

**Minutes of Piddle Valley Parish Council**

**Tuesday 26 February 2019**

**Piddletrenthide Memorial Hall**

**Present:** Cllrs Ebdon (CHAIR), Potts, Abbott, Mailer, Phillips, Brackstone, Lock, Howard, Sherwood, Cox, Fear, Murray, Habgood

**Apologies received:** Cllr Coombes, County Cllr Haynes & District Cllr Haynes

**Democratic Period**

It was reported that the noticeboard at Plush is in need of repair and it was agreed that this would be looked at and necessary repairs carried out.

**Action – Cllr Brackstone**

County Cllr Update

County Councillor Haynes gave apologies for the meeting but did send an update on the bus service which she confirmed would cease at the end of February due to lack of demand.

District Cllr update

District Cllr Haynes was unable to attend the meeting.

Police/Home watch update

It was reported that Knighton Forestry has suffered a recent break in with £45,000 worth of goods stolen.

Cllr Mailer informed the meeting that PCSO Donnison is now working part time and will not be working on Mondays and Tuesdays. If she is required to attend, please give as much notice as possible and she will try to change hers shifts to enable her to attend. This does not mean that if required there won't be another PCSO to assist with any matters.

The Chairman then informed the meeting that any comments from members of the public with regard to planning issues on the Agenda would be requested during each agenda item.

**17/2019 Declarations of Interest**

Cllr Abbott declared an interest in item 6i) Armswell Farm planning application

Cllr Brackstone declared an interest in items 6i) Land at Mulletts planning application and 6iv)

Caravan site at White Lackington

Cllr Howard declared an interest in item 6iv) Caravan site at White Lackington

A question from the floor was asked as to whether or not Cllr Ebdon should be declaring an interest in item 6i) Land at Mulletts. Cllr Ebdon confirmed that he does not have any pecuniary interest with this matter. Cllr Mailer supported Cllr Ebdon with this.

### **18/2019 Minutes of Piddle Valley Parish Council meeting held on 29 January 2019**

It was proposed by Cllr Sherwood and seconded by Cllr Potts that these minutes with the following amendment should be accepted as a true record of the meeting. All agreed.

Page 1, Present, should have included Cllr Fear

Page 2, Democratic Period, fourth line should read 25cm and not 25m

### **19/2019 Matters arising from last minutes – action sheet**

The outstanding items on the action sheet were updated.

### **20/2019 Planning matters**

#### **i) Responses to Planning consultations**

#### **WD/D/18/002845 Land at Mulletts, White Lackington;**

The applicant's representative gave a presentation on the reasons for this new application as the original application was refused.

The applicant gave a brief personal statement on reasons for wanting to implement these plans.

A resident expressed concerns with this development. The open space identified in the Piddle Valley Neighbourhood Plan (G2) is the reason why the original application was refused. The resident feels that the applicants have no regard to the democracy by re-submitting the application. Concern was expressed regarding the additional traffic on the Valley roads and also the wildlife would be seriously affected.

A resident quoted previous reasons for refusal and cannot see how anything has changed.

The applicant informed the meeting that they had contacted the Neighbourhood Plan working group to discuss the land but didn't receive any response.

Cllr Ebdon confirmed that their agent made a Freedom of Information request which in the response included a full chronological history of contact made.

A resident reiterated the previous refusal reasons and said the gap should remain a gap.

A resident raised the fact that the Neighbourhood Plan had gone through a referendum voted on by the residents of the Valley and this document should be adhered to.

