

Draft Minutes of Piddle Valley Parish Council

Tuesday 28 November, 2023

Piddletrenthide Memorial Hall

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

Apologies: Cllr Murray and Dorset Cllr Haynes

Democratic Period:

A homeowner attended the meeting to advise the council of the three complaints they have made to Dorset Council in the last 12 months relating to Hazlebar, and his reasons for them. They advised of their serious concern with the Dorset Council Planning, area north team and asked if the Parish Council would be willing to discuss the issues further and to have a vote of no confidence. It was agreed this would be added to the agenda for the January meeting.

Action: Next agenda

The Clerk advised of an email which had been received earlier in the day from a member of the public who was querying matters regarding Freedom of Information requests, planning applications and the Neighbourhood Plan. It was agreed that the email would be circulated to all Cllrs and an acknowledgement sent.

Action: Next agenda

134/2023 Declarations of Interest

There were none.

135/2023 Minutes of Piddle Valley Parish Council meeting held on 31 October 2023

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

136/2023 Action points from last minutes

- a) 110/2023 – Cllr Cox awaiting response from school/PTA re. Pavilion on playing field – NEXT AGENDA
b) 79/2023 – Quotes for repairs to fencing at Playing field – Cllrs Cox/Howard/Fox – NEXT AGENDA

137/2023 Planning Matters

a) Planning Consultations

P/LBC/2023/06236 - 2 The Terrace Main Road Alton Pancras - Replace Existing Timber Windows with new timber windows

Cllr Ebdon presented this application and following a discussion Cllr Cox proposed no objection to the application which was seconded by Cllr Abbott. All agreed.

P/HOU/2023/06228/ P/LBC/2023/06229 - Plush Bottom Park Farm to Brace of Pheasants Plush - Install 25 Panel Domestic Roof Mounted Solar Array on former annexe & garage roof
Cllr Sherwood presented this application and following a discussion Cllr Sherwood proposed no objection to the application which was seconded by Cllr Fox. All agreed with one abstention.
P/FUL/2023/05638 – Unit 6, Enterprise Park, Piddlehinton Reduce length of existing building & erection of lean-to extension to the south east elevation. Erection of storage building.
Cllr Ebdon presented this application and proposed no objection which was seconded by Cllr Cox. All agreed with one abstention.

P/HOU/2023/06680 - 3 New Cottages Main Street Piddlehinton DT2 7QH - Erect single storey front extension, erect two storey rear extension, erect detached garage and form a vehicular access.
Cllr Sherwood presented this application and expressed concern that the front extension could ruin the façade. Cllr Cox advised that the building line has been altered by additions to other properties.
Cllr Sherwood proposed no objection to the application and this was seconded by Cllr Abbott. All agreed with one against and one abstention.
P/FUL/2022/07394 – Hazel Barn, White Lackington - Conversion of former agricultural barn to 1 no. dwelling, replace existing attached outbuildings with single storey extensions & erection of detached double garage (amendments to previously approved planning permission P/FUL/2021/01348)

Cllr Ebdon advised the meeting on this application which was re-opened for comments until 21 November 2023 for consultation by Dorset Council Nutrient Neutrality Assessment. Four new documents were uploaded in relation to Nutrient Neutrality assessment.
Calculations show that mitigation is required to address the additional phosphorous load that the new dwelling will generate;

- Looking to offset the additional phosphate load by 2 means:
 - o The replacement of a septic tank at 27A Watergates Lane, Broadmayne – subject to planning approval
 - o An agreed Orchard Establishment Plan at Hazel Barn including details of the planting scheme and a requirement to maintain the orchard in perpetuity

Whilst the Parish Council has not been invited to comment it was felt that concerns should be submitted.

