



Buckhorn Weston and Kington Magna Parish Council

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Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

PLANNING COMMITTEE MINUTES

Held on Monday 28th September 2026, 7.30pm at Buckhorn Weston Village Hall

Item	Parish Councillors Present: Tim Wilton (Chair (TW)), Phillippa Chapman (PCN), Safeena Alison (SA), Bob Farrand (BF) Members of the public: There were 4 members of the public present	Action
05/26	Declarations of interest: <i>Members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests: None</i>	
06/26	Application: P/FUL/2026/04826 Proposal: Change of use from agricultural to domestic use and erection of garage/workshop with home office/storage Location: Dayspring Nurseries, Quarr Cross to Veseys Hole Hill – Lane Buckhorn Weston SP8 5PA This is a retrospective planning application due to the applicant being in breach of the planning approval previously provided by building the structure approximately 10m further north than that shown on the approved plans (P/FUL/2025/02938). This has resulted in the windows on the first floor east elevation directly overlooking the neighbour's driveway and garden on the opposite side of the lane which they consider to be intrusive and a security risk with their entrance gate locking system now in clear view of the large triangular window. The planning statement notes that the structure has been moved closer to the hedge. This is incorrect as it has been moved along the same line as before but further north by 10m minimum. No objections were raised with the previously approved application as it was considered not to overlook the neighbours as their hedging opposite would screen the view. However, the re-siting of the building without prior approval has changed the perspective and left the neighbour's entrance way and garden exposed without the possibility of natural screening in place. At the beginning of the meeting the applicant stated he had nothing additional to say as he has put in the retrospective planning application as the neighbour objected and enforcement came out and said he had to. He did not believe he had to submit an amendment as the structure was in the general area. The applicant also stated he has mitigated the loss of privacy issue by tiling over what would have been the dormer window to the east, reducing the size of the triangular window on the same elevation and has allowed his hedge to grow taller. It was noted the dormer window could be reinstated, that the triangular window is not just for the stairwell as claimed and the hedge could be cut. Furthermore, the omission of the dormer window and a reduction in size of the triangular window is not reflected in the eastern elevation drawings submitted to Dorset Council(DC) under this proposal. Whilst the site plan has been revised, the elevation drawings are not an accurate reflection of the building as it is now and as the planning statement also contains incorrect information, the applicant was advised to talk to DC planning and his architect and submit drawings/statement which accurately represents the changes being made and that those drawings, if approved, be adhered to in line with said approval. Members queried the need for any windows on the eastern elevation, particularly as the ground floor garage/workshop has windows on the western elevation and the first floor has large triangular windows on the west and southern elevations and suggested the applicant consider removing windows altogether on the eastern elevation. Cllr Alison proposed the "Parish Council object as the application is not accurate. There have been structural changes to the eastern elevation of the	

	building currently being erected which are not reflected in the plans submitted and, as the building has been re-sited some 10 meters north of the originally approved plans (P/FUL/2025/02938), the triangular window to the east now directly overlooks the neighbour's driveway resulting in a loss of privacy. The planning statement also has inaccuracies when noting the revised position of the building. The Parish Council has advised the applicant withdraw application P/FUL/2026/04826 and submit a new, accurate application. As the building is a garage/workshop, and to avoid any loss of privacy to the neighbour, Parish Council would support an application whereby all windows on the eastern elevation are removed." Cllr Chapman seconded, unanimously agreed. RESOLVED. Action: Submit comments to Dorset Council planning department	<i>Clerk</i>
	Meeting closed at 20.28 pm Signed.....Chairman Date	