



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 6th November 2023 at 7.30pm at Buckhorn Weston Village Hall

Item	Parish Councillors Present: Ms Phillippa Chapman (Chairman (PCN), Tom Riall (Vice-Chairman (TR), Tim Wilton (TW), Mrs Linda Munster (LM), Kevin Aldred (KA), Mrs Anna Grant (AG), Matthew Hoskins (MH), Fred Shotter (FS), Simon Stranger (SS), Bob Gordon (BG) Dorset Councillor(s) Present: 2 Members of the public: There were 91 members of the public present for the public session, 10 for the remainder Members of the press: There were no members of the press present In attendance: Parish Clerk: Sandra Mackintosh (SM)	Action
	<p>Public Session: A member of the public urged the Parish Council (PC) to submit a formal complaint to Dorset Council (DC) regarding the land by the railway line. There are now 10 caravans on site with people living in them and the site is still a mess and being used as a scrapyard.</p> <p>Brains Farm: John Grant advised BWVCT have kindly offered their website for updates from the local community group. He thanked all for their attendance which was intended to make a point to the PC, DC and developers. The petition sent to DC has been acknowledged and gives names of those who will be dealing with the issue. Its intention was a message to DC and the PC that both villages are vulnerable to additional traffic from the AD plant. The PC were asked to be proactive with DC and the developers as the villages are in a special situation and need special treatment. It was considered that any significant traffic increase will adversely affect many so it was felt the only solution is a blanket agreement that no traffic to and from the AD plant should use routes through the villages. It was hoped the room and PC support an agreement of no AD plant traffic. If there is something the PC want the local community group to do they will get on with it.</p> <p>Comments from other residents included other AD plants requiring recognition cameras to be installed, concerns of resident's walls being knocked down by lorries and the unsuitability of these vehicles through the villages, the financial stability of Biowatt and Henstridge PC not wanting routes through their village.</p> <p>TR assured everyone that the PC takes this matter very seriously and has proactively engaged, along with Amanda Mackenzie from the local community group, at two meetings with the investor and operator. He noted we are all concerned and that being in this together we can work together. The meeting with the Chief Executive of Marubeni concluded that the plant already has planning consent with construction having started and due to complete in Autumn 2024. Operation is likely to create additional local traffic in the form of tractor and silage trailers to the plant and potentially digester back onto local farms by tractor and slurry trailers but the outstanding condition in the planning consent means they have to agree a traffic management plan with DC before the site goes live. This is not yet submitted which gives time to influence the plan. A first draft is likely in 6-8 weeks. The main change from before is the use of crops and animal slurry so no requirement for HGVs. The methodology will mirror farming cropping seasons with transportation mainly occurring then. The site has its own clamp and intends to hold up to one year's feed at a time. The gas produced will be piped out through Wincanton and the digestate will be spread as fertiliser locally in line with strict farming regulations. A local farmer has committed</p>	

	<p>to providing 40% to 50% of the feed, delivering it mainly across land and not via Moor Lane. Another 50% is still to be agreed and will be signed up to the traffic plan. The PC has been assured suppliers who use young tractor drivers without a full drivers licence will not be signed up. Liability for breaches of the condition will be with Biowatt who can remove the supply agreements. The PC's position remains consistent in that it should not allow additional traffic through the village and alternative routes should be sought. The PC have engaged at the highest level with investor and developer representatives who are planning to come to the next meeting.</p> <p>Amanda Mackenzie agreed that we are all pretty joined up. She praised the good work done five years ago and the need for sight of that to the new developers with the principles of traffic being important. The phone number provided* encourages people to ring and report anything that is not right such as working outside of the appointed hours which was recently made known. The investor and developer understand the need to listen but do not understand the uniqueness of the village and none have visited here.</p> <p>PCN stated the PC will be doing their part in continuing to engage and make representations to DC to recognising the issues raised and ensuring DC are chasing for negotiations with Somerset. (Cllr Ridout will check this and notify). Everyone was urged to keep up the pressure and work in unity. The PC will need to decide how to conduct the next meeting. All were thanked for coming.</p> <p>*Contact details for Biowatt Tel: 0330 133 8685/Email: information@brainsfarmrenewables.co.uk</p>	
60/23	To receive apologies for absence: None.	
61/23	<p>To approve and adopt the minutes of the last Full Council meeting held on 4th September 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 Wilton seconded, unanimously agreed. Resolved. The Chairman duly signed the minutes.</p>	
62/23	Matters arising from the previous minutes: None.	
63/23	Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests:</i> None.	
