

Draft Minutes of Piddle Valley Parish Council

Tuesday 30 March 2021

On-line Meeting 7.30pm

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

Apologies received: Cllr Ward & Dorset Cllr Haynes

Democratic Period:

Cllr Phillips has received an email from a parishioner concerning bridleways being ploughed. Current legislation states: You must not cultivate (e.g., plough) footpaths or bridleways that follow a field edge. The minimum width you need to keep undisturbed is 3 metres for a field edge bridleway.

The landowner and Dorset Council have been informed and hopefully these will be reinstated as soon as possible.

The parishioner has requested any assistance that the Parish Council could give in ensuring that landowner responsibilities for public ROW's are exercised.

Cllr Phillips advised that he has asked Dorset Cllr Haynes to investigate with the Countryside teams responsible for Rights of Way.

Cllr Sherwood informed the meeting of 2 stiles which have collapsed and are dangerous between the end of Dead Cat Lane and The Gallops.

A parishioner who attended the meeting enquired about the Public Participation code of conduct not being available on the website. The Clerk confirmed this document will be on the website.

Since the meeting, this document has been uploaded.

A parishioner queried item 8c) 2, and asked how will people know that the Parish Council are the point of contact. Cllr Phillips advised that this will be discussed and agreed during the meeting business.

A parishioner expressed thanks to the Parish Council for helping with the questionnaires results regarding the Piddle Inn.

Cllr Fear asked the Agent for Austral Farm some questions he had received from parishioners prior to the meeting;

Do they have to incorporate any socially affordable rental properties in the development? – *Reply: Affordable housing need not be sought unless a major development of over 10 dwellings **is planned**. No low cost housing has been requested by the planning officer.*

The cafe they propose for the community, is there a clause that this stays a community building? – *The response indicated that the café would be primarily for the development but open to all, and the space would be made available for community meetings.*

By removing the farm buildings would this mean that new farm buildings would then be built elsewhere on the estate in open countryside as happened at the Muston Farm development? – *Reply: The farmer currently using these buildings has alternatives away from the estate, therefore no additional farm buildings will be built as a result.*

Will any properties be second homes? – *It is hoped that the occupants will be those working in the village*

i) Dorset Councillor Update

Dorset Cllr Haynes sent her apologies for the meeting due to IT issues with the meeting link.

ii) Police/Home Watch update

No update received from the Police.

38/2021 Declarations of interest

Cllr Murray declared an interest in items 8ii and 8iii.

39/2021 Minutes of Piddle Valley Parish Council meeting held on Tuesday 23 February 2021

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

Page 1, remove Cllr **Howard** from present list.

40/2021 Minutes of Piddle Valley Parish Council extra ordinary meeting held on Thursday 11 March 2021

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

41/2021 Action points from last meeting

- a) 19/2021 Clerk to send Councillor papers for Ms de Figueiredo to complete and return – Complete
- b) 24/2021 Piddle Inn Community Asset - Cllr Murray to complete form – Form complete

42/2021 Informal Complaint against Piddle Valley Parish Council

Cllr Phillips advised the meeting of an informal complaint which was received and has been dealt with by the Chair and Clerk. However, an action following the complaint is now being motioned to clarify standing order 3e to reflect existing practice.

The current standing order: 3e states, “Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. If invited by the Chair”

The proposal to amend 3e is, "Members of the public may, if invited by the Chair at a meeting they are entitled to attend, 1) make representations, answer questions and give evidence in respect of the business on the agenda and 2) raise items of relevance to the Parish for information or for consideration for agenda business at a future meeting."

It was proposed by Cllr Phillips and seconded by Cllr Potts that this amendment should be made to the Standing Orders. All agreed.

Action: Clerk to amend and circulate the Standing Orders and update the website document

43/2021 Planning Matters

a) Responses to Planning consultations

- i. WD/D/20/003302 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 cafe. Creation of 9no residential units & 2no. workshop buildings.

