



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 8th January 2024 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), Matthew Hoskins (MH), Fred Shotter (FS), Simon Stranger (SS), Bob Gordon (BG) Dorset Councillor(s) Present: 1 Members of the public: There were 9 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
	<p>Public Session: Concerns were raised about the recent flooding in Kington Magna with garages flooded and gravel littered down Church Hill. It was acknowledged that the recent spate of weather has been exceptional with extra water and debris running off the fields and any issues should be reported to Dorset Council (DC) Highways. A Nyland resident suggested the rivers need clearing. FS is dealing with the issues in Nyland and the A30 and Simon Hoare MP is now involved with the A30 flooding. (See item 87/23 below).</p> <p>The Parish Council (PC) were asked to consider submitting a formal request to DC for weight restrictions and, if agreed, members of the Community Action Group (CAG) could draft a letter. (See item 95/23ii below).</p> <p>The CAG are waiting to receive the draft routing strategy for the operational phase of the AD plant at Brains Farm. The investor and developer promised to send this prior to submitting it to SCC in order for the CAG to provide feedback first. The document is due around the 16th of this month and the CAG will respond quickly. A website is being developed which will keep the community informed and run a public campaign if the investor/developer renege at which point the CAG plan to go public. TR commended the work the CAG are doing and noted possible future scenarios. 1 = full sight of the routing and signage strategy with full co-operation which then turns to enforcement. 2 = the developer and investor ignore the CAG and the PC. 3 = The developer and investor placate everyone with comments but carry on as they wish.</p> <p>A local farmer was reported to have left behind an amount of rope on Barton Hill and Back Lane after moving cattle between fields and residents are said to be frustrated with picking up after him. DC are aware and, being plastic, they are happy to take this matter further. MH will bring this to the farmer's attention. It was considered the string was probably intended to try to reduce the damage to the grass and verges.</p>	
80/23	To receive apologies for absence: Cllr Val Pothecary	
81/23	To approve and adopt the minutes of the last Full Council meeting held on 6th November 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 Grant seconded, unanimously agreed. Resolved. The Chairman duly signed the minutes.	
82/23	Matters arising from the previous minutes: None.	
83/23	Declarations of interest: Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests: None.	

