawn.	
ii.	To approve the minutes from planning meeting dated 31st July 2023: Cllr Aldred proposed “the minutes of the planning meeting held on the above date should be approved as a correct record of the meeting.” Cllr Mrs Grant seconded, unanimously agreed. Resolved. The Chairman duly signed the minutes.	
iii.	To consider application P/FUL/2023/03734, Ambassador Pools & Leisure Ambassador Business Park West Stour Dorchester SP8 5SE, Erect single storey extension: FS has submitted a personal comment requesting the inclusion of a condition limiting external lights. It was noted that the applicants have commented that they have no requirement for lighting at night but, as the area is	

iv.	<p>away from the main problem area in Henstridge, it was considered that the issue there should not spread further towards the villages. Cllr Ms Chapman proposed "the Parish Council support this application provided a condition is included which limits any external lighting to a minimum so it is not intrusive". Cllr Aldred seconded, unanimously agreed. Resolved.</p> <p>To consider application P/FUL/2023/03906, 1 Jubilee Farm Cottages Jubilee Farm Access Road Nyland Dorset SP8 5SH, Continue to use agricultural land as residential garden: FS supports the application. As the proposal is for a continuation of use, Cllr Aldred proposed "the Parish Council support this application". Cllr Riall seconded, unanimously agreed. Resolved.</p> <p>Action: Submit comments to DC</p>	Clerk
47/23	<p>Enforcement updates: An update was requested from enforcement for information regarding all cases. None was received.</p> <p>i. Land next to railway line in Buckhorn Weston ENF/2011/0101: A conversation with enforcement officer Mark Hitchcott was passed to the clerk regarding DC's current position being that they have not reached a decision on whether to prosecute. The landowner has made some effort to clear up the site, approximately 75% but there is still 25% outstanding, so discussions with legal services continue as to whether the landowner has done enough to avoid prosecution. There appears to be two areas of immunity due to the 10 year rule. Mark advised that it is the land that gains the immunity, not the items stored on it, so by moving items onto the immune areas the landowner is noted to have complied. This has meant there is now a 4m to 5m wide strip of land near to the vehicle access and adjacent the public footpath which is where the caravans have been moved to. It is understood that from the most recent site visit by enforcement, there is no evidence of regular residency however, if they were to start living there full time, it would become a breach. It was noted that a long shed constructed over 10 years ago is visible on Google Earth image 05/2018 however, an image dated 09/2020 shows a new additional shed, half the size of the older shed, erected back to back with the older shed. An image from 04/2021 shows the additional shed has been extended to the same length of the older shed. None of the councillors are aware of a planning notification for this.</p> <p>Action: Report the construction of the additional shed and dismay at the slow process being made by enforcement to DC. Advise DC that the PC is making enquiries of the ombudsman as to appropriate action regarding the unsatisfactory progress of DC enforcement. CC to Messrs Hobson, Hitchcock, Cllr Walsh and Simon Hoare MP.</p> <p>ii. Goat farm at Shutes Lane ENF/2019/0185: No update received.</p> <p>iii. Land West of Symphony Farm to Quarr Cross - Lane Quarr EN/2021/00153: No update received.</p> <p>iv. Land adjacent to Filley Brook Industrial Estate EN/2023/00301: No update received. KA to do a site visit and have a chat with the landowner.</p> <p>v. Consider report from KA regarding polytunnels at Moorhouse: A meeting was held with the new owners. They had been advised not to grow grass until the autumn but to grow corn for the time being. Consequently there was no field space for lambing and as they had no time to put in for planning, temporary polytunnels were erected for lambing. The landowners intend to apply for planning for a barn for storage of farm machinery and hope to continue using the polytunnels although KA advised they cannot get retrospective planning for them. It was agreed to wait until the next meeting to see if there is any progress with planning.</p>	Clerk
48/23	<p>Neighbourhood Plan update (LM): The Regulation 14 consultation finished on the 24th July and the spreadsheet, prepared by the Clerk containing all responses, was forwarded to the consultant. There were 59 responses, 42 from KM, 15 from BW and 2 from elsewhere in the parish. The consultant observed a clear majority of support for the proposed policies and is now preparing a report that will contain detailed responses to each policy together with comments made. These comments will be answered and the whole document attached to the NP for submission to DC at Regulation 15. Once finalised it will be uploaded onto the PC website. Of the 43 statutory consultees, 6 responded and their comments will be taken into account if the consultant feels it to be necessary. A new vice-chairman has been elected to the Steering Group with Mr. Peter Townsley duly elected to the post. The SG have asked the consultant for clarification on the time scale to referendum and have been advised: Allow 1 month for DC to adjudicate on whether they think the basic conditions are met following submission at Reg. 15. Allow 2 months after that for</p>	