64/23	<p>Receive updates and consider action regarding Brains Farm AD plant and discharge of condition 13: Given the level of interest it was considered better to hold an extraordinary meeting rather than combine this issue with the next scheduled PC meeting. TR raised two follow up actions as parallel ways forward. The PC focus on the scrutiny of the traffic management plan (TMP) and put pressure on DC to ensure it is properly considered and for the local community group to continue by writing to the local MP and putting further pressure on Marubeni. The PC and community group should stay aligned. Regarding comments above from a Henstridge Councillor, and although the PC could reach out to surrounding villages, it was thought better to concentrate on our own two villages at this time. Cllr Potheary noted DC and SC have a duty to co-operate across the border. The PC need to be represented strongly with the support of Cllrs Potheary and Ridout as there is an opportunity to make the routes specific to us. It was confirmed that the PC are in communication with DC Highways and that the officer remains the same as before. The original signage and route plan produced by Tucker could be resurrected as a start for the new TMP however, the Tucker report is based on a lot of HGV movements. TR confirmed the main change is the clamp will now be on site so only tractors and slurry tanks will be used and as the plant intends to hold one year's worth of feed at a time, the main impact will be during cropping season. The railway bridge was deemed a key benefit due to its height restriction. A distinction will need to be made between everyday farmers on Moor Lane and those servicing the AD plant. Cllr Ms Chapman proposed "the Parish Council look at dates between the 8th and end of January for an extraordinary meeting solely for Brains Farm with questions to the PC being submitted in advance." Cllr Wilton seconded, unanimously agreed. Resolved.</p> <p>Action: Look at dates available for BW hall. Share routes from Tucker report with TR & Cllrs Potheary, Walsh and Ridout. Invite DC Highways and all 3 ward councillors to the meeting. Arrange meeting date with investor and developer and advise Community Group.</p>	<p>Clerk</p> <p>TR</p>
65/23 i.	<p>Planning:</p> <p>To receive decision notices from Dorset Council (DC): P/FUL/2023/03740, Hardings Farm, Church Hill, Buckhorn Weston, Demolition of modern agricultural building and conversion and extension of barn to create 1 no. dwelling: granted.</p>	

	<p>P/FUL/2023/03734, Ambassador Pools and Leisure, Ambassador Business Park, West Stour, Erect single storey extension: granted.</p> <p>P/FUL/2023/03906, 1 Jubilee Farm Cottages, Jubilee Farm Access Road, Nyland, Continue to use agricultural land as residential garden: granted.</p> <p>ii. To approve the minutes from planning meeting dated 9th October 2023: Cllr Wilton proposed “the minutes of the planning meeting held on the above date should be approved as a correct record of the meeting.” Cllr Hoskins seconded, unanimously agreed. Resolved. The Chairman duly signed the minutes.</p> <p>iii. To consider TPO Order TPO/2023/0068 – Land at Churchyard, St John the Baptist Church, Church Hill, Buckhorn Weston: It was noted the sycamore trees are dropping seedlings on the next-door fields and growing back as weed which is toxic to sheep and horses. A polite request was put in for some pruning however, there is now a TPO application. The TPO does not preclude any work but applications will have to be made for the work to be carried out. The church were surprised DC did not notify them of the application, considering the trees are on their land, and were unaware of the TPO until notified by the PC. All concerned were advised to contact DC with their comments.</p> <p>iv. To consider P/FUL/2023/06194, White Oak Cottage Shepherds Hill Buckhorn Weston, SP8 5HX, Demolish existing dwelling and erect a new dwelling: The applicants were questioned over the overall height of the new building as per the submitted drawings. The measurements on the drawings submitted, especially from the road side, show the ground level to ridge height is 8.250m (27’). It was noted the dormer only goes up into roof space maybe 3’ and that the roof height appears excessive. The applicant stated the dwelling should be a 1¾ house and that it is their intention to blend in and not look different from neighbouring properties. The applicants were advised to get clarification from the architect and if there is an error, to come back to the PC who can add subsequent comments. Cllr Aldred noted that the rest of the design seems suitable but the PC can only comment on that which is in front of them and proposed “the Parish Council object to this application due to the excessive roof height”. Cllr Stranger seconded, unanimously agreed. Resolved.</p> <p>Action: Submit comments to DC</p>	Clerk
66/23	<p>i. Enforcement updates: Land next to railway line in Buckhorn Weston, ENF/2011/0101 and consider action for formal complaint to Dorset Council: The case officer is currently away and was unable to respond in time for the Parish Council meeting. Members indicated their frustration that people can regularly breach planning controls without much recourse and that a lot of the community think the PC are not doing their job when their heads are banging against a brick wall. Cllr Ms Chapman proposed “the Parish Council make a formal complaint to DC regarding the enforcement department”. Cllr Gordon seconded, unanimously agreed. Resolved. Action: Submit complaint following DC complaints procedure.</p> <p>ii. Goat farm at Shutes Lane in Buckhorn Weston, ENF/2019/0185: The case officer is currently away and was unable to respond in time for the Parish Council meeting.