

Draft Minutes of Piddle Valley Parish Council

Tuesday 30 May, 2023

Piddletrenthide Memorial Hall

Present; Cllrs Ebdon (Chair), Sherwood, Lock, Latimer, Cox, Fox, Howard, Abbott, Dorset
Cllr Haynes

Apologies: Cllr Murray

Democratic Period:

Dorset Cllr Haynes attended the meeting and gave an update on the following:

- Transformation savings have been made since becoming a unitary authority with £96,000,000 being saved in 4 years whilst continuing to provide services.
- Positive progress is being made with the outcome of Council plans.
- Library strategy is working well with three tiers; Dorchester provides 45 hours a week with smaller towns providing between 18 and 35 hours a week.
- Future Dorset is a system being built to provide one system to enable easier customer service which should be operational by 2027.

Cllr Sherwood commented that Dorset Council are always very efficient when you contact the call centre.

Cllr Cox enquired about the school at Shaftesbury. Cllr Haynes confirmed it is open and operational but it is smaller than first thought due to lack of specialist staff. There are currently 30 children but it is anticipated that there will be 200 by the end of the 2024 school term.

The Chair of the Hall Trustees attended the meeting to seek advice on how to gauge interest from parishioners to join the Trust.

Cllr Ebdon advised that the Parish Council is also 6 Cllrs short and it is difficult to recruit as there doesn't seem to be any interest.

The Chair of the Hall Trustees asked if the word can be spread and that a secretary is desperately needed.

A parishioner attended the meeting with an update on the Hazel Barn development which included the ground raising works are being carried out and as the works are being carried out under a planning application the Environment Agency are unable to get involved. The garage works should be a different planning application.

Cllr Abbott expressed disappointment that a Parish Council stand at the Piddletrenthide Fete has been refused. Cllr Fox advised that the landowner did not feel it appropriate to have a Parish Council stand.

Chris Loder MP attended the meeting where the following subjects were discussed:

- Plannings Scheme of Delegation – The Parish Council feels very detached from this process and the officer's responses seem to lack transparency. Cllr Ebdon gave examples of a recent planning committee where they were using out of date materials.


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Chris Loder advised that he is accountable to Parliament and not to local councils and that Dorset Cllr Haynes should be the first port of call but if required, Chris Loder would help.

- NPPF – Chris Loder confirmed that this is an off shoot of the parliamentary review and if the Parish Council have strong views, please let Chris Loder have these. Cllr Haynes advised that the Planning Portfolio holder does get involved at a higher level and works closely with government officers.
- The concern with a previous planning application was discussed where a proposal to develop within a gap which went against the policy in the Neighbourhood Plan went all the way to Planning Committee and then a similar application was submitted last year and planning have issued policies to tie them over until the NPPF is produced. Cllr Sherwood expressed concern that all the hard work put into creating the Neighbourhood Plan was a waste of time as it feels as if Dorset Council Planning don't care about it. Cllr Haynes suggested Dorset Cllr Walsh, Planning Portfolio holder is invited to a meeting.
- Rural bus services/Community Land Trusts – what are the funding mechanisms for these? Chris Loder confirmed that funding is available and he can help with this, however, Community Land Trusts need to be at arms-length from Parish Councils.
- Bus service/Local Shop – Chris Loder advised that there is help with these but if there is a lack of support it is difficult but there are community asset funds available.
- Boundary changes – These are expected by July 2023 and there is a 60% chance that the Chalk Valley will be absorbed into North Dorset as the West Dorset current boundary is the biggest of the whole County and a re-balance is required.

Cllr Ebdon thanked Chris Loder for attending the meeting.

57/2023 Declarations of Interest

Cllr Abbott declared an interest in item 6b on the agenda, Little Puddle Farm.

58/2023 Minutes of Piddle Valley Parish Council meeting held on 25 April 2023

It was proposed by Cllr Sherwood and seconded by Cllr Ebdon that these should be accepted as a true record of the meeting. All agreed with four abstentions.