Cllr Fear presented this application and reminded the council that this site is included in the Neighbourhood Plan for development under Policy 8.

Cllr Sherwood advised that the Local Plan takes precedent over the Neighbourhood Plan and suggested that at least one of the dwellings on Austral Farm should be included as an affordable housing property. This property should be the same size as the other properties.

Cllr Lock agreed with Cllr Sherwood and expressed disappointment that there is nothing in this development that could help younger parishioners to get on the housing market.

Cllr Tesniere expressed confusion as to how this development can even be contemplated as the properties are listed. Cllr Cox confirmed that the barn being referred to is not listed.

Cllr Potts also confirmed the existing farm buildings are not listed and that the finished development will look much better.

Cllr Sherwood expressed concern that removal of the existing working buildings on the farm will result in new buildings being built further up the Valley. Assurance needs to be given that this will not be the case.

Cllr Murray asked if the proposed café on site is not viable will it become a community asset? The agent confirmed that this facility would be included for parish and onsite purposes.

Cllr Fox advised that a viability study would have collected footfall data and asked what the projected turnover would be. The agent did not have this detail with him.

Cllr Cox asked where the cattle are going if the existing cattle shed is being demolished. The agent confirmed that the farmer has numerous other farms where the cattle will go. The grazing fields will continue to be used.

Cllr Abbott expressed concern about sewage and asked for assurance from the Water Board that this won't be exaggerated from the development.

Cllr Fear advised that the environment agency have no concerns with the additional use and the foul water system has the capacity for the increased usage.
The agent confirmed that the run off will actually be reduced and not increased.

It was proposed by Cllr Potts and seconded by Cllr Fear that this application is approved and this is supported by the overwhelmingly positive response from Alton Pancras residents who have opined on the matter. However the following conditions need to apply;

1. That comments in the response from the Landscape Architect (dated 8.3.21 on the Planning Portal) concerning the hard and soft landscaping within the development are considered by the Applicant.
2. That, to address concerns over increased traffic using and servicing the proposed development, that the Applicant works with Dorset Council and Piddle Valley Parish Council to facilitate the installation of appropriate additional highway traffic calming measures.
3. That, concerning the provision of an indoor Community area, that the Applicant will add a clause to the lease or rental agreement of the area specified for community use, to that effect. This will formalise this agreement and avoid any confusion or misunderstanding that the facility is provided. (Specific details can be considered at a later date).

All agreed with one against and one abstention.

- ii. WD/D/20/003169 Carters Barn, Piddlehinton - Formation of hard-standing for parking with landscaped bunds.

It was proposed by Cllr Phillips and seconded by Cllr Sherwood that the council should object on the grounds of inappropriate development of agricultural land in a prominent position in an AONB. It would be more appropriate to improve the organisation of the existing 40 spaces within the farm building area where the industrial units are located. In addition, the current volume of traffic going through London Row is becoming unacceptable, and we would encourage the applicant to look at moving all traffic through Bourne Park and Enterprise Park, as currently happens for large vehicles, as a means of accessing the B3143.

All agreed with 2 abstentions.

- iii. WD/D/20/002271 Little Puddle Farm, Little Puddle Farm Lane, Piddlehinton - Conversion of former dairy to form one B1 office unit and farm office, demolish range of agricultural buildings and establishment of container based self-storage yard and demolition of agricultural barn and erection of three replacement C3 Dwellings with residential curtilage. Advice from Planning Department of Dorset Council of changes to application and refusal from planning to extend deadline beyond March 24th.

Cllr Phillips presented this and reminded the council of the Planning team's response to refuse the request of an extension for comments.

Cllr Sherwood advised of the problems with Planning updating the system. The council should object to the way planning responded and this should be raised with Dorset Cllr Haynes.

Action: Cllr Phillips to contact Dorset Cllr Haynes

- iv. WD/D/20/003173 Land west of bowls club, Enterprise Park, Piddlehinton - Erection of 8 No. industrial units E(g)(iii) and parking.