  
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Cllr Sherwood as the Planning representative for Piddletrenthide informed the meeting of the following statements made as part of the application that are incorrect;

*The Neighbourhood Plan takes precedence over the local authority's Local Plan on matters in the neighbourhood area that are not of strategic importance to the local authority's area. Piddlehinton / White Lackington are specifically listed together on pg73 of the Local Plan as a joint settlement of 200+ population without a Defined Development Boundary (settlement boundary). This understanding that new built tourist accommodation can be accepted in settlements of 200+ population without a DDB (settlement boundary) is underpinned by our 2016 planning approval, WD/D/16/001324 for an holiday ECO Lodge in Dewlish. This is an example of new built holiday accommodation within a settlement with no settlement boundary, Dewlish is also listed on pg73 in the LP as a settlement of 200+ population with no DDB...*

This should not be used as despite the listing on p73 of the Local Plan, White Lackington is in Piddletrenthide Parish and NOT Piddlehinton. Piddlehinton does have a Defined Development Boundary and this plot is outside of it and is not adjoining any part of the Defined Development Boundary.

*Therefore we conclude the site, a paddock within White Lackington, is 'in' the settlement of Piddlehinton / White Lackington, an established settlement of 200+, so policy ECON6 should apply.*

This is not true, the site is in Piddletrenthide Parish. Furthermore the neighbourhood plan defines Piddletrenthide, White Lackington and Piddlehinton as separate settlements.

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*Policy 4 of the Submitted Draft Plan - March 2016 stated: "Policy 4. Important gaps between settlements Development that would reduce the openness of the gaps separating the settlements of Piddlehinton, White Lackington and Piddletrenthide (as shown on the Proposals Maps) will not be permitted. Development which adds to the openness of these gaps, for example through the removal of redundant buildings and structures which do not contribute to local character or heritage, will be considered favourably." The Examiner criticised this policy, and stated: "The use of the phrase "will not be permitted" in the Policy runs the risk of predetermining the planning application process, such that relevant factors may not be taken into account. This could prevent the achievement of sustainable development." He went on to say: "Part of the supporting text to the Policy reads as though it forms part of the Policy itself, which it does not. Furthermore, the approach set out would not provide for development that may be sustainable to go ahead."*

It is not correct to use comments by the examiner in the draft NP as these have been discussed/ updated and approved in the final version both by the District Council and by local vote which was clearly in favour of maintaining the gaps between settlements



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*P17 However we believe that this gap policy should not be afforded the same weight as Green Belt Policy. In Green Belt policy, development can only take place in exceptional circumstances. Only 'Local Green Space' designations (Policy1. in the PVNP 2018) can be afforded the same protection as land allocated 'Green Belt', the proposed site is located in neither 'Green Belt' or 'Local Green Space'.*

It is not up to a developer to decide how much weight is given to a particular policy this has been designated in the Neighbourhood Plan and therefore this should be upheld.

*Finally, the aim of defining the gap G2, is to protect the openness of the gap between Piddlehinton and White Lackington. We believe this development is sustainable and can be incorporated in the important gap, without having an impact on the openness of the gap.*

The planting scheme will do the opposite of maintaining the open aspect of the site and as the proposed development is at the top of the slope it will be impossible to screen it from the other side of the valley unless with massive trees which would distract from the amenity value of the proposed lodges.

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*There have been many applications in similar locations that have had holiday lodges approved, all with a similar reliance on cars. A recent application WD/D/18/000063 at the Rivers Arms in Cheselbourne is one that springs to mind. This application has been approved for 7 Timber lodges, to supplement the income of the Public house and assessed under Policy ECON8. The site is in a location adjoining a settlement of 200+ population, with a similar walking distance to nearest public footpath, down an unlit road with no footway. Further this location has no bus service and we believe has a greater reliance on the car than this proposed site due to its location away from any local shops or facilities other than several local pubs.*

Many applications? 2 have been quoted and both of the these in villages without a Neighbourhood Plan which specifically wanted to maintain open spaces and in the case of The Rivers Arms this was not open agricultural land but a piece of land that had always been part of the pub and was in the village envelope and not separate from it.

The use of bus services

There is no longer a bus service in the valley and contrary to some of the statements, the valley road is very dangerous especially after dark and the alternative footpaths are often unusable in wet weather due to flooding and mud.

Cllr Murray enquired about car parking spaces at the proposed site. Cllr Ebdon reminded the Council that this is an Outline Planning application at this stage.