59/2023 Action points from last minutes

- a) 46/2023 - Clerk to raise a Freedom of Information Request with Dorset Council for them to provide a list of all properties in the parishes of Alton Pancras, Piddlehinton, Piddletrenthide and Plush which currently have agricultural ties – COMPLETE
- b) 47/2023 – Cllr Ebdon to provide feedback to shape a new Leisure Strategy for Dorset Council by 14th May. – COMPLETE
- c) 51/2023 - Cllr Ebdon to arrange for the emergency numbers (including VETS) to be published on the inside cover or first page of News & Views for convenience. – COMPLETE
- d) 54/2023 – Clerk to contact the AONB regarding the light pollution at the Enterprise Park - COMPLETE
- e) 54/2023 – Tennis Club Lease – Agenda item for May – Cllr Howard
- f) 55/2023 – Village meetings to be arranged – Clerk – These have been missed for this year.

[REDACTED]
[REDACTED]

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60/2023 Planning Matters

a) Unit 48 Committee Meeting – Cllr Ebdon attended the meeting and gave the following update:

The application was approved by Committee.

- Cllr Ebdon raised the issue of new housing developments in the Poole Harbour Catchment Area being on hold until a solution to phosphorus neutrality has been found and questioned why this new commercial development would be allowed, particularly when the proposed units have such a wide range of potential uses that the council has no idea what they would be discharging in terms of waste water. The Committee argued that because the employees are likely to live in the catchment area this wasn't relevant.
 - Cllr Ebdon raised the issue of screening being inadequate and pointed out that the reason that Smarts was so visible was because Dorset Council had failed to enforce the approved screening scheme.
 - The officer's presentation and answers were misleading. An Aerial photo was shown which was taken prior to the building of Units 52 and he also claimed in questions that most of the new buildings had been approved before the Neighbourhood Plan was adopted.
 - It was argued that the character of the camp has already been lost so what was there to preserve? The remaining huts are non-designated heritage assets and it was suggested that we might try and protect them through the next Neighbourhood Plan?
 - In short, the employment opportunities generated by the development outweighs the harm to heritage – all voted in favour.
- Conditions 5&6 for surface water drainage had already been updated and there was an agreement to beef up the screening requirements but that isn't covered in detail in the approval notice.

It was suggested that the Parish Council contact the Planning Ombudsman.

b) Planning Consultations

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.

Cllr Ebdon advised that the applicant declares that he purchased the property in July 2012. From that date onwards, the building has been used for the keeping of horses.

It was proposed by Cllr Ebdon and seconded by Cllr Sherwood that a comment should be submitted confirming that the building has been used for stabling. All agreed with one abstention.

P/VOC/2023/02324 - Blades Main Road Alton Pancras - Ground floor side infill extension and new dormer, extended gable and first floor extension (with variation of Condition 2 of Planning permission P/HOU/2022/04603 to allow approved plan numbers to change to align with latest design drawings).

Cllr Ebdon presented the application and advised that the change of plans actually reduce the size of the extension (decrease in size of bed 2) and changes to the roofline. The parish council originally objected considering the changes unsympathetic to the existing bungalow. It was proposed by Cllr Abbott and seconded by Cllr Cox that the application should be approved. All agreed.

P/HOU/2023/02373 - 20 High Street Piddlehinton - Install new wooden steps from first floor to garden and remove existing full height window. Install new door in place of window.

Cllr Ebdon presented the application and it was proposed by Cllr Cox and seconded by Cllr Sherwood that the application should be approved. All agreed.