</p> <p>iii. Land West of Symphony Farm to Quarr Cross - Lane Quarr, EN/2021/00153: Enforcement looked at the record for the planning application (P/FUL/2022/02159) and saw there is no indication that this application is either withdrawn, invalid or refused and it appears it is still under consideration by the planning officer. The PC were directed to the planning team for an update and reason for the delays. If enforcement hear back from the planning team that the application is likely to be affected, (invalid or withdrawn), they will then look into progressing the matter from their side however, currently they consider the application should be given a chance to be assessed before making any enforcement decision. The clerk queried the case with the planning officer to find she is on maternity leave. An update from the planning team, or case officer covering in her absence, is outstanding.</p> <p>iv. Land Adjacent to Filley Brook Industrial Estate, EN/2023/00301: This enforcement case has been logged and assigned to a case officer who has attended the site on three occasions to date. The contravener has lodged a pre-application advice application with the DC planning department in order to seek regularisation for breaches of planning control on site. The PC have been advised it is likely to be towards the end of 2023 before a further substantive update is available because the</p>	Clerk/ PCN

v.	<p>case officer will need to conduct a thorough review of what is covered by the pre-app and what advice the planner issues on what elements of the submission are likely to be supported with conditions at full application stage. Whilst the pre-app advice is not a public document, enforcement will be able to inform on if a full application is invited or otherwise.</p> <p>Consider progress, if any, regarding polytunnels at Moorhouse: DC planning have confirmed that no applications have been received for the polytunnels or barn. It was noted that polytunnels which are not permanently fixed are considered a temporary structure however, if being used for for commercial purposes they do require planning approval.</p> <p>Action: Revisit the landowners to discuss the matter further.</p>	KA
67/23	<p>Discuss excessive tractor/manure vehicles through BW: An excessive amount of tractor movements were recently recorded using a circular route from Sandley Lane, up Shepherds Hill, along Shave Hill, down Shutes Lane and back towards the A30 on the top road. It was noted there was a tractor every 3 minutes which equates to 20 per hour and 160 per working day. It was thought the intensive farming methods may be at play. Unresolved.</p>	
68/23	<p>Neighbourhood Plan update (LM): After a few amendments, the NP was submitted to DC under Regulation 15 on 13th October. DC are reviewing the plan to check it meets basic conditions and have requested a few minor alterations which the consultant has attended to. The 6 week consultation, open to the wider community for comment, is due to start on November 10th. This then becomes Regulation 16 and is a public consultation, so everyone has a right to comment. The difference between this and Regulation 14 is that all comments received will be made available to the examiner. Comments at this stage should focus on whether the plan meets the 'basic conditions' and other legal requirements as that is what the examiner is looking for. The plan, with all supporting documentation is on the PC website, online at DC, in Gillingham Library, both village churches, the social club in KM and the Stapleton Arms with details on how to make comments. There will also be a notice from DC put up on the PC noticeboards in both villages. During the consultation period, DC will organise the appointment of an Examiner which will be discussed with the SG who should get a choice from 2 or 3. Following the consultation, Dorset will collate the responses and send these to the Examiner. DC may recommend changes to the plan for the Examiner to consider who will take 2 to 3 months to prepare a report – the Examiner may have queries which the SG can answer but these are not up for discussion. When the draft report is ready, the SG should get first sight of it and can respond but can only correct inaccuracies or clarify matters that may have been misunderstood. The report is then finalised. It will then be clear whether the plan can go to referendum or needs further work on issues raised by the Examiner. The selection of the examiner will be based on other plans they have done and someone who is familiar with rural life. The last questionnaire comments are on the PC website. Postal votes at the referendum are valid just as any normal vote. The plan is now in the hands of DC.</p>	
69/23	<p>Dorset Councillor's report: Cllr Ridout submitted a report prior to the meeting. The Household Support Fund re-opened for applications on 2nd November for low income families. Visit www.dorsetcouncil.gov.uk/householdsupport-fund or call 01305 221000. Donate Children's coats encourages residents to donate clean and undamaged coats, hats and gloves for those aged 0-16. There is a designated donation box at the entrance of The Shaftesbury Children's Centre. Helping young people leaving care, (aged 16-25), is a scheme to provide support and lodgings to a young person leaving DC care. For more information visit DC's website or contact fosteringenquiries@dorsetcouncil.gov.uk. Analogue landlines will be switched off from summer 2024. Everyone with a current landline will need to change to a digital connection via a router. Doorstep resident surveys will be carried out this month. Interviewers will knock on doors between 10am and 8pm. If you have concerns, please call 01482 467467 or DC on 01305 221000. The Local Plan Executive Advisory Panel held their first meeting with an overview of all new planning legislation coming forward through the Levelling Up Regeneration Bill.</p>	
70/23	<p>Chairman's report: DC have warned of scammers asking Careline users for money citing the BT switchover from analogue to digital. New Careline adaptations will be installed by the Careline providers during 2024-25. Any suspicions of scammers should be reported to BT/Open Reach and do not give out bank details to anyone. The CPRE has issued clear planning guidance including how</p>	

	to comment on planning applications, where to see the applications, issues that can and can't be raised and how to submit comments. The information is available on the CPRE website.	