Cllr Ebdon reminded the Council of the decision statement which included Policy 2 of the Neighbourhood Plan;



- *The PVNP Policy 2 states 'Development that would reduce the openness of the gaps separating the settlements of Piddlehinton, White Lackington and Piddletrenthide (as shown on the accompanying plans) will not be supported. The proposed development is in the gap 'G2' so will not be supported.*  
*- Consistent with the Local Plan terminology where the word "will" has been used, this means that the policy test must be complied with and it is not expected that there will be exceptions made to this policy.*

It was proposed by Cllr Sherwood and seconded by Cllr Mailer that this application should be refused as it does not confirm to the planning policies as described. All agreed with one declared interest.

**WD/D/19/000079 Armswell Farm House, Armswell Farm**

The applicant attended the meeting to give detail about the application which is to erect an attached dwelling.

Cllr Sherwood as Planning representative for Piddletrenthide informed the meeting that there was a previous application in 2007 for a Farm Managers House, this was never used for a farm manager and the applicants and their family moved in to it freeing up their barn conversion for holiday accommodation.

There is also a mobile home on site which has never been given planning permission.

This application has not been accompanied by a business case for building a new home in an Area of Outstanding Natural Beauty, especially as there is clearly holiday accommodation which can be used to house an essential worker.

The applicant was advised to produce the financial information to support his application.

It was agreed that an extension is requested from WDDC Planning to allow time for the additional information to be submitted and for the Cllrs to familiarise themselves with the site.

**Action – Clerk to contact Planning for extension**

**Action – Cllr Sherwood to arrange site meeting when we have confirmation of the extension and /or the business case?**

ii) Decision notices

WD/D/18/002046 – Muston Farm, Muston Manor Farm Lane, Piddlehinton - Alterations and extensions to agricultural building and change of use to residential dwelling (part retrospective) – APPROVED

Cllr Sherwood requested the rationale behind this decision – Cllr Edbon explained a recent Court case that has set a precedent.



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iii) Enforcement matters

A resident raised concern regarding recent activities with the land being used for horses at the rear of Lime Cottage. It is a very large stable that has been erected which is currently being used for two tiny ponies. The access from the main road to the land did have a pedestrian gate and was historically a footpath, but now it has been replaced with a farm gate and is regularly used for vehicular access

This location is within a conservation area and there has been tree felling taking place, which the resident believes would need permission due to AONB and conservation area.

The Clerk informed the meeting of the recent response from the enforcement officer at WDDC;

*Having viewed the shelter on site, it was mounted on skids with lifting eyes mounted on each corner so we were satisfied that it was a shelter. However I have advised the owner that provided that the shelter does get moved and doesn't remain in one place for prolonged periods and isn't fixed to the ground then it is classed as a temporary structure.*

*Therefore if you advise me in 6 months' time that the shelter has not been moved, I will look into the case again.*

It was agreed that the residents' concerns should be forwarded to the enforcement officer.

**Action – Clerk to inform enforcement of comments**

iv) Caravan site – White Lackington

At this point Cllr Brackstone removed himself from the meeting and took his place in the public seating area.

Cllr Ebdon informed the meeting that a notice had been erected in White Lackington with details of a proposed temporary Caravan & Motorhome site. The Caravan and Motorhome Club are able to issue annual certificates to CL owners to operate small sites for members on the Club's network.

It is advisable that the applicant should informally consult the local planning authority explaining the nature of the proposed works to clarify whether they require a formal planning application.

*asked  
Cllr Phillips what extent*

A question was asked of Cllr Brackstone and he informed the meeting that foul water/fresh water and bins as a minimum would be provided.

A resident confirmed that they have not been contacted about this site.

Concerns were raised regarding the access and added traffic on very narrow roads.

Cllr Ebdon confirmed that the Caravan Club would consider a response from the Parish Council.

Cllr Cox advised that the proposals go against the Neighbourhood Plan and it cannot be approved.

