**HOLWELL PARISH COUNCIL MEETING**

**JANUARY 2022**

**SCHEDULE**

**A** **PLANNING MATTERS – For Discussion**

**P/FUL/2022/00251 – LAND AT STONEY LANE, HOLWELL, SHERBORNE**

Erect Agricultural building, form yard and earth bunds (part retrospective)

*Comments by 10 February 2022*

**PLANNING MATTERS – For Information**

**P/FUL/2021/04575 – CHURCH FARM, THE BOROUGH, HOLWELL, DT9 5LB**

Erection of dwelling (class C3) and create 2 parking spaces.

*Comments by 1 December 2021, Extension granted until 13 December 2021 -* Holwell Parish Council is a rural parish and supports its agricultural community. As such, it has a record of strongly supporting agricultural construction and, as a significant proportion of our residents work in agriculture, it is one of two critical areas of employment and business detailed in the Holwell Neighbourhood Plan (HNP) dated September 2021.

**Residents’ Views and Comments**

Holwell Parish Council has received comments from a number of residents in The Borough and it appears they accept the existence of the farming enterprise in that area as long as it is a pure farming one and is proportional to the size of the holding; this does not include farming machinery contracting business. Their concerns are as follows:

**a) The Enterprise -** Concern that the farming enterprise is no longer limited in both size and scope – there is storage on site of various items of plant which bear little connection to the farming operations on the site.

**b) Adverse impact caused by movement of heavy farm machinery on and off the site -** Heavy vehicle traffic from Church View Farm, even at current usage levels, has already materially increased risk of traffic accidents at the already hazardous Borough Lane junction with Crouch Lane/Cornford Hill There is significant damage to the road verges and grassed areas between this junction and the farm entrance and increased frequency of heavy farm traffic.

**c) Proposed New Dwelling -** The change from a single storey dwelling to a double height building will have a far greater visual impact than the building it will replace.

**Parish Council comments -** Holwell Parish Council are committed to serve its agricultural community in a fair and transparent way and wish to see the development of new enterprises undertaken in a reasonable way within the Parish.

However, before approving the application, we would strongly urge the Planning Authority to review the plans in the light of the recommendations made in the report from Reading Agricultural Consultants, which we support.

1. In Paragraph 28 they propose that the additional facilities shown in the proposed plan in a side building could be incorporated within (or adjoining) one of the livestock buildings rather than the proposed dwelling.

2. Also in Paragraph 28, they propose that it may also be possible to reduce the Internal Gross Area of the residential part of the dwelling to 140 m² which would include the office space, as built elsewhere in Dorset.

This would achieve a smaller and potentially more affordable rural worker’s dwelling in the long

term.

3. In Paragraph 29, they propose that the Planning Authority review whether locating the dwelling closer to the farm buildings would have a reduced landscape impact. This would entail no material detriment whether to access to electricity and water supplies, parking arrangements, or existing to access to the farm yards and barns or to the road. It would also place the building closer to the package treatment plant already on site. This would mitigate, to some extent, the impact on local residents in The Borough and Barnes Cross.

Proposed Conditions on the assumption these will be enforceable

* That the temporary building is removed from site within a specified, period from completion of its replacement.
* Trees and Hedging – we request that all trees/hedges removed on the site are replanted in line with the Holwell Neighbourhood Plan Policy E2.
* That the applicants comply with the recommendations made by the Highways Authority and Rights of Way officers.

**P/OUT/2021/05392 – LAND SOUTH OF THE RECTORY, CROUCH LANE, HOLWELL**

Erection of one dwelling and modify existing vehicular access (outline application with all matters reserved)

*Comments by 31 December 2021 – Support with reference to the NHP September 2021, Policy H1: Amount and Location of New Housing that includes this site.*

**B** **FINANCIAL MATTERS**

Invoices paid

Clerks Wage & Exps (Sept) £ 234.00 Paid BACS 4.10.21

Aubergine Ltd (website) £ 238.80 Paid BACS 4.10.21

Dorset Council (Speed Survey) £ 510.00 Paid BACS 25.11.21

Clerks Wage & Exps (Oct) £ 342.65 Paid BACS 25.11.21

Clerks Wage & Exps (Nov) £ 395.77 Paid BACS 13.12.21

HMRC £ 47.60 Paid BACS 13.12.21

Invoices to be approved and paid

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| **Details** | **Amount** | **Statutory Power** |
| Holwell Village Hall for PC Meetings | £ 52.00 | Local Government Act 1972 sch 12 para 10 (1) |
| Reimbursement Cllr Holt (TSOHOST) Sep | £ 4.31 | Local Government Act 1972 s142 |
| Reimbursement Cllr Holt (TSOHOST) Oct | £ 4.31 | Local Government Act 1972 s142 |
| Reimbursement Cllr Holt (TSOHOST) Nov | £ 4.31 | Local Government Act 1972 s142 |
| Reimbursement Cllr Holt (TSOHOST) Dec | £ 4.31 | Local Government Act 1972 s142 |
| Reimbursement Cllr Holt (TSOHOST) Jan | £ 4.31 | Local Government Act 1972 s142 |
| Parish Clerk Wage | £ 238.34 | Local Government Act 1972 s112 |
| Donation to Holwell PCC towards upkeep of Churchyard | £ 200.00 | Local Government Act 1972 s139 (1)/Section 137 |
| Donation to Samaritans | £ 50.00 | Local Government Act 1972 s139 (1)/Section 137 |
| Donation to Citizens Advice Bureau | £ 100.00 | Local Government Act 1972 s139 (1)/Section 137 |

Monies Received

None



**C** **CORRESPONDENCE**

* Dorset Council Community Governance Review – notification of new timetable
* Proposed Blue Badge Car Park Charging Policy – comments by 2 February