

BUCKLAND NEWTON PARISH COUNCIL MEETING
September 2020

SCHEDULE

A PLANNING MATTERS

WD/D/20/001712 DUNTISH FARM, FACTORY LANE, BUCKLAND NEWTON, DORCHESTER, DT2 7DS

Erection of 4 no. dwellings

Comments by 21 September 2020 - SUPPORT (Conditional) - The Parish Council's support for this application is conditional on the application being for two open market and two affordable homes. There is a discrepancy in the application in that although the Design and Access Statement states

Use: It is intended that of the four residential properties two will be restricted to be rented by local residents at a reduced rent in comparison to open market rates.

The Application Form (section 16) states it is for four open market houses. If this cannot be resolved and the application is deemed to be for four open market houses, then the Parish Council wishes to OBJECT as it would not meet the Neighbourhood Plan policies for this Rural Exception site.

On the assumption that the application is for two open market and two affordable homes, the Parish Council supports the application as it appears to meet the following Buckland Newton Neighbourhood Plan policies:

Policy RES4: Land opposite Duntish Farm, east of B3143.

The Parish Council considers that the proposed development layout meets the requirement of this policy for two pairs of semi-detached cottages, reflecting the character of modest farmworker dwellings.

Policy H2: Type and Size of Housing

The application meets this policy as the proposed houses have no more than three bedrooms each. However, the Parish Council would like for the condition to be imposed (under this policy) to restrict future extensions and alterations to these dwellings, in order to maintain the stock of smaller, more affordable homes.

Policy H3: The Delivery of Affordable Housing.

Whilst this is a Rural Exception Site and the Local Plan policy HOUS2 states that such sites should only include affordable housing, the Neighbourhood Plan Independent Examiner insisted the wording for this site (Policy RES4) should be "...up to 4 homes in total, of which at least half should be affordable to local people". This wording was accepted by West Dorset District Council.

Whilst there are issues raised by local residents about traffic exceeding the 30 mph speed limit along this stretch of the B3143, it appears that traffic on this road can see vehicles emerging from the site entrance for approximately 80 metres from both south and north. The Parish Council does not consider this to be an issue.

WD/D/20/001645 1 PROVIDENCE ROW, BUCKLAND NEWTON, DORCHESTER, DT2 7BU

Erect first floor extension

Comments by 6 October 2020 –SUPPORT - The Parish Council considers the proposed extension to be acceptable in terms of scale to the existing and surrounding properties. It should not unduly impact on the amenity of the adjoining properties, taking into account the footprint of the house will be unchanged, and the new fascia level has been kept low.

Whilst this property is situated in the Buckland Newton Conservation Area, the Parish Council believes the proposed rear extension does not adversely impact the Conservation Area as it will be barely visible from any public viewpoint, but it will be an aesthetic improvement to the house.

The proposed extension will considerably improve the living conditions for the occupants

WD/D/20/001442 GLENAFON, REVELS HILL, COSMORE, DORCHESTER, DT2 7TW

Remove 3 no existing storage containers and erect single storey detached timber store and lean to house extension.

*Comments by 31 July 2020 – Support due to the removal of the containers
18 August 2020 – Approval of Planning Permission*

B **FINANCIAL MATTERS**

Invoices Paid

August	Planminster	£ 34.50	BACS 5.8.20
	Clerks Wages (July)	£ 354.50	BACS 5.8.20
	Reimbursement – Mr Collins – Web	£ 109.78	BACS 13.8.20
	Clerks Wages (August)	£ 428.40	BACS 27.8.20
Sept	Reimbursement – Mr Morse – Hi-vis jackets	£ 26.88	BACS 2.9.20
	BNH Ltd	£ 432.00	BACS 2.9.20
	Planminster (Repairs to play park)	£ 244.60	BACS 22.9.20

Invoices to be approved

Parish Clerk wages & expenses	£ 359.00
Online Playgrounds	£ 78.00
Playdale	£ 182.30
Reimbursement Cllr Baker for Play Area expenses	£ 200.69

Monies Received

Dorset Council - Business support grant	£ 10000.00
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Reconciled Bank Accounts at 1 September 2020		
	Nat West Current	15,520.17 *
	Nat West Deposit (Balance of Sir William Aykroyd's legacy)	5,527.89
	Project Fund	98.68
	Previous cheques	-
	Uncleared cheques	244.60
		20,902.14
*	Play area B/F + Income	799.22
	Less Expenses	-
	Balance at 1.9.20	482.62
	Actual Parish Council Funds in current a/c	
	15520.17 - 482.62	15,037.55

C **CORRESPONDENCE**

DAPTC – Temperature check 4.

Chris Loder MP – Broadband Contact – *Replied – Cllr Townsend & Mr J Collins*