Cllr Phillips presented this application.

Cllr Lock expressed concern that units are being let on the park so why the need to build more. Cllr Phillips suggested that as there are two owners, and that one may be letting units and the other may wish to build new units.

It was proposed by Cllr Phillips and seconded by Cllr Potts that there is no objection to the development proposal of small units, and we welcome the ecological and climate change mitigation approaches, but we object to the number of units (1,016 sq metres in total) and the required parking in the available space as an over-development, and which is out of keeping with the general arrangement of units. The increase in traffic will be unacceptable to the local residents.

A vote took place and there were 7 in favour, 3 against and 3 abstentions.

b) Planning Committee

WD/D/20/001203 land adjacent Piddlehinton Enterprise Park, Church Hill, Piddlehinton - Create a temporary gypsy and traveller transit site for 3 years for 25 caravans to start 1st April 2020 and end 31st August 2023 inclusive for five months a year.

Cllr Phillips advised that this has been passed by the committee and it had been reported that the requirement for CCTV at the entrance to the transit site has been removed, although the committee decision has yet to be published. Cllr Lock requested a letter of complaint be sent.

c) Enforcement matters

i) Piddle Inn, Piddletrenthide:

1) Decision from Enforcement 10th March 2021. It was proposed by Cllr Phillips and seconded by Cllr Sherwood that as Planning have confirmed there is currently no breach of planning that the council should delay the decision on submitting a report to Enforcement asking them to investigate a possible change of use planning breach. All agreed with one against and one abstention.

2) A discussion took place following the request of Dorset Council's Enforcement Team to act as a single point of contact for enforcement issues relating to the Piddle Inn arising from residents of the Piddle Valley.

Cllr Murray believes the enforcement team should be held to account for this and Cllr Potts stated as a public body the enforcement team should respond to all individuals who contact them.

Cllr Phillips tabled a motion to accept the request of Dorset Council's Enforcement Team to act as a single point of contact for enforcement issues relating to the Piddle Inn arising from residents of the Piddle Valley. This was seconded by Cllr Latimer.

A vote took place and there were 9 against, 2 in favour and 2 abstentions.

Action: Cllr Phillips to inform the enforcement team that the Parish Council cannot act as a single point of contact for individuals consulting enforcement about the Piddle Inn.

3) Cllr Phillips proposed and Cllr Cox seconded to accept the request of Dorset Council's Enforcement Team to submit further information of interest concerning the Piddle Inn. All agreed.

Action: Cllr Phillips to submit further information to enforcement as follows: 1) we have been told by a parishioner who considered buying the pub that based on financial information (certified accounts) the pub is a viable business, 2) that bookings are not just being advertised they are being accepted, 3) that it appears that

the ground floor is being offered for the use of people booking B&B accommodation, including as extra bedroom space, 4) that the owner is open to the consideration of re-opening part or all of the ground floor as a pub business but that he has to work out what is possible, 5) that the Parish Council has offered their support in re-opening the pub and made clear that this is the wish of many parishioners, and 6) that the Parish Council has submitted a form to Dorset Council to nominate the Piddle Inn as a community asset of value.

ii) Units A - C Enterprise Park, used by Ashley Wood (reported Jan 2021)

The Clerk confirmed no update has been received.

Action: Clerk to request update

d) Dorset Council Local Plan Consultation: Parish Council response has been submitted

44/2021 Community Asset

- a) It was proposed by Cllr Murray and seconded by Cllr Phillips that the results of the Piddle Valley questionnaire entitled 'Save the Piddle Inn as a Public House' should be included with the application to register the Piddle Inn as a Community asset. All agreed. Thanks were expressed to the parishioner who organised the questionnaire
- b) It was proposed by Cllr Phillips and seconded by Cllr Sherwood that the completed nomination form for the Piddle Inn to become a community asset should now be submitted. All agreed.

**Action: Cllr Phillips to submit the nomination form.
The form has been submitted (31/3/21) and acknowledged by Dorset Council (1/4/21).**

- c) Nomination of Assets of community value listed in the Neighbourhood Plan.

