

Draft Minutes of Piddle Valley Parish Council
Tuesday 30 July 2024

Piddletrenthide Memorial Hall

Present: Cllrs Ebdon (Chair), Lock, Abbott, Cox, Latimer, Howard & Dorset Cllr Haynes
Apologies: Cllrs Murray, Fox and Bishop

Democratic Period:

A Parishioner attended the meeting to express concern that the verges at Northover Close are not cut and that these should be removed from Dorset Council's schedule. The residents of the Close are prepared to carry out the maintenance.

A request was made for the road sweeper to come through the Valley to clear the debris but this needs to follow the harvest period.

Cllr Latimer raised concern with the time it is taking for fly-tipping reports to be dealt with. Dorset Cllr Haynes advised part of the reason is due to resource.

Cllr Howard reported that comments have been received regarding the state of the noticeboard opposite The Thimble at Piddlehinton. It was confirmed that the new board has been received and is awaiting installation.

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

- Dorset Council owned ditches are not being cleared which will cause highway flooding.
 - Conversations need to be had between rural Parish councils and Dorset Council
 - A nature emergency has been declared, a report will go to an overview committee and then be issued again to include the costings which will then give the full picture.
 - The new council is looking at priorities and has reduced them down to four areas.
 - The Council are doing some public consultation on this at the moment but unfortunately all the eight sessions do seem to be in the main towns. With little representation for rural areas. However, you can make your views known by going to the Dorset council web site on www.dorsetcouncil.gov.uk/a-big-conversation
 - There are going to be four main priority areas
 - 1 Communities for all
 - 2 Responding to the climate crisis
 - 3 Providing high quality housing
 - 4 Growing our economy
- At the moment there is very little further in detail and the consultation will no doubt bring further clarity about the public's requirements and help guide priorities

Dorset Cllr Haynes circulated the following report to all councils within her Ward about the current position on Priority 3 Housing and Housing need to give you greater information in this area.

Dorset's average house prices are twelve times the average local wage, this is one of the highest ratios outside of London and the South East. The Council wants to increase the supply of housing that local people can afford to rent and buy. This includes increasing the supply of affordable housing and social housing by working with developers and with Registered Providers of social housing / Housing Associations.

Over 80% of the households currently on our social housing register are of working age (16 – 64 years). This statistic shows we need to prioritise and increase housing supply.

We currently have 6133 people and families on the housing register with approximately 485 new applicants each month. **The council gives free advice, assistance and information to everyone even if they are not on the register.**

There are four categories on the register A-D but it is definitely NOT only those in the top category are those who are housed. Some 50% of those on the register are single people – not surprisingly, needing 1 bed accommodation.

Dorset Council does not own or manage any social housing, this is dealt with by our registered Providers/ Housing associations. They advertise between 75 & 100% of their stock through the Dorset Home Choice Allocations Scheme. All applications must go through the scheme and the council shortlists before sending on to the provider to make the decision. Shortly a new update on the system social housing in our area makes up approximately 12% of the total homes. These are provided by locally active Housing Associations, also known as Registered Providers of Social Housing.

It will also give people an idea of the waiting time for appropriate housing in the area they have asked for. The backlog is reducing and has, for most people, gone from 12 to 6 weeks. Social housing in our area makes up approximately 12% of the total homes. These are provided by locally active Housing Associations, also known as Registered Providers of Social Housing.

During 2022/23 the number of households losing their private rented accommodation increased dramatically as landlords decided to turn many properties into an Air B&B. This accounted for 17.8% of all homeless approaches, where households were unable to find other rental properties, and impacts the council's ability to discharge its homeless duties. Compared to other councils we have done rather well in this area but there is always more to do. Our homeless cases last year were **down** 17.4% compared to the national average up 15.4%. Working in a number of ways we have ensured that over 200 families did not become homeless. Measures include working with landlords, helping with ensuring people claim the right benefits and support into employment.

As of September 2023, just over 360 landlords have joined our Landlord Forum and we are encouraging new members from across the whole Dorset Council area. Whilst this is a sizeable number, membership is mostly landlords with properties in the west of our area, who have been established as a group since before Dorset Council became a Unitary Authority in 2019.

In a survey of Dorset landlords, 25% of respondents said that they were planning to leave the market or reduce their number of rental properties, within the next 5 years which is of considerable concern to the council.

