

Draft Minutes of Piddle Valley Parish Council

Tuesday 29 November 2022

Piddletrenthide Memorial Hall

Present; Cllrs Ebdon (Chair), Cox, Latimer, Howard, Sherwood, Murray, de Figueirido, Lock, Fox

Apologies: Clerk, Cllr Abbott & Dorset Cllr. Haynes

Democratic Period:

A Member of the public raised concerns about the development at Hazel Barn, White Lackington. They reported that they believed that the original application may not be valid as the wrong form was used, that the floor level was higher than in the approved plans and that the ridge height was higher than the original approved plans. They also confirmed that their concerns had been raised with Dorset Council Planning.

Cllr de Figueirido reported that Dorset Council have confirmed that maintenance work is planned on three sections of the 'Piddle Path' in the New Year: behind Millennium Green, between Lackington Drove and Myrtle Cottage and from Cerne Hill to Smith's Lane. The work will address drainage problems and scrape to the original surface.

Cllr Cox shared a letter received from residents requesting the Parish Council to investigate the possibility of introducing a 20mph speed limit in Piddletrenthide on the stretch between the School to Church Lane. Cllr de Figueirido indicated that another group is interested in similar restrictions for Piddlehinton. The topic will be added to the agenda of the next meeting.

Dorset Cllr Haynes provided an update on Adult Social Care by e mail. Cllr Haynes also indicated that Dorset Council have received updated advice from Natural England in relation to the Poole Harbour catchment in August. "Natural England have confirmed that, once the Levelling Up and Regeneration Bill (LURB) is enacted (anticipated to be during 2023), new development in the Poole Harbour catchment will no longer be required to implement Phosphorus neutrality measures. We are currently discussing a potential route forward, involving planning conditions, which may enable consents to be granted in advance of the LURB being enacted, and whilst I can't fully confirm this yet, we are anticipating that we will be able to provide an update to members and to affected applicants and agents within the next month or so".

Cllr Ebdon informed the Parish Council that the Community Police Officer is looking for a Neighbourhood Community Contact to send reports to for sharing with the Parish Council and Community. Cllr Ebdon volunteered as the contact.

Cllr Ebdon reported that the original SID has malfunctioned. Rob Camp has advised that the older Basic D SID is probably beyond repair. His recommendation is that PVPC consider upgrading your SID to another Vario, or make do with the one SID, and cut the number of sites down to 3. For the foreseeable future we will operate with one SID.

Cllr Ebdon attended a meeting with Paul Hayes and Peter Hopkins of Dorset Council to discuss options for the repair and funding of Piddlehinton Gym roof. Peter outlined his

support but emphasised that under the terms of the lease the council does not believe it is responsible for the roof replacement, though they are keen to help find a solution as without it, if the lease is handed back, it becomes an issue for the council. Paul is targeting roof replacement to take place in summer of 2023, and funding in place by end Q1 2023. The target is to get to 60% of the £100k (original) target by the end of November. Funding commitments now stand at just over £30k, with a second corporate sponsor. If VAT recovery is added they are at 47% of the original target.

152/2022 Declarations of Interest

Cllr Murray – Nettle Cottage

153/2022 Minutes of Piddle Valley Parish Council meeting held on 25 October 2022

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

154/2022 Action points from last minutes

- a) October Democratic period - safety of the footpath running between Tullons Lane and Cheselbourne Road – Clerk to report to Countryside – COMPLETE
- b) 141/22 – camping at Redlands Coppice – Clerk to report to Enforcement – COMPLETE
- c) Confirm Planning Applications liable for CIL – COMPLETE
 - The most recent approved application on Little Puddle Farm (WD/D/20/002271) 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 is liable to CIL
 - The Forge Piddletrenthide: Conversion and change of use of a light industrial unit (class B1(c) to 3no. dwellinghouses (Class C3). £9,360.30

155/2022 Planning Matters

- a) Planning consultations

P/FUL/2022/06267 - Little Puddle Farm Piddlehinton - Change of Use of 2 No. agricultural buildings to storage (Use Class B8).