	Extension 15 minutes.	
71/23	<p>Clerk & RFO Financial reports: Financial documents were circulated prior to the meeting. All three annual grant requests have been received. Bank Reconciliation: As at 31st October 2023, the current account balance was £14425.33 (including the NP grant balance). The Nationwide account balance was £5170.42. Receipts to date are £11589.85. Total payments out so far this financial year are £10638.99.</p> <p>i. To receive and approve accounts and payments for the period 1st September to 31st October 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 update members with the revised costs of fingerpost repairs at Quarr Crossroads and Church Hill, Kington Magna: As a lot of the lettering from the sign in KM was saved, the repairs have been requoted at £509 (excluding the £200 grant from CPRE). There have since been a number of letters which have broken so the quote will now be slightly more.</p> <p>iii. To circulate precept/budget proposal for 2024/2025 for members to consider possible additional funding requirements for agreement and submission in January 2024: The proposal and notes were circulated to members prior to the meeting. Some budgets, e.g. insurance, have been increased by the rate of inflation. It was considered prudent to request an additional £500 per village in the event of further NP consultation fees. Any further amendments should be considered and presented to the Clerk/RFO prior to the next meeting in January. Cllr Aldred proposed "the PC approve an additional £1,000 on the precept for the NP contingency in 2024-25." Cllr Mrs Grant seconded, unanimously agreed. Resolved.</p> <p>Action: Re-circulate precept forecast with additional £1000.</p>	Clerk
72/23	Update regarding planning approval given for new food van on the bend of A30: Enforcement was in recent contact with the landowner's agent. Although an application has not yet been submitted he has been notified by the agent that an application is forthcoming. The agent is currently awaiting an ecology report and once finalised it is understood that two planning applications will be submitted, one for the layby and one for the stand for the food van.	
73/23	<p>Five Bridges update (PCN): Dorset Waste Partnership have advise the clearance has been done. FS confirmed rubbish is still there but the area is so over grown that it is hardly visible.</p> <p>Action: Arrange site meeting with DC and FS to resolve.</p>	Cllr Ridout
74/23	<p>Other reports:</p> <p>i. Highways – any issues to report: No reports received other than Nyland see item 75/23.</p> <p>ii. Update on the community speed watch in Buckhorn Weston (AG): A joint CSW and TruCam session occurred in late September, the results of which are outstanding. The group was out twice in October and the next session is due early November with a second slot hopefully later in the month. Following the results of the traffic survey the village is not eligible for a SID however, it does qualify for a new initiative in north Dorset called 'Please Slow Down' for villages which do not qualify for a SID but do have data showing a speeding issue. As the PC has already paid for a traffic survey there would be no added cost and an information sheet which sets out details of the scheme has been circulated. There will be four signs erected and speeds monitored by the CSW. The clerk noted the survey invoice is outstanding. Cllr Hoskins proposed "the Parish Council proceed with the signage scheme." Cllr Shotter seconded, unanimously agreed. Resolved.</p> <p>Action: Advise DC to proceed with scheme.</p> <p>iii. Public Footpaths: No reports received.</p>	AG
	Extension 10 minutes.	
75/23	Nyland report & discuss flooding issues on A30 as no signage (FS): Nyland Lane was inspected by DC highways who determined the lane is not at safety intervention level however, it is scheduled for insitu recycling works in 2024/25 and will be monitored in the meantime. The flooding continues. Temporary signs were installed but they blew down in the storms. The offer of permanent signs from DC has been accepted, as has the offer of the flood team contacting the PC. The 50 yard 'give way' sign on Nyland Lane needs replacing which DC will organise. FS noted the	