We need to work with landlords and other housing providers to improve the quality of accommodation for Dorset residents, not least because in turn this will help to improve people's health and wellbeing.

Reduce the number of long-term empty homes in Dorset

Empty properties can make an area feel run down and undermine community spirit. They can also become the focus of anti-social behaviour, fly tipping and rodent activity.

Returning an empty property to use cannot only resolve these environmental and social problems, but can also provide a 'new' home, which helps meet housing demand, reduces pressure on new build development and can also provide an income and asset for the owner.

We want to encourage owners to bring empty properties back into use as homes. We recognise that properties are often empty for a wide variety of reasons and our role is therefore to initially influence and encourage property owners. This can include advice about undertaking repairs, selling the property or renting it. However, we may also take appropriate enforcement action where these informal negotiations fail. We have brought back into occupancy 41 houses in the last 4 years but it is a very slow and complex process.

The council also takes action on housing standards in the private rental sector and took over 116 actions and notices served against landlords last year to ensure that people live in safe and healthy homes. Housing is a very small team and I am proud of the excellent work that they do to support people in our communities

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Cllr Ebdon informed the council that an email has been received from Dorset Police who are requesting all the parish councils sign up to a group on their Dorset Alert system.

Dorset Alert is a community messaging system operated by Dorset Police, which allows Parishes to exchange local information and newsletters by email.

The system is designed to allow people who register, to choose the type of information they would like to receive concerning crime and anti-social behaviour, witness appeals, crime prevention, community events, local good news and newsletters.

It was agreed that the Clerk would sign up.

Action: Clerk

083/2024 Declarations of Interest

Cllr Lock item 6a) Hynes Bourne planning application

084/2024 Minutes of Piddle Valley Parish Council meeting on Monday 24 June 2024

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

Page 4, 078/2024 – Piddlehinton Village Hall – incorrect amount stated, will be rectified for August meeting.

085/2024 Action points from last minutes

- i) 75c/2024 - Clerk to contact Dorset Council Licensing to report the changes and to ask them if HSE standards are being met. – COMPLETE – response received from Licensing stating a site visit will be carried out and the waste bin concern will be referred to the Waste team.
- ii) 76/2024 - Clerk to advise Cllr Bishop of training dates – COMPLETE

086/2024 Planning Matters

a) Consultation

P/FUL/2024/03401 - Puddle Dairy, Rectory Road, Piddlehinton - Erect commercial building

Cllr Ebdon presented this application and advised the following:

- The application seeks permission to erect a building for commercial use as part of the diversified farmyard. Proposed is a mono-pitched building split into two business units under Use Class E.
- Class E covers Commercial, Business and Service use which includes financial and professional services (health/medical uses), restaurants/cafes, offices, , creches, nurseries and indoor sports/recreation
- The proposal will utilise the existing hardstanding and access which have planning consent under application WD/D/20/002271 (Storage Facility).
- The proposal will be contained inside the existing buildings and landscape features
- There are existing tree lines adjoining the site as well as landscaping planted under WD/D/002271, therefore, no further planting or landscaping is proposed
- The applicant suggests that the proposal meets the objectives of the NPPF by helping to build a stronger rural economy and creating employment and is consistent with policies in the local plan ECON 1 – Provision of Employment & ECON 8 – Diversification of Land-Based Rural Business

It was proposed by Cllr Ebdon and seconded by Cllr Lock that the Parish Council objects to the proposals for the following reasons;

- Piddle Valley Parish Council question whether the design of the building is suitable for Class E use.
- Given the proposal for Class E use we feel that the proposal should include a sustainability Checklist

All agreed.

P/HOU/2024/03806 - Hyne Bourne Church Hill Piddlehinton - Partial dismantling of garage building to facilitate remedial excavations. Partial rebuild garage on completion of works.

Cllr Ebdon presented this application and advised the following:

- The works are required following a kerosene leak
- The proposal aims to mitigate the risks to underlying groundwater which has a high sensitivity (ie property is over a principal). The property has an onsite drinking water borehole.
- The proposal will not affect the aesthetics of the local area with the property being returned to a like-for-like pre-work condition on completion

It was proposed by Cllr Ebdon and seconded by Cllr Cox that no objections should be submitted for this proposal.
All agreed with one abstention.