84/23	<p>Brains Farm AD Plant</p> <p>Receive updates regarding Brains Farm AD plant and discharge of condition 13: PCN sent a letter to Simon Hoare, along with historical documents, which he has/will look at. The PC is currently waiting to hear from the developer and investor who gave a commitment to send the draft signage and traffic routing plan to us first. Steve Savage from DC Highways is also involved and will be in touch when he is contacted by SCC. Cllr Ridout will chase from her end and will speak to Steve Savage to make sure. No commitment of confidentiality been given to the investor or developer.</p> <p>The Parish Council reverse the motion made at the Full Parish Council Meeting dated 6th November 2023, minute no. 64/23, to arrange an extraordinary meeting about the Anaerobic Digester (AD) plant at Brains Farm, and instead propose that the Parish Council (PC) undertake to support the recently formed Community Action Group (CAG) in their representations on behalf of local residents to the developers and put appropriate pressure on Dorset Council to ensure that the Traffic Management Plan relating to the development is properly considered and Condition 13 of the original AD plant planning permission is discharged in full. If, as part of the work that the CAG carries out they need the PC's assistance, then it is proposed that Tom Riall, a Parish Councillor, be the representative of the PC who can and will report back and liaise with fellow councillors as required. The Parish Council would expect that CAG undertake to keep them fully informed of their actions, via Councillor Tom Riall. Following the adoption of this motion, the PC will write to both Marubeni and Biowatt clarifying the PC's position, copying in the CAG: The CAG held a private meeting with the developer and investor and a public meeting in December. They have an assurance to receive the vehicle routing and signage strategy prior to submission to SCC and await the same. As they have made such progress, Cllr Riall and Cllr Ms Chapman proposed "the Parish Council implement the motion as noted above." Cllr Hoskins seconded, unanimously agreed. Resolved.</p> <p>Action: Send letters to Biowatt and Marubeni advising them of the PC's position.</p>	
85/23	<p>Planning:</p> <p>To receive decision notices from Dorset Council (DC):</p> <p>P/FUL/2022/02159, Tinkers Farm, Quarr - Cucklington Road, Quarr, Retain mobile home for use as an essential agricultural workers dwelling: granted.</p> <p>P/FUL/2023/05227, The Old Rectory, Church Hill, Buckhorn Weston, Form new vehicular access and provision of associated track and gates: granted.</p> <p>P/PAAC/2023/06480, Valance Lodge, Common Lane, Kington Magna, Change of use and conversion of agricultural building into 1 no. dwelling (Use Class C): prior approval refused.</p> <p>To approve the minutes from planning meeting dated 27th November 2023: Cllr Gordon proposed "the minutes of the planning meeting held on the above date should be approved as a correct record of the meeting." Cllr Shotter seconded, unanimously agreed. Resolved. The Chairman duly signed the minutes.</p> <p>Consider application P/FUL/2023/05596, Land behind and adjoining Orchard House, Church Hill, Kington Magna, SP8 5RJ, Erect open front pole barn to store a tractor and implements: No objections were raised by members. Cllr Shotter proposed "the Parish Council support this application as the barn is a necessary building for the protection of equipment, it is in keeping being a pole fronted barn and the access is acceptable." Cllr Gordon seconded, unanimously agreed. Resolved.</p> <p>Consider application P/FUL/2023/06194, White Oak Cottage, Shepherds Hill, Buckhorn Weston, SP8 5HX, Demolish existing dwelling and erect a new dwelling: Members were generally happy with the revised plans submitted as the design now has a two level ridge height, the lower level in keeping with the road. Traffic management during the build was queried. The applicant noted the house will be timber framed and built off site and temporary road closures will have to be applied for when delivered. Neighbours have been kept informed. He was advised that the lane is on a bus route and to bear that in mind. Cllr Aldred proposed "the Parish Council support this application as the lower level ridge height is now in keeping with the road line and the dwelling is more suitable to the surrounding area with it being small enough not to impact the surrounding properties. Concerns still remain with some discrepancies in the overall height of the property as well as scale.</p>	PCN