	the consultation that DC carries out and to appoint an Examiner. Allow a further 2 - 3 months for the examination. Allow a further 2 - 3 three months for the referendum. Altogether this would take until roughly May 2024. The planning officer compiled a document showing the average time it takes in Dorset to make a NP which is 4.87 years. In terms of this plan, the area being designated in June 2021 and if the referendum is in May 2024, it will have been completed under the average time at around 3 years. The only apparent changes from the consultation seem to be regarding the lighting policy and inclusion of rain water harvesting. LM confirmed the money is there to finance the NP up to Reg. 15 after which, further costs will depend on the amount of consultant's time required. Updates are included in Hear Here.	
49/23	Dorset Councillor's report: Cllr Ridout submitted a report prior to the meeting. Dorset Food Bank - Donations have reduced. If you can donate please contact 01747 822076 or via the website at Gillingham.foodbank.org.uk. Annual Canvass for the Register of Electors - Emails will be sent to all households in the DC area from elections@elections.dorsetcouncil.gov.uk . It is a legal requirement to provide the information requested. From 15 th August, canvass forms will be sent out to properties where there has been no response, which can be completed and returned to the address provided. Contact 01305 838299. Rail station ticket office closures - The public consultation regarding changes to customer service at 153 stations, including Gillingham and other stations along the Blackmore Vale line, concluded on 1 st September. Homes needed for unaccompanied children - DC is looking for people who would be willing to foster or provide supported lodgings for unaccompanied children and young people. For more information, contact: 01305 225809.	
50/23	Chairman's report: No report submitted. The chairman hoped everyone has had a good summer.	
51/23	<p>Clerk & RFO Financial reports: Financial documents were circulated prior to the meeting. It was confirmed that the Millennium sign repair has been financed by others therefore the grant money set aside remains available. Bank Reconciliation: As at 31st August 2023, the current account balance was £12,188.35 (including the NP grant balance). The Nationwide account balance was £5145.60. Receipts to date are £6,820.53. Total payments out so far this financial year are £8131.47.</p> <p>i. To receive and approve accounts and payments for the period 1st July to 31st August 2023, including salaries and associated accounts: Cllr Aldred proposed "the PC approve the accounts and payments for the period noted above, including salaries and associated accounts." Cllr Ms Chapman seconded, unanimously agreed. Resolved.</p> <p>ii. To consider costs of fingerpost repairs at Quarr Crossroads and Church Hill, Kington Magna: Quotes were circulated for fingerpost repairs at Quarr Crossroads and at the top of Church Hill in KM. £348.24 -£100.00 CPRE grant and £835.34 -£200.00 CPRE grant respectively. (Total = £883.58.) It was noted that grants from the CPRE are only available when signs are repaired in the traditional Dorset manner by Normtec. A feature regarding the damage and repair costs will be put in the next issue of Hear Here. Although once repaired there is the risk of future damage, Cllr Ms Chapman proposed "the PC approve the quotes and proceed with the repairs." Cllr Mrs Grant seconded, unanimously agreed. Resolved.</p> <p>Action: Instruct Normtec to make repairs & request grant money from CPRE when fixed.</p>	Clerk
52/23	Discuss/consider - planning approval given for new food van on the bend of A30: – Update outstanding from Cllr Ridout who is waiting for an update from Roland Skeates at DC.	
53/23	Five Bridges update (PCM): FS advised piles of rubbish are growing which needs to be cleared away and the whole area tidied up. Action: Send a reminder to Cllr Ridout, Roland Skeates & Graham Stanley at DC.	Clerk
54/23	<p>Other reports:</p> <p>i. Highways – any issues to report: None other than outstanding feedback on condition of Nyland Lane and also the flooding and signage on the A30 at Nyland junction.</p> <p>ii. Update on the community speed watch in Buckhorn Weston (AG): The volunteers continue to meet on a regular basis. During the second half of September the SID department at DC will carry out the two traffic surveys referred to in previous reports. There will be a joint CSW and TruCam session towards the end of September. This means a dedicated CSW camera operator who is a member of the Police Staff will be present and a Notice of Intended Prosecution (NIPS) will be</p>	

iii	issued to vehicles detected speeding instead of a letter which is the normal procedure when speeding vehicles are detected by the CSW team. Public Footpaths: Nothing to report other than a resident confirmed the footbridge in Bye has been well mended.	
55/23	Nyland report & discuss flooding issues on A30 as no signage (FS): As per Highways agenda item 54/23i above.	
56/23 i.	Kington Magna: KMPA update (MH & SS): MH is revisiting the costings for rubber chippings. SS will sort out the weeds in the meantime and liaise with MH regarding the chippings.	
57/23	Items for next agenda: Updates & Reports: (Neighbourhood Plan, Five Bridges, CSW, KMPA, Nyland & A30 flooding, Food van on bend of A30) Moorhouse update Moor Lane solar farm and bio digester Excessive tractor and manure movements through BW	
58/23	Matters pertinent to this meeting: None.	
59/23	Date of next Meeting: Monday 6 th November at Buckhorn Weston Village Hall 7.30pm	
	Meeting closed at 21.02pm	
	SignedChairman	Date

Items circulated with agenda:

Accounts and payments for the period 1st July to 31st August 2023

Reconciliation 31st August 2023

Copies of all reports noted in the minutes are available on request from the Parish Clerk.