Cllr Ebdon presented the application. The Parish Council had objected to a previous development on this site (WD/D/20/002271) which was subsequently approved by Dorset Council. It was proposed by Cllr Sherwood and seconded by Cllr Cox that the application should be refused as the previous objections raised for development on this site are still relevant as follows:

- It will bring with it a further unacceptable increase in all forms of traffic from the East through local villages, and its 14 hour operation could disrupt the peace and quiet of the rural location
- No evidence is provided that this development will improve the economic, social and environmental conditions in the area and is therefore inconsistent with Policy INT1 of the

Local Plan. The Parish Council consider that the adverse impacts of granting permission could significantly outweigh the benefits.

- The development will detract from, not, enhance the local landscape character and is contrary to Local Plan Policy ENV1.
- The unacceptable addition of light pollution (Piddle Valley Neighbourhood Plan Policy 13)

All agreed

P/FUL/2022/05978 - Nettle Cottage Egypt Piddletrenthide - Demolition of store & erection of building to provide a swimming pool enclosure, plant room, shower room & garden store. Retain change of use of part of the land from agricultural to garden land.

Cllr Sherwood presented the application. It was proposed by Cllr Ebdon and seconded by Cllr Lock that the application should be refused on the following grounds:

- Part of the land on which the development is proposed is land designated as agricultural. A decision notice on change of use application P/CLE/2022/02751 on land at Nettle Cottage was refused on 22nd June 2022.
- A 2 story extension and a single story extension have already been approved and built on the property. Further development would be considered over intensive development (NP Policy 12) on land previously and currently classified as agricultural.

All agreed with four abstentions

P/VOC/2022/06985 - Hazel Barn (formerly known as Site barn adjacent to Lackington Mill) White Lackington - Conversion of former agricultural barn to 1no. dwelling, replace existing attached outbuildings with single storey extensions & erection of detached double garage (with variation of condition 2 of planning permission P/FUL/2021/01348 to amend approved plans)

Cllr Ebdon started by sharing a response from the Planning officer regarding questions raised at the last PVPC Meeting regarding the development at Hazel Barn, White Lackington under P/FUL/2021/01348. The planning officer confirmed that:

- The agent has been in contact with the enforcement officer and an application should be submitted this week with regards to the alterations to what has been constructed at the site to resolve the enforcement issue.
- The applicant/agent is/are aware that there has been a breach in planning control relating to what has been built not being in accordance with the plans – to carry on work without the relevant permissions is at their own risk.

Cllr Ebdon reported that this application was formally withdrawn with effect from 23 November 2022. Given the new information provided on the plans submitted, in addition to what can be seen from the public highway, it was proposed by Cllr Ebdon and seconded by Cllr Sherwood that that the Parish Council should still make comments to the enforcement officer as there are significant changes not requested in the withdrawn VOC as follows:

1. Changes to the roof plan
 - a. Enlarged flat roof area over Bed 1 – finished in roofing felt rather than lead as indicated on revised plan.

- b. Sections of roof changed from being back lean to roof to being a shallow hipped and pitched roof on East, West and North elevations.

No proof has been submitted that the approved roof plan is no longer relevant or reasonable. The Parish Council consider these changes to the roof lines are a significant change and have not preserved the aesthetic appearance of the original barn.

2. Finished Floor Level: The approved plan finished floor level is 86.175; The withdrawn application shows finished floor level of 86.350 with no mention or proof being submitted that this change was required. This change is significant for the following reasons:
 - a. To compensate for the higher finished floor level the developer has increased the height of the external walls (block work added by more than 175mm). As a consequence the ridge height is also higher. The result is a more imposing structure which is now out of character with the original barn and inconsistent with the approved plans.
 - b. Raising the finished floor level by 175mm (~5") has implications on the finished external levels and access. The property is located on the flood plain so any proposed changes to external levels could have an impact on neighbouring properties with regard to flooding and would require Environment Agency approval.

All agreed

c) Enforcement – Lackington Mill

Cllr Ebdon reported that a significant amount of ground work and building work is being undertaken at Lackington Mill, including the removal of an entire 2 story wall of the property from ground level to the roof. Cllr Ebdon contacted Planning at Dorset Council on 15/11/22 to ask their advice on whether this work is allowed under permitted development, or whether it requires planning permission and/or building regulation approval.