	<p>Also, a slate roof instead of plain tiles would be preferable". Cllr Ms Chapman seconded, unanimously agreed. Resolved.</p> <p>Consider application P/HOU/2023/07239, Laurel Cottage, Shave Hill, Buckhorn Weston, SP8 5HY, Erect a single storey and two storey extension: It was considered clarification from DC should be sought as to how many times a property's footprint can be extended as this property has already been extended twice in the past. Cllr Aldred proposed, as things stand, "the Parish Council support this application as the design and materials are in keeping with the surroundings". Cllr Mrs Grant seconded, unanimously agreed. Resolved.</p> <p>Consider application P/LBC/2023/06904, Manor Farmhouse, Church Hill, Kington Magna, SP8 5EG, Replacement of 9 assorted casement and sash windows with identical wooden sash windows incorporating double glazing: Cllr Hoskins proposed "the Parish Council support this application as the new windows are appropriate for the listed status whilst being more energy efficient". Cllr Shotter seconded, unanimously agreed. Resolved.</p> <p>Action: Submit comments to DC & seek clarification on extension footprints</p>	
86/23		Clerk
i.	<p>Enforcement updates:</p> <p>Land next to railway line in Buckhorn Weston ENF/2011/0101 - Complaint to Dorset Council action required: On legal advice further details and information was requested to meet the evidential test. This has been undertaken and the legal team are currently reviewing the new information. It is hoped it will meet the required standard and the matter will be taken before the law courts shortly. A response to the PC's complaint letter has been received from the planning enforcement manager. A letter of thanks will be returned including some of the observations noted during the discussion, particularly the unfairness to those who go by the planning rules, along with an invitation for him to attend the next meeting. The PC will continue to chase the case and now that the legal team are reviewing it, it is hoped the matter will be expedited and the PC kept fully informed.</p> <p>Action: Send return letter to planning enforcement manager at DC.</p>	
ii.	<p>Goat farm at Shutes Lane ENF/2019/0185: Under Section 171B of the Town and Country Planning Act 1990 a breach of planning condition can be enforced for up to 10 years after the date on which the breach commenced. As this particular breach commenced on 31st October 2019, the case is still within the period allowed for enforcement action. The owner was contacted in October 2023 requesting a timeframe for the removal of the mobile home. This timeframe has not been provided and DC's latest communication with them on 3rd January 2024 stated DC's intention to take enforcement action. DC cannot provide any information regarding when this may occur due to current workloads and demands. EN/2022/0346 was confirmed as the correct case number as ENF/2019/0185 was closed to avoid duplication.</p>	Clerk/PCN
iii.	<p>Land West of Symphony Farm to Quarr Cross - Lane Quarr EN/2021/00153: The retrospective planning application to retain the mobile home for use as an essential agricultural workers dwelling has been granted until 3rd July 2026 or until such time as a permanent dwelling has been erected on the site, whichever period shall be the shorter, see item 85/23i. Further conditions include acoustic mitigation measures to be implemented in full within 3 months of the date of the decision letter and within 3 months of the installation of acoustic upgrades, an acoustic assessment to be carried out in order to verify the effectiveness of the acoustic treatment and that the acoustic treatment shall be retained thereafter. The decision notice was circulated. A breach will occur if the applicants contravene these conditions.</p>	
iv.	<p>Land adjacent to Filley Brook Industrial Estate EN/2023/00301: This case is currently the subject of a pre-planning application enquiry. If the advice is that an application will not be invited, then the owner will be advised of their options to avoid enforcement. The planning officer dealing with this is currently away.</p>	
v.	<p>Update regarding visit to Moorhouse re polytunnels (KA): KA visited again. The landowners have employed a planning consultant for the barn and an application will be forthcoming. Environmental are also consulting as the owners want to farm the land. The polytunnels are intended to be used again this spring for lambing. They noted that their land is under the remit of Gillingham Town Council. KA advised it is a difficult situation as planning requirements for</p>	