Cllr Sherwood proposed the application is refused for the following reasons and this was seconded by Cllr Lock. All agreed with one abstention;

- a) Piddle Valley Parish Council feel it is inappropriate that the developer can offset their excess phosphorous load against another development over which they have no control and has yet to receive planning permission. In addition, the developer will have no control over the future maintenance plan or schedule for the PTP used for their nutrient offset.
- b) Natural England recommend that the planting scheme should achieve a minimum planting density of 100 trees per hectare across the site. This means that of the remaining .36ha ~83% must be given up to planting as mitigation leaving too little as garden curledge.

c) Concern that insufficient evidence has been presented to show that the development is compliant with the Planning and flood risk section of the NPPF.

i. Piddle Valley Parish Council has significant concerns regard to change of levels to the building and outside, and addition of extensive paved areas, that the development will increase flooding elsewhere.

ii. No evidence is presented to show that the development will be resilient to climate change to manage rainwater run-off through use of the well. The Parish Council know that the entrance to the site floods and water level in the well rises with ground water, which would leave little capacity to manage run-off during times of flood.

P/HOU/2023/05636/P/LBC/2023/05637 - The Old Rectory Main Road Alton Pancras - Conversion and renovation of Coach House to form ancillary accommodation.

Reconfiguration of the external terrace

Cllr Sherwood presented this application and following a discussion Cllr Sherwood proposed no objection to the application on the condition that it remains as ancillary accommodation as part of the house. This was seconded by Cllr Cox. All agreed.

b) Certificate of Lawfulness

P/CLE/2023/06425 - Certificate of Lawfulness to regularise the residential use of 4 Muston Farm Cottages ("The Cottage") as a self-contained one bedroomed residential property along with its garden and parking area. - 4 Muston Farm Piddlehinton

P/CLE/2023/06424 - Certificate of Lawfulness to regularise the residential use of 1 Muston Farm Cottages ("The Cottage") as a self-contained one bedroomed residential property along with its garden and parking area. - 1 Muston Farm Cottages Piddlehinton

P/CLE/2023/06423 - Certificate of Lawfulness to regularise the residential use of The Stables as a self-contained two bedroomed residential property along with its garden and parking area. - The Stables Muston Farm Piddlehinton

P/CLE/2023/06422 - Certificate of Lawfulness to regularise the residential use of Linda's Cottage ("The Cottage") as a self-contained residential property along with its garden and parking area. - Lindas Cottage Muston Farm Piddlehinton

P/CLE/2023/06421 - Certificate of Lawfulness to regularise the residential use of 3 Muston Farm Cottages ("The Cottage") as a self-contained one bedroomed residential property along with its garden and parking area - 3 Muston Farm Cottages Piddlehinton

P/CLE/2023/06420 - Certificate of Lawfulness to regularise the residential use of 2 Muston Farm Cottages ("The Cottage") as a self-contained two bedroomed residential property along with its garden and parking area. - 2 Muston Farm Cottages Piddlehinton

Cllr Ebdon advised why these have all been received, all were previous dwellings which have now been renovated and have reached the 4-year rule for residential properties.

Cllr Ebdon proposed no comments need to be submitted as there is no evidence to submit. This was seconded by Cllr Sherwood. All agreed.

c) Decision Notices

The following applications are still pending for a decision;

- Manor Gate Cottage (solar panels on garage)
- Carters Barn Farm – parking area
- Barn adjacent to Lackington Mill
- Nettie Cottage Swimming Pool
- Shooting Lodge, Rock Pits Farm

(d) Neighbourhood Plan – update on funding and value of refresh

The Clerk advised that no response has been received from the Planning Consultant.
Cllr Ebdon advised the following;

- Dorset Council has confirmed that grant funding and/or technical support is available to review the Neighbourhood Plan
- Further to Cllr Ebdon forwarding of the article from Blackmore Vale Magazine regarding Dorset Council's decision to over-ride the newly created Pimperne Neighbourhood Plan, Cllr Ebdon suggested the Parish Council should consider the implications for renewing the Neighbourhood Plan:

1. It brings into question what Cllr Walsh suggested that our plan has lost some 'weight' after 5 years. – The Pimperne revised plan has lost weight after less than a year!