P/FUL/2023/02764 - Little Puddle Farm Rectory Road Piddlehinton - Carry out alterations to convert building into 4 No. Commercial / Business / Service units (Use Class E(g))

Cllr Ebdon presented the application and advised that this building was approved for conversion to office use (B1) in Planning Application WD/D/20/002271 and this Proposal is now to divide existing barn internally into 4 separate units for Class E use. The only significant change is the external appearance with 2 roller doors on the North East elevation and 2 on the South West elevation with the open sides clad in vertical timber boarding. It was proposed by Cllr Sherwood and seconded by Cllr Cox that this application should be approved. All agreed with two abstentions.

c) Decision Notices

P/TRC/2023/02147 - Piddletrenthide Manor Piddletrenthide - T2 Beech - Fell - risk of falling
Decision: Tree Works - CA - No Objection

P/CLE/2023/01715 - 4 London Row Piddlehinton - Certificate of Lawfulness to continue occupying the dwelling and its curtilage without complying with Condition No. 1 of Planning Permission No. 214639 dated 15/01/1969. Decision: Granted

P/FUL/2022/06898 - Units 36,40 & 45 Enterprise Park Piddlehinton - Demolish units 36,40 & 45 and erect 3 no. blocks of industrial units (9-22) for B2, B8 & E class use – Decision: Granted

P/FUL/2022/05382 - Unit 48 Enterprise Park Piddlehinton - Construction of extension, parking area and service area - Decision: Granted

c) Consultation input to Dorset Council Interim Guidance and Position Statement for Planning

Cllr Ebdon advised the council that the interim guidance and position statement provides guidance on the weight that can be given to climate change in decision making for planning applications. It will be in place until adoption of the new Dorset Council Local Plan.

It was proposed by Cllr Cox and seconded by Cllr Sherwood that the following comments are made, all agreed;
Support in principle but Piddle Valley Parish Council are concerned that any applications which conflict with the Neighbourhood Plan should only be approved if they provide a benefit to the community, rather than just the applicant.

61/2023 DAPTC meeting & training update

No updates.

62/2023 Defibrillator Working Group update

Cllr Sherwood confirmed a meeting has been arranged for 14 June 2023.

63/2023 Financial Matters

a) Bills for payment

Clerk's expenses – April	£14.40
Clerk's expenses – May	£16.20
Piddletrenthide Memorial Hall	£27.50
Playsafety Ltd	£90.00

It was proposed by Cllr Fox and seconded by Cllr Sherwood that these payments are approved. All agreed.

b) Income

Dorset Council Precept	£6500.00
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c) New Noticeboard – Piddlehinton

It was proposed by Cllr Ebdon and seconded by Cllr Cox that the quote for £760 to replace and erect new noticeboard at Piddlehinton is accepted. All agreed with one abstention.

64/2023 Highway Matters

a) Defect reports

- A step into the carriageway has been built outside 3 Boldacre, Alton Pancras
- Bridge at Rectory Road has been repaired but no railings have been fitted.
- Hedges have overgrown around the visibility mirror at Rectory Road crossroads
- Railings missing opposite Austral Farm, Alton Pancras.

b) 20mph zone initiative

Cllr Ebdon gave the following update:

- There are 700 20's plenty campaigns across the country
- 28M people already live where 20mph is the norm
- 20mph policy is in place in Dorset but contains significant hurdles to implementation
- Asking Parish Councils to adopt the motion for 20mph; Current polling and looking for level of interest at Fetes
- Larger exercise is to lobby Dorset Council to make 20mph the default

65/2023 News and Views

A new editor is required.


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66/2023 Playing field & Playground

a) Annual Inspection report received

Cllr Cox and Howard to review report and action any urgent matters.

b) Tennis Club Lease

It was proposed by Cllr Cox and seconded by Cllr Sherwood that the lease should be renewed and replicate the previous one. All agreed.

67/2023 Items for next agenda

Temporary & Mobile unauthorised buildings – Cllr Sherwood
FOI request to planning re. agricultural ties.

There being no further business the meeting closed at 21:40 with notice that the next meeting will be held on Tuesday 27 June 2023, 7.30pm at Piddletrenthide Memorial Hall.


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