Cllr Sherwood informed the council that the recent concerns of the Piddle Inn has heightened concerns for other community assets (as listed in the Neighbourhood Plan, Policy 4) such as the Brace of Pheasants, which is currently advertised for sale.

A discussion took place regarding which buildings should be included and it was agreed that more consideration needs to be given to this and the Brace of Pheasants should be the next business to be nominated. Next Agenda.

45/2021 Community Car Scheme Working Group - update

Cllr Fear advised that the new documents have been received and the working group are working towards the scheme being live again.

46/2021 Annual Council and Annual Parish Meetings

The Clerk advised the council that the permission to hold meetings on line runs out on 7th May, and holding face to face meetings remains problematic. Therefore, as per DAPTC's advice, the Clerk proposes the Annual General Meeting is bought forward to the end of April to allow essential business to be concluded on line. Conversely, it is suggested to hold fire on the annual Parish Meetings as, although these normally have to be done between 1st March and 1st June, there aren't any meaningful consequences of falling outside of that.

Therefore, the Annual Village Meetings could be delayed until social distancing is eased and face to face meetings are enabled. This needs to be decided by each Parish.

It was proposed by Cllr Phillips and seconded by Cllr Murray that the Parish Council AGM is bought forward to 7pm on April 27th immediately prior to the monthly Parish Council meeting. All agreed.

The Clerk received an update on the future of virtual meetings just before this meeting and confirmed that virtual meetings will not be legal after 7 May. Information has been received on how to run face to face meetings and the Clerk will advise the council on the way forward once information has been digested.

47/2021 DAPTC meeting & training update

The Clerk reminded the council of the Community Governance Review (CGR) of all town councils, parish councils and parish meetings that sit within the Dorset Council area.

48/2021 Website update

No update

49/2021 Defibrillator Working Group - update

- i) Enterprise Park defibrillator vandalism and insurance claim update

Clerk to contact Community Heartbeat trust to request a copy of the original costs relating to the rugby club defibrillator cabinet and to provide an estimate of the replacement costs for a defibrillator and cabinet.

Action: Clerk to contact Community Heartbeat trust

50/2021 Financial Matters

- b) Bills for payment – March

Clerks expenses	£12.60	
Community Heartbeat – outstanding part payment for VET's system		£114.00
Clerks back pay	£214.20	
Back dated Tax (HMRC)	£42.84	

It was proposed by Cllr Phillips and seconded by Cllr Abbott that these payments are approved. All agreed.

51/2021 Highway Matters

- a) Road safety update

Cllr Phillips gave an update;

Dorset Council have repainted road lines at West entrance to 30 mph zone on Rectory Rd and sent out letters re HGV traffic to businesses. The most recent information (25th March email from Mr M Potter, Road Safety) is that his consideration is - *I'm afraid that there is nothing reasonable I can offer that will have an impact on the type or level of traffic using Rectory Road. Whilst traffic flows are perceived to be too high by some residents it is not excessive and therefore*

intervention would not likely make a noticeable difference. With regards to gateway features. These can be an effective way of reminding drivers that they are entering a community and have a marginal influence on traffic speeds (they are recognised as a calming feature by the Department for Transport). I advise that the parish strongly consider and clearly define the hoped outcome of installing gateway features, this will help to best manage expectations. Gateway features would be very unlikely to have a noticeable impact on the level or type of traffic using the public highway in Piddlehinton but could enhance the sense of community.

Cllr Phillips advised that talks are being arranged with Chris Loder, MP, and Dorset Cllr Haynes, to further explore possible road safety actions.

b) Highway reports update – damaged railings at Piddletrethide

The Clerk advised that an update on the enquiry has been received stating that these have been repaired. However, a parishioner informed the meeting that these have not been repaired.

