

Draft Minutes of Piddle Valley Parish Council

Extra Ordinary Meeting

Wednesday 10 January 2024

Piddlehinton Village Hall

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

Apologies: Cllrs Abbott, Murray, Howard & Dorset Cllr Haynes

1. Democratic Period

Concern was expressed regarding road closure notifications reaching the wider community and it was agreed that these would be published on the parish council's website.

Cllr Lock raised concern with Rectory Road still not being gritted even though this is part of a school transport route.

Action: Clerk to chase highways

2. Declarations of Interest

Cllr Latimer – Planning application:- P/FUL/2023/07048 - Butts Cottage Park Farm to Brace of Pheasants Plush - Conversion of barn to single dwelling

3. Planning applications

a) Planning application: P/HOU/2023/06959 - Penmaric Main Street Piddlehinton - Erect single storey extension and porch to South West elevation

Cllr Sherwood presented this application.

Cllr Cox expressed concern with the property which started as a bungalow and is now a very big property.

Cllr Sherwood advised there is a planning concern with the building line.

In Cllr Abbotts absence, Cllr Ebdon informed the meeting that the neighbour doesn't have any problems with the proposals.

Cllr Ebdon confirmed there are no material reasons to object but there is a limit to how much increase there can be to the footprint.

Cllr Lock expressed concern that this is a substantial building putting it out of reach to the buyer's market.

It was proposed by Cllr Sherwood and seconded by Cllr Cox that no objections should be submitted with the following comments; i) planning should be aware of the number of previous extensions which exceeds the limit of allowed footprint. ii) If approved this will be another substantial property which will be out of reach to the buyer's market. iii) Assuming the extension to the front of the

property is acceptable.

All agreed with one abstention.

- b) Planning application: - P/FUL/2023/07048 - Butts Cottage Park Farm to Brace of Pheasants Plush - Conversion of barn to single dwelling

Cllr Sherwood presented this application and advised the following;

- that all the criteria in the Neighbourhood Plan and Local Plan have been met.
- The neighbours did have concern with the turning space but this has been resolved as they hadn't seen it on the plans.
- Another neighbour has objected due to the elevation facing the neighbour not included on the plans.

A representative of the applicant was present at the meeting who advised that the ridge of the roof is likely to be the same height as original roof.

Cllr Ebdon advised that the application is consistent with policies 11 & 7 of the Neighbourhood Plan. Slight concern was also expressed regarding farm buildings converted to dwellings. Cllr Ebdon asked what the dwelling will be used for and it will be the applicants home.

Cllr Sherwood raised concerns with the narrow entrance, confirmation was received that the access will be wide enough for delivery vehicles.

It was proposed by Cllr Sherwood and seconded by Cllr Cox that this application should be approved subject to the understanding of the height between the neighbours and also the turning space/parking area in place prior to the works starting. It was noted that Planning has no objection to the original barn being extended. All agreed with one abstention.

4. Setting of Precept 2023/24

The precept for the next financial year was discussed and it was proposed by Cllr Sherwood and seconded by Cllr Lock that the precept for the 2024/25 period should remain at £13,000.00. All agreed.

Action: Clerk to submit application to Dorset Council.

There being no further business the meeting closed at 19:10 with notice that the next meeting will be held on Tuesday 30 January 2024, 7.30pm, Piddletrenthide Memorial Hall.

30/1/24