

Draft Minutes of Piddle Valley Parish Council

Tuesday 23 February 2021

On-line Meeting 7.30pm

Present: Cllrs Phillips (Chair), Fear, Potts, Howard, Murray, Fox, Sherwood, Latimer, Tesniere, B. Ward, Cox, Abbott & Lock

Apologies received: Cllrs S.Ward, Howard & Dorset Cllr Haynes

Democratic Period:

A resident enquired about The Piddle Inn being advertised on Air B & B and advised that a report to the enforcement team at Dorset Council Planning has been submitted (EN/2021/00023). The resident requested that the Parish Council support the submission and also submit a form along with an application to nominate the Inn as a Community Asset.

Cllr Lock reminded the council that it did vote for the pub to remain as one previously.

The agent and his assistant for the planning application to develop Austral Farm, Alton Pancras, attended the meeting to give a short presentation on the proposals which includes a traditional courtyard with offices and café, 9 residential dwellings which replaces agricultural buildings, and 2 workshop buildings.

Cllr Fear asked the following questions received from parishioners prior to the meeting;

- As far as can be established the Traffic Assessment footfall only refers to incumbents of the proposed development. What incremental increase do you predict for visitors and deliveries. It is expected this will materially affect traffic through the entire village where there are already pinch points, especially when visitors to the development may not be familiar with the highway layout. Would you be agreeable to working with Dorset Council and the Parish Council to investigate additional appropriate traffic calming measures? – **reply - yes happy to work with Dorset Council & Parish Council**
- Will there be any specific restrictions on activity in the units within the proposed development? In order to limit pollution of all types? Will work with Dorset Council and Parish with this – **reply - will not have any light pollution and will continue working with both authorities**
- If the parking facilities within the proposed development prove to be insufficient in the future would the applicant undertake to provide additional off street parking facilities to ensure there is no parking on the main highway? – **reply - there will be no reason for parking on the highway as there will be adequate parking on site (statutory requirement met) – no planning application submitted for additional parking but if required will submit**
- Government is increasing its push towards green credentials in development, how do you propose to align your development from an eco-credential perspective? Heating sources? Air Source Heat/Solar? You say that EPC rating of C is a minimum, what rating do you actually expect your residential units to hold? - **reply - current situation for letting property is E but government is trying to bring forward level C in 2024-26.**

The properties will be built to meet at least a level C. Heating source to be used will be determined – options are being looked at for most economically viable

- What will happen to the agricultural activity that currently takes place on the site? Additional capacity required elsewhere? – reply - majority of existing buildings not used for agricultural – a local farmer utilises some and it is not expected to be looking elsewhere for additional
- Can you evidence the ability of the sewerage infrastructure to facilitate the increase in foul water that will be emitted from the development, both at the entry point to the water system and downstream to the Piddlehinton sewerage facility? – reply - the question has been put to the drainage consultant – foul sewerage is available this is confirmed by Wessex Water – scheme will contribute small amount to foul system and surface water - flood information available on Dorset Council website – suggest Parish Council contact Wessex Water
- One thing the village community is desperate for is a village meeting facility. Can the applicant make provision for this within the development? If so how do you specifically expect that to work? – reply - within the scheme there is a café type facility which is a commercial venture and will be available for meetings

Cllr Phillips thanked the agent and his assistant for attending and advised that the planning application would be discussed and voted on at the March meeting when the agent will be available for further questions if necessary.

A business owner from the Enterprise Park attended the meeting to inform the council of their intentions to submit a planning application for increased storage.

i) Dorset Councillor Update

Dorset Cllr Haynes sent her apologies for the meeting but advised that a monthly report will follow at the end of February.

ii) Police/Home Watch update

No update received from the Police.

It was reported that the gates at Plush Church had been stolen at Christmas.

19/2021 Co-option of Councillor to vacancy representing Piddletrenthide

An application was received from Maria de Figueiredo which was circulated to all Cllrs prior to the meeting. It was proposed by Cllr Phillips and seconded by Cllr Potts that the application is approved. All agreed.

Action – Clerk to send Councillor papers for Ms de Figueiredo to complete and return

20/2021 Declarations of interest

Cllr Murray declared an interest in item 7a.

21/2021 Minutes of Piddle Valley Parish Council meeting held on Tuesday 26 January 2021

It was proposed by Cllr Cox and seconded by Cllr Potts that these minutes with the following amendments, should be accepted as a true record of the meeting. All agreed with 1 abstention.

Pages should be numbered

Page 5, 10/21 c), include Clerks expenses, £12.60

22/2021 Action points from last meeting

- a) 04/2021 & 93/2020 b) Clerk to identify ownership of layby off High Street, Piddlehinton from highways to determine rights of access over it. – [Complete – it is highway, public rights over it.](#)
- b) 11/2021 Clerk to report various highway defects – [Complete – responses received from Highways](#)
- c) 13/2021 – Clerk to obtain advice from DAPTC regarding noticeboard papers being replaced by website information. – [Complete, paper copies are required to be placed in noticeboards](#)

23/2021 Planning Matters

- a) Responses to Planning consultations

WD/D/20/002964 Pear Tree Cottage, Piddletrenthide – erect detached garage and home office (demolish existing garage)

Cllr Sherwood presented this application and advised that one of the neighbours has requested the application is refused as there are concerns with loss of light. Cllr Sherwood has discussed the application with the Planning Officer who will visit the site as it is placed between 2 listed buildings.

A discussion took place which included Cllr Sherwood proposing in principle, as replacing existing building, it is approved with the condition that the height and position of existing shouldn't be changed.

Cllr Cox advised that if the building is moved forward 2metres this would partially block windows. The previous owners reduced the size of the existing to protect the lighting for the neighbour. Cllr Cox would support if the position is the same as existing.