	<p>polytunnels is still unclear and retrospective planning not possible but, they may be considered necessary for the animals' welfare.</p> <p>Action: Details to be forwarded to Cllr Ridout for follow up.</p>	KA
87/23	<p>Consider flooding on Nyland Lane: FS met with a DC representative to discuss the increasing occasions of flooding of the A30 around the junction with Nyland Lane. The DC representative disagreed with the suggestion that flooding is being encouraged by a lack of dredging. The movement of the water levels was pointed out; water from fields spilling into the ditches which then overflow onto Nyland Lane and towards the A30 resulting in severe flooding to the A30 and Roads Lane. Recent severe flooding saw stranded vehicles and road closures to the A30 and flooding in Nyland Lane with water levels at about 1.0 to 1.2 metres deep, inhibiting emergency vehicle access if needed. A desktop study was suggested by the DC representative. FS has since reported this discussion to the DC Community Highways Officer who was expected to attend the meeting, but did not, and with no further response received, has followed up copying in Simon Hoare MP who has responded positively and involved Cllr Bryan. A meeting has been suggested when weather conditions have settled down. Members considered a solution to be difficult and, while it is appreciated that Nyland is a flood plain, agreed there is a need to get the DC officers and Simon Hoare around the table and do a table top study to try and find solutions. FS will keep pushing with Cllr Bryan.</p>	
88/23	<p>Consider speeding traffic through Sandley: Nothing further heard from the resident since the initial complaint was received. Deferred to next meeting.</p>	
89/23	<p>Neighbourhood Plan update (LM): The DC Regulation 16 consultation finished on the 22nd December 2023. Nine responses were received. The comments have been compiled into a report and, together with the plan and all relevant documents, have been sent to the independent examiner. This is now the start of Regulation 17. The examiner will consider all of the documents and decide if the plan can proceed to referendum as it is or whether it requires some amendments before then. A response from the examiner is expected in approximately two to three months. DC's report can be found on the DC website following this link: https://www.dorsetcouncil.gov.uk/web/guest/-/buckhorn-weston-and-kington-magna-neighbourhood-plan along with all other documents relating to the Neighbourhood Plan. The Steering Group have not scheduled any meetings for 2024 but will meet on a 'need to' basis and will keep the PC updated on any progress as necessary. The referendum is hoped to take place in May but this depends on how long the process takes. Dorset Council noted a missing paragraph relating to one of the Important Gaps in Kington Magna. This was an unintentional error and will be amended in the final plan.</p>	
90/23	<p>Dorset Councillor's report: Cllr Ridout submitted a report prior to the meeting. Household Support Fund (HSF) re-opened for applications on January 3rd for low-income households in the DC area. Support is in the form of supermarket vouchers. Citizens Advice allocate this fund on behalf of DC. Cost of living help provides free, confidential and impartial support on money worries, accessing affordable food, housing and employment rights and looking after your mental health. DC works with Dorset Citizen's Advice to offer this support. Dog related Public spaces Protection Order (PSPO) - a new PSPO across the DC area came into force on the 1st January 2024 for a period of three years which will help to keep specific beaches and open spaces free from dog fouling and safe to use by all. Planning for Climate Change - DC recently published three guidance documents which are available to view at DC's website. Council Tax – DC has published its initial proposals to deliver a balanced budget for 2024-25. Proposals will ensure the continued provision of frontline council services to residents and businesses. The proposals would see an increase in council tax next year by just under 3% and to levy the adult social care precept of 2%. The increase would be equivalent to £1.82 extra per week for a Band D property. For relevant contact details or a copy of the full report please contact the parish clerk.</p>	
91/23	<p>Chairman's report: PCN welcomed those at the meeting and hoped everyone had a good Christmas and New Year and wished everyone the very best in 2024. The PC has made sure DC are aware of their concerns regarding enforcement actions and have had support from Dorset Councillors in flagging issues to both planning and enforcement departments. The PC believes that if planning infringements are ignored there is the risk of precedents being set, which can make</p>	

