

MILTON ABBAS PARISH COUNCIL

Minutes of an Extraordinary Meeting of the Parish Council held on Wednesday 26th April 2023 in the READING ROOM, MILTON ABBAS, at 7.30pm

PRESENT

Mr S. Driver	Mr P. Ford
Mr N. Hodder (Chair)	Mr T. Ives
Mr T. Khandwala (Vice Chair)	Mr S. Martin

IN ATTENDANCE Mrs E. Sellen (Clerk) and 6 members of the general public (four in the room and 2 on zoom).

1. APOLOGIES FOR ABSENCE

Mr S. Gould due to work commitments, Mrs. Emma Parker (Dorset Councillor) logged on too early.

The Clerk reported that Mr P. Amor had tendered his resignation prior to the meeting.

2. DISPENSATIONS None

3. PLANNING

Decisions None

Applications

P/CLE/2023/00966 Keepers Cottage Milton Abbas – Certificate of lawfulness for use of outbuildings for residential purposes ancillary to Keepers Cottage.

Councillors had no comments on this application.

P/HOU/2023/01362 & P/LBC/2023/01363 42-43 Milton Abbas - Change of use and conversion of barn to form annexe, workshop, garage and accommodation. Erect terrace to provide useable amenity area and external & internal alterations to facilitate. (Revised scheme to that approved under extant consents 2/2001/0725 and 2/2001/9126). Mr M. Castle-Smith was present to provide additional explanation to the councillors. Works are essentially part of the original conversion application, and the planning officer has confirmed that because works have been substantially done the 2001 application is still valid, however this application is to add two walls and to swap two rooms on the original application. MCS advised that he is still in conversation with the Conservation officer regarding a flint wall which he proposes to preserve behind a breathable blockwork screen, but the Conservation officer would prefer to see the flint wall deconstructed and rebuilt in front of the blockwork. Councillors remarked that none of these works will be apparent from the street. It was proposed by NH and unanimously agreed that the Parish Council should respond in support of this application.

P/LBC/2023/01529 Woodlands 36-37 Milton Abbas – Relocate kitchen to rear extension with associated internal alterations. It was proposed by NH and

unanimously agreed that the Parish Council have no objection to this application as it will have no visual impact.

Appeals

APP/D1265/Y/22/3311475 P/LBC/2021/04454 46-47 St James Cottage Milton Abbas - Demolish existing garage and lean-to. Erect single storey extension and carry out associated internal and external alterations and landscaping. Councillors were disappointed to note the appeal of the original application following the grant of a second application that satisfactorily addressed Councillor concerns with the first application. NH provided some background into the history of this application from the January 2022 meeting. The Parish Council (PA, DC, NH, TI and RW present) voted in favour of supporting this application due to the chair's casting vote, however there were concerns that the large glass frontage behind the garage doors would create a considerable change to the street scene if the garage doors were left open. Dorset Council refusal includes citations from the Milton Abbas Neighbourhood Plan and Conservation Area Appraisal in its refusal. NH instructed councillors to consider what material points they wanted drawn to the attention of the appeals officer. It was proposed by NH and unanimously agreed that the original concerns submitted to Dorset Council should be updated to include planning objectives identified by Dorset Council and circulated for approval by email prior to submission to the Appeals Officer.

APP/D1265/W/22/3305675 P/FUL/2022/02294 Land at 1 Catherine's Well – Erect garage. SM reported that following the refusal of this application a large shed has been sited on the original garage foundation, as per minutes from January and March 2023. The PC had submitted an objection to the original application due in part to the fact that neighbouring properties in Catherine's Well are characterised by substantial open front gardens. NH advised that Dorset Council had refused for similar reasons, supported by NPPF and Neighbourhood Plan. Mrs F. Robinson (on zoom) pointed out that since the boundary hedge has been removed the proposed garage would be fully exposed to the area of outstanding natural beauty that it backs onto. SD observed that the appeal addresses many of the objections from Dorset Council, however it still doesn't overcome the dominating change to the frontage of the property. It was proposed by NH and unanimously agreed to reiterate the original concerns to the appeals officer; emphasising the reduction in garden frontage and including comments from the Neighbourhood Plan MA3. Specific wording to be agreed by email prior to submission.

Enforcement

EN/2023/00140 Land at 1 Catherine's Well – removal of boundary hedge.

General Planning Concerns

TI requested an update on DMMO T491. The Clerk advised that a link to DMMO's for the area is now on the Parish Council website, but if any further information relating to the appeal can be obtained, it will be circulated by email.

4. DORSET COUNCIL CONSULTATION ON PROPOSED GUIDANCE FOR PLANNING FOR CLIMATE CHANGE

The Clerk drew particular attention to a document relating to listed buildings. Councillors were encouraged to read the documentation ready to compile comments for submission at the next meeting.

5. FINANCE

Balances:

Current A/c	£51,693.76
Playpark A/c	£14,460.30

The following cheques were authorised:

Current Account

Mrs E. Sellen Clerk's Salary March 2023	1384	£346.63
Mike Peat Seymour Woodland works	1386	£450.00

Playpark Account

A&M Repairs Ltd (replaces 147 wrongly dated)	150	£220.21
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6. CHAIRMAN'S URGENT BUSINESS None

7. DATE OF NEXT MEETING

Councillors were reminded that the next meeting would take place on Wednesday 10th May 2023 starting at 7pm with the APCM to be followed by ordinary meeting and, there being no further business, the meeting closed at 8.15pm.

Signed:

(Presiding Chairman)

Date: