

Draft Minutes of Piddle Valley Parish Council

Tuesday 29 August, 2023

Piddletrenthide Memorial Hall

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

Apologies: Cllrs Sherwood, Murray and Dorset Cllr Haynes

Democratic Period:

A parishioner attended the meeting to express disappointment regarding a planning officers' response regarding ongoing concerns with a development. Cllr Ebdon advised that it is his opinion that there is confusion with the boundaries by the planning officer.

Because the development has been built 2-3m further west than on the approved plan there is concern that the position of the splay is now not compliant with highways requirements. Cllr Ebdon informed the parishioner that this topic is on the agenda.

A parishioner attended the meeting to inform the council that they are happy to continue dealing with the bin in the playground.

The parishioner also raised concern with the pavilion on the playing field, it has a lot of graffiti on it. Cllr Cox agreed to liaise with the PTA and the school as it is their responsibility.

Action: Cllr Cox to contact PTA/School

Cllr Abbott reported that the post box outside the shop is being blocked by the owner's vehicle and bin making it very difficult to access the box.

Cllr Ebdon advised the meeting that the Piddlehinton Gym was formally re-opened on Bank Holiday Monday by Dorset Cllr Haynes

Concern from a resident has been received regarding Bridleway S36/17, a field edge bridleway on land has been ploughed up again. It has been reported through the Rights of Way website and the resident has spoken to the landowner to inform them of their duty to reinstate the bridleway. The resident has asked if the Parish Council can do anything. Cllr Ebdon agreed to write letter to landowner.

Action: Cllr Ebdon to write letter to landowner

94/2023 Declarations of Interest

None

95/2023 Minutes of Piddle Valley Parish Council meeting held on 24 July 2023

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

96/2023 Action points from last minutes

a) 79/2023 – Quotes for repairs to fencing at Playing field – Cllrs Cox/Howard/Fox – NEXT AGENDA

26/9/23

- b) 80/2023 - Temporary & mobile unauthorised buildings – All Cllrs to notify Cllr Sherwood of any known in the Parish. – NEXT AGENDA
- c) 86d/2023 – Letter to be sent to Chris Loder MP regarding the light pollution at the Enterprise Park – COMPLETE
- d) 86f/2023 – FOI request to be submitted for agricultural tie information for Bourne Farm Cottages, Piddlehinton - COMPLETE
- e) 90a/2023 – Clerk to report highway defects – COMPLETE

97/2023 Planning Matters

a) Planning Consultations

P/LBC/2023/04331 - The Granary Kingrove Farm Access Road Piddletrenthide - Repointing of granary building

Cllr Ebdon presented this application and it was proposed by Cllr Cox and seconded by Cllr Lock that the proposals be approved. All agreed.

b) Certificate of Lawfulness

P/CLP/2023/04058 - Muston Farm Lane to Muston Manor Farm Piddlehinton - As detailed and described on Planning Permission WD/D/20/001251 - Erection of general-purpose agricultural building

c) Decision Notices

P/CLE/2023/03393 - Nettle Cottage Egypt Piddletrenthide - Certificate of lawfulness for the use of building & land as residential curtilage - Decision: Granted - Decision Date: 02/08/2023

P/FUL/2023/00359 - The Piddle Inn Main Street Piddletrenthide - Retain the change of use of holiday accommodation & alterations of Public House & associated accommodation to provide Public House, new owners accommodation, guest kitchen, dining & sitting room space at ground floor to be used in association with the first-floor holiday accommodation. Use of part of the ground floor for flexible use as meeting/events rooms. Enlargement of 3no. windows on north-east elevation. Installation of door opening in place of window on north-west elevation. Installation of rooflight Decision: Refused - Decision Date: 02/08/2023

P/CLE/2023/03698 - Muston Farm Piddlehinton - Certificate of lawfulness to continue using Muston Farmhouse Annex, garden and parking area, as a unit of permanent residential accommodation, occupied incidentally & ancillary to, the main dwelling known as Muston Farmhouse. Decision: Granted Decision Date: 03/08/2023

P/FUL/2023/01906 - Carters Barn Farm Piddlehinton - Retain horse stabling & lunge ring Decision: Granted - Decision Date: 01/08/2023

P/CLE/2023/02234 - Carters Barn Farm Access to Carters Barn Farm Piddlehinton - Certificate of lawfulness to continue using agricultural building for horse stabling with associated tack rooms and welfare facilities Decision: Granted - Decision Date: 28/07/2023

d) Freedom of Information request: Agricultural Ties – Response from Dorset Council

Cllr Ebdon advised of the response received on 4th August stating that the requested information is already publicly available on the Dorset Council website and that the information can be found on the planning webpages. However, Cllr Ebdon checked the records for 4 London Row, Piddlehinton which we know had an agricultural tie, until its removal through application P/CLE/2023/0715. There is no record of this property having an agricultural tie despite records going back to 1977, with nothing recorded in the conditions of previous applications either.

The Clerk replied to Dorset Council asking them to confirm that if an agricultural tie has been applied to any of the properties in question that it will be recorded on the planning website, using the example above that shows that the information is not publicly available through the means they referenced.

A response was received on 16th August to confirm, the requested information is not publicly available on the website and due to their mistake, they did attach documents for 4 London Row, Piddlehinton.

They also advised that any requests for documents for applications that are not on the planning website, would need to request a planning history search from the Data & Performance Team which may carry a fee of £60.

It was decided that the Clerk should submit the original request and ask how much it will cost. All agreed.

Action: Clerk to submit request

e) Dorset Council response to Enforcement enquiries

Cllr Ebdon went through the response from Planning dated 7th August regarding enforcement concerns raised;

- Reference to information supplied in relation to the site boundary, and concern that work has been allowed to commence without the issue of the incorrect plan being addressed:
 - o the location plan was amended, it does not appear that the block plan was amended to reflect the ownership changes.
 - o the enforcement team subsequently visited the site on 30th March 2023 and concluded that the development is accurate in relation to the distances shown from the boundary to the retaining wall and wall of the garage as shown on approved plan TOB 2022 01 B. and there is sufficient land available for the placement of the hedge between the retaining wall and the boundary shown on the drawing
- Determined no breach of planning control was identified in relation to condition 8 (removal of the hedge).
 - o The Design and Access statement does not specify the method to be used for removal of this section of the hedgerow. There are references in the Design and Access statement to 'an approved landscaping firm' but these relate to the careful amendment of the remaining hedgerow, rather than the removal of a section of the hedgerow to provide the vehicular access.
 - o the Parish Council is also concerned that removal of the hedgerow was undertaken during the bird-nesting season, and it is unclear whether a breeding bird

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26/9/23

survey was carried out, as recommended in informative note 1 of the planning approval. the Council's planning enforcement team does not have powers to enforce any guidelines set out in informative notes. We would recommend that the Parish Council contacts the police to report any potential wildlife crimes.

- The enforcement team investigated concerns raised about a 3m high fence being installed. The fence is allowed under permitted development rights, which do not include height restrictions for temporary fencing.
- consideration of concerns raised in relation to construction of the visibility splay. Nothing was observed to suggest that once complete, both the driveway and visibility splay would not comply with the approved plan. As such, no breach of planning control was identified.

It was agreed that a response to enforcement should be sent asking if incorrect plans on approved planning applications is correct.

Action: Cllr Ebdon/Clerk to respond to enforcement

98/2023 DAPTC meeting & training update

No update

99/2023 Defibrillator Working Group update

No update

100/2023 Financial Matters

a) Bills for payment

Clerk's expenses – August	£23.40
Piddletrenthide Memorial Hall	£27.50
Community Heartbeat – Rescue Safety Kit	£28.80
Community First Insurance 2023/2024	£636.96

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

b) Parish Council invoice for fees for renewal of playing field licence

Cllr Howard advised that the invoice from the solicitor for the Playing Field agreement has been received for £360. It was agreed to approve this payment.

101/2023 Highway Matters

a) Defect reports

Cllr Lock requested Mole Valley have a sign at the entrance to the Enterprise Park

Cllr Lock requested street name plates for Church Hill and High Street, Piddlehinton
Cllr Ebdon requested the vegetation is cut back from around the SID post on Rectory Road
Cllr Abbott requested the finger post stating Piddletrenthide is replaced at Blackhill Cross

b) 20mph responses

The Clerk had circulated the responses received prior to the meeting and Cllr Ebdon gave the following summary;

- Very poor response to the article in the May/June edition of News & Views and from the sign-up sheets at the 2 fetes
- Support from <4% of households (just over 1,000) in the PC area)
 - o 1 household in favour from Alton Pancras (72 Households)
 - o 7/260 households in Piddletrenthide <3%
 - o Greatest support from Piddlehinton, 11/185 households but only 5.9%
- 5/18 households (28%) support on Rectory Road. However, Rectory Road would not fit the criteria as the minimum requirement for Dorset Council is 600m & 20 or more house, Rectory Road is ~290m and 18 houses.
- Only 7/157 households (4.5%) on the B3143 through Piddlehinton and Piddletrenthide supported the proposal.
- An independent survey carried out by a couple of parishioners amongst the residents of White Lackington collected 38 responses from 50 questionnaires which showed that 61% would not like to see the current 30mph speed limit reduced to 20mph throughout the valley.
- Those that expressed a strong opinion represent <4% of the households, even on the B3143,

On this basis it was concluded that there is not significant community support so at this stage the Parish Council can take the matter no further. This was proposed by Cllr Fox and seconded by Cllr Latimer. All agreed.

c) Ironman 2023

The Clerk reminded the meeting that this year's Ironman event will take place on Sunday 17 September and that all households should have now received their information sheet advising of restrictions.

102/2023 News and Views

Cllr Ebdon will submit a report of the 20mph responses.

103/2023 Playing field & Playground

Cllr Cox advised the following:

The dangerous tree has now been removed.

A quote has been requested for the removal of the timber fence/posts and to replace with turf

Fencing needs to be looked at and identify what needs doing

104/2023 Tennis Club Lease

Cllr Howard advised that a response from the Tennis Club is yet to be received. NEXT AGENDA

105/2023 River Clearance 2023

It was agreed that Saturday 11 November, 10am will be river clearance day and all are welcome to attend and help.

106/2023 Piddlehinton Twinning Association, Funding request

A request has been received for funding which was declined as the Parish Council does not donate to individuals. It was suggested that a response is sent advising them to contact the Village Hall committee.

Action: Clerk to respond

107/2023 Items for next agenda

River clearance
Tennis Club Lease
Playing Field fence repairs
Cllr Walsh attending meeting

There being no further business the meeting closed at 21:07 with notice that the next meeting will be held on Tuesday 26 September 2023, 7pm at Piddletrenthide Memorial Hall.