P/VOC/2024/03497 - Request from Stinsford PC to review Planning application: supplying feedstock to the AD facility at Rainbow Farm (Monkey's Jump roundabout).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406585>

Cllr Ebdon informed the meeting of correspondence received from Stinsford Parish Council who are seeking the support of Piddle Valley Parish Council regarding the above planning application.

The application primarily considers the implications and potential impacts of increased transport volumes.

The present process involves permission to process up to 40,000 tons per annum of organic feedstocks but the site is already working well above this at 60,000 tpa. The application wishes to realise this by formally raising the consented figure to 60,000 tpa

Stinsford Parish Council are recommending objecting to the application on the following grounds:

o The company has already broken with consent. This does not mean it should be awarded by agreeing to the unauthorised deviation. The fact that the plant is prepared to break consents should raise concerns.

o The issue of transportation is the primary ground for objection. The change in road transportation is significant

• The transport statement provides no analysis of the transport impacts besides those on the A35 and the A37 in the immediate proximity of the site. This ignores the impacts on all other roads used in a 10-mile radius

• Likewise, there is no indication of where materials to be exported from the site are scheduled to go and by what routes.

Following a discussion, it was proposed by Cllr Ebdon and seconded by Cllr Lock that support is given to Stinsford Parish Council by objecting to the proposals for the following reason;

Piddle Valley Parish Council are concerned that the proposal provides insufficient detailed assessment of the impact on B and C class roads within the 10-mile radius of the plant for both the import and export of materials.

All agreed with one abstention.

P/FUL/2022/07394 - Hazel Barn: Status update from Planning officer and invitation for re-considered at the Scheme of Delegation

Cllr Ebdon informed the meeting of an email received from the Planning Officer on 22 July advising the following:

- The requirement for Nutrient Neutrality has changed to a CIL payment if considered acceptable by Environmental Assessment and Natural England, which has changed the conditions of the proposal considered at the Scheme of Delegation.

- The change to the requirements for Nutrient Neutrality was after the Scheme of Delegation has been considered including the draft officers report and conditions – the requirement for the orchard is now not likely to be needed and a revised site plan was requested. I am awaiting a response regarding the CIL payment, which delays a decision on the proposal.
- No new documents should be required – please confirm if you would like the proposal re-considered at the Scheme of Delegation, when the Nutrient Neutrality payment measure(s) are known.

It was proposed by Cllr Cox and seconded by Cllr Lock that a request for reconsideration at the Scheme of Delegation is submitted and that Piddle Valley Parish Council remain concerned that the plans are contrary to Neighbourhood Plan Policy 11 and Policies SUS3 and ENV12 of the Local Plan as highlighted in our objections dated 5/1/2023 and 1/2/2023 and request that these comments are also seriously considered in the decision process.

All agreed.

Action: Cllr Ebdon to respond to Planning Officer

b) Decision Notices

P/LBC/2024/02260

Meadow View Main Road Alton Pancras DT2 7RW - Essential repairs to south west corner of wall at first floor level. - Decision: Refused - Decision Date: 17/07/2024

P/LBC/2024/02080

The Old Post Office Main Road Alton Pancras - Work to the SW gable end of the building: remove render, undertake necessary structural work and construct a new structural buttress - Decision: Granted - Decision Date: 09/07/2024

P/TRC/2024/02973

Trentfield Church Lane Piddlethrethide - G1 Ash x 3 – Fell - Decision: Tree Works - CA - No Objection - Decision Date: 05/07/2024

c) Enforcement

Ashley Wood – Cllr Ebdon

Cllr Ebdon has contacted Jan Britton by e mail on 18 July to ask for the relevant officer to provide us with an update on the status of the building so that we can understand whether the building is lawful, or and if not, what action is being taken.

A response was received the same day confirming he would but to date no updates have been received.

Muston Farm development – Cllrs Lock & Ebdon

Cllr Ebdon reminded the meeting of the original application WD/D/17/000099 which was to form 6 residential units in the yard, confirmed in approval notice. No Variations were submitted by applicant.

Application WD/D/17/001188 includes Cake House and Old Dairy and covers the conversion of 7 buildings to residential Listed Building Consent

Conversion of the Stables was approved in CLE/23/06423

Information has been received from a parishioner which lists several alleged breaches of the planning approvals.