	consideration of planning applications more difficult in the future. PCN thanked the CAG for their work in regards to the Wincanton AD plant; the PC has been supporting CAG, not least by liaising between CAG, DC and the North Dorset MP Simon Hoare. Both the above items have involved our Clerk in much extra effort for which thanks are extended. It is suspected that we are going to have to learn to deal with some of the flooding issues on the roads and work around them however, with the issues at the A30 at Nyland and the significant effects on residents there, the PC has been persistent in raising the problems with DC Highways and Simon Hoare is now aware of the matter. FS was thanked for his endeavours in this matter.	
92/23	<p>Clerk & RFO Financial reports: Financial documents were circulated prior to the meeting. Bank Reconciliation: As at 31st December 2023, the current account balance was £11,910.13 (including the NP grant balance). The Nationwide account balance was £5,196.81. Receipts to date are £12,006.24. Total payments out so far this financial year are £13,544.19.</p> <p>To receive and approve accounts and payments for the period 1st November to 31st December 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>To consider clerks salary increase in line with NALC's agreement 2023: NALC have advised the agreed pay scales back dated to 1st April 2023. For SCP11 the increase is £1 per hour with back pay totalling £180. Cllr Ms Chapman proposed "the PC approve the salary increase back dated to 1st April 2023." Cllr Hoskins seconded, unanimously agreed. Resolved. A move up the pay scale was also considered however, the clerk thought that would involve CILCA qualifications and was very happy with the current pay scale and increase.</p> <p>Action: Increase salary with immediate effect including back dated pay from 1st April 2023.</p> <p>To consider precept/budget proposal for 2024/2025 and agree for submission as per notes and updates circulated 10th November 2023: Following the last meeting, the clerk reissued new precept/budget figures based on the additional £1,000 contingency for the Neighbourhood Plan. Any future excess funds could be offered to local groups by way of a grant and/or the precept could be reduced again next year if necessary. Cllr Ms Chapman proposed "the PC approve the increased precept request and amended budget/expenditure figures." Cllr Wilton seconded, unanimously agreed. Resolved.</p> <p>Action: Submit agreed precept request to Dorset Council.</p> <p>Renewal of pads & battery for Kington Magna defibrillator: The batteries and both adult and children's pads have been replaced this financial year. A reminder was given to include the name of the PC on any invoices so that the clerk can reclaim VAT.</p>	
93/23	Update regarding planning approval given for new food van on the bend of A30: No notification of applications has been received. Cllr Ridout to chase.	
94/23	Five Bridges update (FS): A site meeting has been agreed for the 15 th January to discuss with Dorset Waste Partnership the removal of items that have been there for an extended period. The Stour Parish Council have also been invited to attend as it is within their boundary.	
95/23	<p>Other reports:</p> <p>Highways – any issues to report: A pot hole half way up Church Hill in Buckhorn Weston was noted. All pot holes can be reported via DC's website as once reported, DC are liable for any damage incurred. The school coach is coming down Barton Hill in Kington Magna which can get very icy. Coach companies have to use designated routes and should keep DC Highways informed for gritting purposes. Cllr Ridout will look into this.</p> <p>Update on the community speed watch in Buckhorn Weston and consider a possible application to Dorset Council for weight restrictions on traffic through our villages (AG): Only one session took place in November, partly due to the weather. This was followed by a visit by the SIDs Team from DC who installed four 'Please Slow Down' signs around the village. Generally people seem to be in favour of the signs although the one on Templecombe Lane has been turned around to face the hedge a couple of times. The others do not appear to have not been tampered with. By mutual consent the group does not meet in December. The plan is for two sessions in January, weather permitting.</p>	

iii	With regards to weight restrictions, the PC have previously gone through the assessment process with DC Highways resulting in 'Unsuitable for HGV' signs at the A30 crossroads, the turning for Wincanton and Shepherds Hill. At that time, it was determined weight restrictions would not work as they cannot be enforced however, the PC could ask DC for another evaluation. It was noted the HGV signs are ineffective as large lorries still come through the villages, probably due to sat nav instructions. It was also noted that where there are weight limits, they apply 'except for access'. It was considered there may not be enough road users at the moment for an accurate survey and to hold this matter over and monitor the situation until later in the year. The routing plan from the AD plant and the roads being designated cycle routes may help in the application. The Sandley road should also be considered for weight limits at the same time. Public Footpaths: No reports received.	
96/23	Nyland report (FS): Nothing further to report.	
97/23 i.	Kington Magna: KMPA update (MH & SS) – re-visit of costing for rubber chips/membrane: The recent weather conditions have been prohibitive. SS may have additional chippings available for use so this will be carried out in March according to the previous amount agreed.	
98/23	Items for next agenda: Updates & Reports: (Neighbourhood Plan, Five Bridges, CSW, KMPA, Nyland and flooding, Food van on bend of A30) Complaint regarding DC Enforcement Moorhouse polytunnel decision Brans Farm update - signage and routing plan and weight limits	
99/23	Matters pertinent to this meeting: None.	
100/23	Date of next Meeting: Monday 4 th March 2024 Buckhorn Weston Village Hall 6.30pm: coffee & biscuits 7pm: Annual Parish Meeting for BW 7.30pm: Full Parish Council Meeting	
	Meeting closed at 21.38pm	
	SignedChairman	Date

Items circulated with agenda:

Clerk/RFO report

Accounts and payments for the period 1st November to 31st December 2023

Reconciliation 31st December 2023

Precept/budget proposal for 2024/25 & notes (10th November 2023)

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