Cllr Ward advised that the plans indicate the building couldn't go back any more than 1metre.

Cllr Abbott advised that the land behind the building belongs to the applicant so land could be dug out to accommodate.

It was proposed by Cllr Sherwood and seconded by Cllr Cox that the application should be approved with the following conditions/comments;

1. The new garage/office is built no further forward than the existing garage to prevent any impact on the neighbouring properties light.
2. Concerns with proposed height as this would impact on neighbouring properties bedroom window."

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A vote took place with 8 in favour – 1 against – 2 abstentions.

WD/D/20/03302 Austral Farm, Alton Pancras – Removal of modern buildings (including agricultural building, grain store, silage pit & Dutch barn etc). Conversion of traditional buildings into offices and a café. Creation of 9 residential units & 2 workshop buildings.

This application will be discussed and voted on at the March meeting.

b) Prior approval information

P/PABA/2021/00296 Armswell Farm, Plush – Erect agricultural building

c) Enterprise Park: County Town Aggregates

This was discussed within the Democratic Period but if anyone has any suggestions for the applicant, these should be sent direct.

d) Dorset Local Plan

A discussion took place as to how the Parish Council should respond.

Cllr Phillips reminded the council of proposals within the plan that will affect the Piddle Valley; 3500 new homes on the showground at Cokers Frome, the expansion of Kingston Mauward College, the lack of improvements to the local road infrastructure, the link between the A35 and A37, and the potential of placing wind turbines within the vicinity of Piddlehinton.

Cllr Fox advised that it is important that the Parish Council responds as a whole.

Cllr Cox suggested that the council employs the same planning consultant that was involved with the Neighbourhood Plan to ensure the response is full and comprehensive.

It was proposed by Cllr Potts and seconded by Cllr Sherwood that Cllr Cox contacts the consultant to see if this is something they can do and if so it was also proposed that Cllr Cox goes ahead and makes the necessary arrangements with the fee being no more than £500. All agreed.

Action – All Cllrs to submit any comments to Clerk by Sunday 28 February

(since meeting Jo Witherden has agreed to complete the parish council's response. An extra ordinary meeting will be arranged for March 11 2021)

24/2021 Piddle Inn – Asset of community value

Cllr Murray proposed and Cllr Sherwood seconded that an application is made to Dorset Council to nominate the Piddle Inn as an asset of community value. All agreed.

Action – Cllr Murray to complete form

25/2021 Community Car Scheme Working Group - update

Cllr Fear advised that the scheme remains suspended and ongoing conversations are being held with similar groups. The intention is to start the scheme again as soon as safely possible and once it has started drivers can ask if potential passengers have received their jab.

26/2021 DAPTC meeting & training update

Cllrs Fox and S.Ward are booked on to training courses.

27/2021 Website update

The Clerk advised that old content has been removed and a general tidy of documents has happened.

28/2021 Defibrillator Working Group - update

No update.

29/2021 Financial Matters

a) Bills for payment – February

Clerks expenses - £40.74

b) Income

Annual Tennis Club £1.00

It was proposed by Cllr Cox and seconded by Cllr Lock that these payments are approved. All agreed.

c) Precept 2021/22.

The Clerk confirmed that confirmation of application has been received.

d) Insurance for Speed Indicator Device (SID)

Clerk advised that the SID's are now covered on the insurance policy.

30/2021 Highway Matters

a) Road safety update

Cllr Phillips has circulated to all Cllrs the letter on headed Police paper from the Police, Dorset Council and PV Parish Council regarding HGV traffic on Rectory Rd, Piddlehinton, to all businesses on Enterprise Park and Bourne Park.

b) Litter Pick

Cllr Fox enquired to the arrangements for any litter picks in the Valley. The Clerk confirmed that these are no longer organised by Dorset Council and it is up to each parish council how these are coordinated as long as they only take place within the 30mph speed limit sections and those involved are wearing hi-vis jackets and have risk assessed the locations.

The Clerk also confirmed that these are usually on the agenda for each annual Village meeting.

Cllr Lock expressed thanks to a family in Piddlehinton who are regularly out litter picking in the Village.

c) Road safety concerns

Cllr Tesniere expressed concern with speeding traffic on Rectory Road and asked for action to be taken.

The Clerk asked if these concerns were the same as those being dealt with in the ongoing discussions between the parish and Dorset Council and Cllr Tesniere confirmed they are but since a vehicle has been removed from rectory Road the issues are worse.

Cllr Lock advised that since the vehicle has been removed it is safer for pedestrians.

Cllr Fear offered to activate the PV Road Safety Working Group, which was initiated before the pandemic, but hasn't met as yet. This was agreed.

31/2021 Waste dumping behind Piddle Inn

Cllr Phillips informed the meeting that he raised this with the owner and he advised that the ladder is his which was left there as he had been working on the back of the property and he also confirmed that he is not aware of any fly-tipping.

32/2021 Piddle Path

No update this month.

33/2021 Covid-19

No specific update this month other than the positive news of the amounts of vaccines already given, and the continued fall in case numbers.

34/2021 News and Views

It was reported that the delivery may be slightly delayed due to ongoing covid restrictions.

35/2021 Playing Field and Playground

No update.

36/2021 External Communications

A reminder that the Census takes place on 21 March 2021, asking for councillors to be mindful of residents without internet access who may need help with the form.

37/2021 Items for next agenda

Nomination of Assets of Community Value listed in the Neighbourhood Plan – Cllr Sherwood

Request to report the Piddle Inn, Piddletrenthide, to Dorset Council planning enforcement department

There being no further business the meeting closed at 21:50 with notice that the next meeting will be held on Tuesday 30 March 2021 19.30, virtual via Zoom.

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