Dorset Council Planning responded that from a planning perspective, removal and reinstating of a wall would be classed as a repair and as such would not need planning permission. If there were other works taking place which would change the appearance of the property then permission may be required. Enquiry passed on to Building Control.

156/2022 DAPTC meeting & training update

AGM update: Cllr Lock was unable to attend the AGM as it was an online only meeting. Cllr Ebdon was available and presented the Parish Council Motion. 11 motions in all were presented and all were approved. It was also recommended that DAPTC subscriptions would increase by 4.8%

157/2022 Project list for S106

The Millennium Green Committee have expressed an interest and have a project in mind. Will work up in the New Year. Jock's Paddock have expressed an interest in the past and Cllr Lock indicated there was a possible project for parking in Piddlehinton. It was decided

that an article explaining S106 should be submitted to News and Views and request those with possible projects to bring them forward to the January Meeting.

Action – Cllr Ebdon to write article for News and Views

158/2022 Defibrillator Working Group update

Cllr Sherwood reported that the VETS number was still not working and a request to resolve the problem was in. Costing for a locking cabinet at the Rugby Club has been submitted. We are still waiting a response on the logistics of updating the software and batteries. Cllr lock reported that the VETS information sheet in the Piddlehinton Notice Board was no longer legible and requested a replacement – preferably laminated.

Action – Cllr Sherwood

Cllr Ebdon informed that the South View Defib had been called out but not used on 22nd November.

159/2022 Financial Matters

a) Bills for payment

Clerk's expenses – November	£
Piddletrenthide Memorial Hall	£25.00

It was proposed by Cllr Latimer and seconded by Cllr Howard that these payments are approved. All agreed.

The quotation to replace Piddlehinton Parish Notice Board for the sum of £1,137.50 plus VAT was discussed and 2 further quotes requested.

Action – Clerk

b) Accounts review/precept

Cllr Cox presented the latest accounts and indicated that the current projection was for a slight shortfall for the current year against the current precept of £12,600. Cllr Cox went on to recommend an increase to £13,000 (increase of ~3.2%) which should cover inflation increases on current revenue spend. Motion to be put forward at January meeting.

c) Clerks Pay award backdated

Cllr Cox confirmed that the LGA has come to an agreement on new Clerk pay scales for 2022-23 to be implemented from 1st April 2022 and that Councils are encouraged to implement the pay award ASAP. All pay scales have been increased by £1/hr. It was proposed by Cllr Sherwood and seconded by Cllr Latimer that the new pay scale is approved. All agreed.

160/2022 Highway Matters

Cllr Lock reported a pothole outside Piddletrenthide Village Hall
Cllr Murray highlighted vehicles not obeying the one-way system at the Cross in Piddlehinton. Cllr Lock asked that the poor condition of the road markings are reported again.

Action – Clerk

161/2022 News & Views

Article on S106 monies and request for community projects that may benefit.

Action – Cllr Ebdon

162/2022 Playing field & Playground

Cllr Cox reported that a number of tyres had been removed from the river during the river clearance and that he would approach the school to try and arrange their disposal.
Cllr Howard informed the Parish Council that the playing field lease was in the hands of solicitors.

163/2022 External Communications

- a) Request from Dorset Council Fostering asking if there would be any value in attending Piddle Valley's parish meetings to discuss fostering. The consensus was that the PC is not the appropriate forum.
- b) Confirmation of Parish Elections: The Clerk enquired with DAPTC as to when the next elections for Parish Council's were taking place and if they would clash with the Kings Coronation, the following response received;
"Yes they will clash and NALC are preparing some communications. However, the next round of elections for the Dorset Council area is May 2024. BCP Council have elections in May 2023. So my understanding is there is no impact for Piddle Valley in 2023."

164/2022 Items for next agenda

- Planning application P/HOU/2022/06526, 2 Old Malthouse, Smiths Lane (may require EO Meeting)
- Precept
- Project list for S106 monies
- 20mph Speed Limit request

There being no further business the meeting closed at 21:16 with notice that the next meeting will be held on Tuesday 31 January 2023, 7.30pm at Piddletrenthide Memorial Hall