It was proposed by Cllr Sherwood and seconded by Cllr Cox that this site should not be approved as it goes against policies 6 & 7 of the Neighbourhood Plan. All agreed with one abstention and one declared interest.

### **21/2019 Alton Pancras garage site**

Residents of Alton Pancras attended the meeting to express their concern with the sale of the garages and land at Bold Acre. If this is developed where will cars park?  
It was felt that this isn't a parish council matter and Cllr Ebdon informed them that the legal pack is available online.

### **22/2019 Local Government Review – status update**

Cllr Ebdon gave an update which included;

- Councillors have backed the first budget of the new Dorset Council at a meeting held on Wednesday 20 February
- Finances for six councils into one new organisation, with one budget of £295m
- From 1 April 2019, all residents in the new Dorset Council area will pay a standard council tax rate for Dorset Council. The average 'Band D' rate for Dorset Council will be £1629.75. This does not include charges for town or parish councils, Police or Fire & Rescue Services. Biggest increase is for North Dorset.

### **23/2019 Community Car scheme working group**

Cllr Potts is no longer a member of the working group due to other commitments. Thanks were expressed for all he has done.

The Neighbourhood Car Drivers Handbook was discussed and any concerns were addressed.

It was proposed by Cllr Sherwood and seconded by Cllr Potts that the Constitution should be approved as amended. All agreed.

It was proposed by Cllr Potts and seconded by Cllr Sherwood that the named members are now *electees* Officers. All agreed.

Cllr Lock is Chair of the group.  
Cllr Cox is Treasurer of the group.  
Cllr Fear is the Administrator of the group.  
Cllr Mailer is the Secretary of the group.

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#### **24/2019 DAPTC meeting update**

Clr Lock and Clr Mailer attended the recent DAPTC meeting and reported that it was a waste of time as the majority of the speakers did not attend due to other new Dorset council meetings

It was agreed that an email expressing disappointment is set to DAPTC.

**Action – Clerk to contact DAPTC**

#### **25/2019 Website update**

The Clerk informed the meeting that the signed minutes and the agendas are now on the website. Work is still to be completed on the Newsletter function.

#### **26/2019 Defibrillator Working Group update**

Clr Sherwood informed the meeting that she has been looking at new pads but would like to meet with the working group to discuss further.

#### **27/2019 Financial Matters**

##### a) Bills for Payment – February

Village Hall hire costs	£ 12.50
Clerks expenses	£ 17.60
Clr Cox reimbursement	£ 11.98
CIL payment return to WDDC	£778.44

It was proposed by Clr Mailer and seconded by Clr Phillips that these payments should be made. All agreed.

##### b) VAT Defibrillator claim

The Clerk informed the meeting that HMRC have requested the claim is submitted again as the recent one overlapped the previous claim.

**Action – Clerk to submit VAT claim**

##### c) Chairman's Centenary Fund – deadline for payment

Clr Sherwood confirmed that she has discussed this with the officer at WDDC and is aware of the process for the claim.

#### **28/2019 Highway Matters**

##### a) Speed Indicator device

Clr Ebdon confirmed the five sites for speed surveys, two in Piddlehinton, two in Piddletrenthide and one in Alton Pancras have been identified with Highways at a cost of £850, and as agreed at the

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last Parish Council meeting.  
The survey work will commence in around 2 week's time.

**29/2019 News & Views/Website**

Nothing to report.

**30/2019 Playing Field & Playground**

Cllr Cox informed the meeting that the bonfire debris has now been cleared and the dugouts have also been cleared.

The floodlight poles and the Pavilion are the school's responsibility.  
The fence between Northover Close and the pavilion will be repaired.

**31/2019 Items for next agenda**

Parish payments  
Plush Noticeboard  
Verge maintenance contracts  
Village meetings  
Litter Picks  
Plush Churchyard

There being no further business the meeting closed at 2208 with notice that the next meeting will be held on Monday 25 March 2019 at 7.30pm, Piddletrenthide Memorial Hall



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