2. It seems that irrespective of the age of a Neighbourhood Plan, Dorset Council can override any policy just by saying 'the benefits of the scheme outweigh the harm'. This reason has already been used against policies in our Neighbourhood Plan for the approval of the solar panel array at Lackington Mill and developments on the Enterprise Park.
3. Whilst the Local Plan is still under development, should we consider revising the Neighbourhood Plan only for it to be superseded by the Local Plan? Would it be better to wait for the Local Plan to be published and ensure that any revisions to the Neighbourhood Plan are aligned with the Local Plan?
4. The policies in our Neighbourhood Plan are still valid until they are superseded by new legislation. The only planning policy updated since the Neighbourhood Plan is the National Planning Policy Framework which strengthens policies regarding building on floodplains and resilience against climate change which is to be welcomed.

Cllr Sherwood suggested that this is put on the next agenda and between now and the January meeting, all Councillors are to review the Neighbourhood Plan and identify any areas in need of updating. All agreed.

Action: Next agenda/All Cllrs to review

e) AONB update – Cllrs Ebdon/Lock

Cllrs Ebdon and Lock attended the recent Dorset AONB event and advised that at the session they outlined the role of AONB which is an organisation with Funds but no authority / power. It is possible that they may be involved in upgrading some of the valley bottom Bridleway to improve access to the AONB.

138/2023 DAPTC meeting & training update

Cllr Ebdon advised DAPTC supported a 4.8% increase in 2024/5 for subscription fees.

139/2023 Defibrillator Working Group update

Cllr Sherwood advised that the Plush defibrillator has now been moved into the phone box.

140/2023 Financial Matters

a) Bills for payment

Clerk's expenses – November £227.40

Piddletrenthide Memorial Hall £227.50

Wessex Multi Academy Trust – Legal fees £360.00

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

b) Income

Wessex Multi Academy Trust

(Reimbursement of legal fees) £360.00

c) Savings Account

It was agreed that the Clerk and Cllr Cox would open a savings account to deposit the beneficiary received and would look at this being used for all monies.

Action: Clerk/Cllr Cox

141/2023 Highway Matters

The Clerk advised that a request has been received from a parishioner requesting Rectory Road is gritted. This has been requested before but the Clerk will make a request to Dorset Council again.

Action: Clerk to request to Dorset Council

142/2023 News & Information

No updates

143/2023 Playing field & Playground

Nothing to report.

144/2023 External Communications

a) Electric vehicle charging point email received by Dorset Council

An email has been received from Dorset Council requesting suggestions for new charging points in Piddlehinton;

A request to provide one or two locations that would be best for the community in Piddlehinton and provide a couple of dates and times when you are available to move on with this to get a charge point installed.

The Public Electric Vehicle Charge point Scheme is a scheme funded by Dorset Council to support the owners and occupiers of property which is accessible to the public to install electric vehicle charging equipment on their site.

Applicants must have the legal right to install an electric vehicle charge point (EVCP) on the site and either have access to a sufficient electricity supply or be willing to have a new electricity supply installed by the charge point operator (CPO) at the CPO's cost. If these rights are not available, the installation cannot go ahead.

The Applicant must ensure that the space where the charge point(s) will be installed is a parking space available to the public at all required times.

The installation expenditure will be met by the Council or its installer

You will be entitled to receive a share of the revenue generated by the CPO as notified to you by the CPO. This revenue is consideration for the use of the site for the charge point.

It was suggested that the Clerk respond and suggest the surfaced layby on High Street just before The Thimble would be the only safe area to install these charging points.

14/5/2023 Items for next agenda

Playing Field fence repairs
Neighbourhood Plan
Savings account
Beneficiary

There being no further business the meeting closed at 21:25 with notice that the next meeting will be held on Tuesday 30 January 2024, 7.30pm at Piddletrenthide Memorial Hall.