It was agreed that the Parish Council cannot corroborate with any of the allegations and recommends that the complainant goes through Dorset Council.

087/2024 DAPTC meeting & training update

a) Attendance at Dorset Council Summer Engagement

It was agreed that Cllrs Cox and Lock attend.

b) NALC event – The Future of Neighbourhood Plans

It was agreed that Cllr Ebdon attends this virtual meeting.

Action: Clerk to book places via Dorset Council

088/2024 Defibrillator Working Group update

Cllr Ebdon advised the meeting that all Defibs with exception of the Rugby Club are now also registered on 'The Circuit' – The National Defibrillator Network used by the NHS

The Rugby Club Defib has been sent away for the software update and has received a new battery under warranty. Pads are out of date and new ones have been ordered.

The Rugby Club Defib is not currently live on Webnos or the circuit due to it not being housed in a cabinet after the last one was vandalised.

Cllr Ebdon proposed a motion to purchase a vandal proof locking stainless steel cabinet to house the defib at the rugby club outside for use of the wider Enterprise Park and Rugby Club at cost of £795+VAT+Carriage. This was seconded by Cllr Abbott. All agreed.

Action: Clerk to place order and arrange delivery

089/2024 Financial Matters

a) Bills for payment

Clerk's expenses – July £7.20

Piddletrenthide Memorial Hall £227.50

Mrs K. Brown (Internal Audit) £80.00

Cllr Cox – reimbursement for fence
Posts for repair at playing field £223.76

Community Heartbeat – VETS system £2270.00

Community Heartbeat – Pads £81.54

Piddletrenthide PCC – Plush contribution £100.00

Air Ambulance donation £50.00

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

b) Plush church yard payments

It was proposed by Cllr Cox and seconded by Cllr Abbott that a £100 contribution towards Plush churchyard maintenance is made to Piddletrenthide PCC for them to pass on. All agreed with one abstention.

c) Air Ambulance contribution

It was proposed by Cllr Abbott and seconded by Cllr Lock that a £50 donation should be made to the Dorset Air Ambulance. All agreed.

090/2024 Highway Matters

a) Highway defects

The following defects were reported:

Fingerpost sign replacement on B3143 at Cheselbourne junction – it was suggested the Clerk contact Puddletown Parish Council to ask how their new fingerpost sign at Druce was funded.

Action: Clerk to report to Highways

b) Footpath behind Piddle Inn

Cllr Cox requested approval to purchase bag of gravel to fill in a hole in the footpath. It was proposed by Cllr Cox and seconded by Cllr Abbott that this should be approved. All agreed.

Action: Cllr Cox to purchase gravel and repair footpath

c) Bench at Church Lane

Cllr Abbott advised the meeting that apart from school children, this bench is not used by residents of Church Lane and therefore should be removed.

Cllr Ebdon agreed to remove and dispose of the bench.

Action: Cllr Ebdon to remove bench

d) Parking at Wightmans Orchard and Whites Close

The parking situation at Wightmans Orchard and Whites Close was discussed and the Clerk advised that without a legal Traffic Regulation Order in place that is enforced, there is nothing the Parish Council can do to manage the parking at these areas.

091/2024 River Clearance

Cllr Cox informed the meeting that the annual river clearance is becoming a lot of work and it is getting to the point where paid services may be required to keep on top of the work.

092/2024 External Communications

Cllr Ebdon advised of SSEN Community Funding information received: new Powering Communities to Net Zero (PCNZ) fund.

- £1.5m of funding will be available over the next four years to enable communities to apply for grants that will bolster physical and environmental resilience measures.
Grants of up to £15,000 will be awarded to successful applicants in this category.
- A further £1.5m of funding will be made available over the next four years to enable non-profit organisations to apply for grants which support the purchase of new Low-Carbon Technology.

Cllr Ebdon has passed the information to Piddlehinton Gym and suggested the Village Halls may benefit.

093/2024 Playing field & Playground

No updates

094/2024 Items for next agenda

Bench at Church Lane
River clearance
Piddlehinton Hall Fees

There being no further business the meeting closed at 21.18 with notice that the next meeting will be held on Tuesday 27 August 2024, 7.30pm at Piddletrentside Memorial Hall.



27/8/24

