

Draft Minutes of Piddle Valley Parish Council

Extra Ordinary Meeting

Wednesday 4 January 2023

Piddletrethide Memorial Hall

Present: Cllrs Ebdon (Chair), Sherwood, Lock, Howard, Latimer, Cox, Abbott, Murray, Fox

Apologies: None received

1. Democratic Period

It was reported that the horse shelter behind Lime Cottage has not moved. It was agreed this would be reported to planning enforcement team.

Action: Clerk to report to enforcement

It was reported that the handrails need replacing behind the Piddle Inn along the footpath.

Action: Clerk to report to Countryside team

It was reported that the posts adjacent to Willow Lawn are rotting and are in need of replacing.

Action: Clerk to report to Highways

2. Declarations of Interest

Cllr Abbott declared an interest in planning application P/HOU/2022/06526.

3. Planning applications

a) P/FUL/2022/07476 - Jersey Farmhouse Piddletrethide - Erect front and side extensions to dwelling. Convert barn to annex with open car port, garden store and studio/study, alterations to re-clad and fenestrate ancillary outbuildings. Form new vehicular access & erect infill wall to block existing access. Change of use of land to residential garden (demolish outbuildings)

Cllr Sherwood presented this application and advised that her personal opinion is that the plans will be positive for a lovely looking house.

Cllr Cox expressed concern with the change of use from agricultural to residential.

Cllr Ebdon suggested the area marked as blue is kept as agricultural land.
The applicant was present at the meeting and confirmed what would be kept as agricultural and what wouldn't be.

It was proposed by Cllr Ebdon and seconded by Cllr Sherwood that the application is approved with the following conditions;

i) The area in blue on the site plan (P01B Location & Site Plan 1.1250), which is currently paddock /

All agreed.

(c) Planning application:- P/FUL/2022/07394 - 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 (amendments to previously approved planning permission P/FUL/2021/01348

Clir Ebdon presented this application and reminded the council that the previous planning application had been supported, however what has been built doesn't comply with original plans. The planning officer had advised the agent to submit a new application which has now been received and it represents what has been built.

It was proposed by Clir Murray and seconded by Clir Cox that the application should be refused for the following reasons;

1. The proposed vertical extension of the barn (~.97m, 15%) is contrary to Piddle Valley Neighbourhood Plan Policy 11 which supports the re-use of redundant farm buildings as dwellings provided that the building would not need to be substantially rebuilt or extended.
2. The proposed vertical extension and proposed changes to the single storey roofs from being back lean on the original barn to shallow hipped and pitched on East, West and North elevations would result in a much more imposing building which overpowers the original building, site and neighbouring properties, contrary to Policies SUS3 and ENV 12 of the Local Plan.

All agreed.

(d) Planning application:- P/HOU/2022/07403 - Lackington Mill, White Lackington - Erect extension to the existing pool house

Clir Sherwood presented this application and proposed it is approved as it is consistent with the Neighbourhood Plan. This was seconded by Clir Howard. All agreed with one abstention.

(e) Planning application:- P/HOU/2022/06308 - Lackington Mill, White Lackington - Erect two storey rear extension, new front dormer, and a balcony on the west elevation. Demolish single storey rear extension. Installation of PV solar panels on existing tennis court.

Clir Sherwood presented this application and highlighted the number of solar panels being proposed.

It was proposed by Clir Sherwood and seconded by Clir Cox that this application should be refused for the following reasons;

1. The proposed solar development is of a commercial scale and inconsistent with a residential dwelling.
2. The proposed solar panels would be positioned within the existing confines of the tennis court perimeter which is located within Gap G2. The significant footprint of the solar panel array would be a development in Gap G2, contrary The Piddle Valley Neighbourhood Plan Policy 2.
3. The solar array would be visible from a public right of way to the west and is inappropriate within the AONB.

be inaccurate and / or misleading, which the Parish Council and neighbours have been denied the opportunity to comment on.

3. The reasons for the approval in the planning officer's report are inconsistent with the Neighbourhood Plan. The planning officer considers this a delegated decision following the Scheme of Delegation referral with Cllrs. Why?

4. The neighbour at Sunnydale has provided the council with information and documents that the approved site plan is incorrect. It showed the boundary between Sunnydale and Hazel Barn in the wrong place, meaning that the garage could never be built as designed and approved. PVP are concerned that this information does not appear to have been adequately investigated and resolved with the applicant prior to approval being granted.

All agreed.

10. Setting of Precept 2023/24

Cllr Cox presented the accounts at the November meeting to all Cllrs. It was proposed by Cllr Cox and seconded by Cllr Murray that the precept for the 2023/24 period should be set at £13,000.00. All agreed.

Action: Clerk to submit application to Dorset Council.

11. Date of next meeting – Tuesday 31 January 2023, 7.30pm, Piddletrenthide Memorial Hall

There being no further business the meeting closed at 2028 with notice that the next meeting will be held on Tuesday 31 January 2023, 7.30pm, Piddletrenthide Memorial Hall.