Action: Clerk to query this with Highways

c) SID

Cllr Phillips confirmed that the damaged SID has now been returned and is in service. The repair company have also waived the repair costs as there was such a delay in returning the SID.

d) Community Speed Watch

Cllr Phillips confirmed the scheme hopes to return in April.

e) Possible traffic calming at Alton Pancras – meeting with highways update

Cllr Fear advised of the positive meeting held with a Road Safety officer from Dorset Highways. Road markings have been agreed and village gateways are being considered.

Cllr Potts advised that there may be a possibility that a SID could be purchased for use in Alton Pancras with the support of Austral Farm development.

52/2021 Councillor Vacancy - Piddlehinton

Cllr Phillips informed the meeting that Susan Ward has regrettably said that she is no longer able to fulfil her position as a Parish Councillor due to work commitments.

The Clerk advised that the notice of vacancy is on the website.

53/2021 Appointment of Trustee to United Charities of Buckland Newton

A letter has been received from the United Charities of Buckland Newton requesting the council to nominate a trustee to represent Plush. It was proposed by Cllr Sherwood and seconded by Cllr Fox that the nominee, Mr Richard Cake, is appointed as Trustee for a further 4 years. All agreed with 2 abstentions.

54/2021 Piddle Path

It was proposed by Cllr De Figueiredo and seconded by Cllr Cox that discussions are opened with Piddletrenthide Estates about the possibility of formalising a pathway across their land between the bridleway and school. All agreed with 2 against.

55/2021 Covid-19

In Dorset: the 7 day case rate per 100,000 population has stabilised around 30 since the beginning of March. Deaths have fallen to between 0 - 2 per day in March. Covid-19 hospital daily bed occupancy has decreased from 110 at the end of February to 16 in the last two weeks. Up to 21st March 427,600 people had received Covid-19 vaccination in Dorset, and over 50's are now invited to book a vaccination on line.

From Monday 29 March, people can meet outdoors (including private gardens) in groups of up to six people, or two households. Outdoor sport facilities can reopen and formally organised outdoor sport can resume. The stay at home rule ends, but people should continue to work from home where they can and minimise the number of journeys they make where possible.

Not before 12th April: the opening of non-essential retail; personal care premises such as hairdressers and nail salons; and public buildings, including libraries and community centres. Indoor leisure facilities such as gyms will reopen (only for use by people on their own or in household groups); as will most outdoor attractions and settings including outdoor hospitality venues, zoos, theme parks, and drive-in cinemas. Self-contained accommodation such as campsites and holiday lets, where indoor facilities are not shared with other households, can also reopen. Hospitality venues will be allowed to serve people outdoors and there will be no need for customers to order a substantial meal with alcoholic drinks and no curfew, although customers must order, eat and drink while seated ('table service'). Wider social contact rules will apply in all these settings to prevent indoor mixing between different households. Funerals can continue with up to 30 mourners, the number of people able to attend weddings, receptions and commemorative events such as wakes will rise to 15.

56/2021 News and Views

No matters requested.

57/2021 Playing Field and Playground

The annual inspection will take place during May.

58/2021 External Communications

VE Day information has been received.

59/2021 Items for next agenda

Nomination of Assets of Community Value listed in the Neighbourhood Plan, Policy 4 – Cllr Sherwood

Committee outcome of the temporary gypsy and traveller transit site for 3 years for 25 caravans to start 1st April 2020 and end 31st August 2023 inclusive for five months a year – Cllr Phillips

Enforcement - static caravans at Mulletts and Muston Farm – Cllr Sherwood

Enforcement - update on building frame behind Ashley Wood, Units A-C Enterprise Park

Traffic issues at Piddlehinton – Cllr Tesniere

Piddletrenthide BT box removed, adoption of BT phone box in Rectory Rd, Piddlehinton

All Agendas & Minutes can be viewed at www.piddlevally-pc.org.uk

There being no further business the meeting closed at 22:15 with notice that the next meeting will be the AGM held on Tuesday 27 April 2021 19.00, virtual via Zoom. The April parish council meeting will follow immediately after.