

Minutes of Extra Ordinary Piddle Valley Parish Council meeting

Monday 13 January 2025

Piddletrenthide Memorial Hall

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

Apologies: Cllr Bishop & Dorset Cllr Haynes

Democratic Period:

The Clerk advised the meeting of a request from the school for a grit bin. It was agreed that this is not the responsibility of the council and that the Clerk should respond to advise the school to purchase their own.

Action: Clerk

Cllr Ebdon informed the meeting of a planning event regarding the National Planning Policy Framework (NPPF) revisions being held by DAPTC on 23 January 2025 and asked if anyone could attend. Cllr Ebdon is the only Cllr available and will attend.

Action: Clerk to make booking

Cllr Ebdon advised that he has informed Edward Morello MP about the discharge of Sewage by Wessex Water into the River Piddle and requested this is added to the agenda for the next meeting.

Cllr Ebdon advised that the SID has been reported as not working and Dorset Council are coming to look at it.

Cllr Lock requested that the lack of gritting on Piddlehinton Hill is reported again as during recent freezing temperatures there was a two-car collision. Residents are very concerned that this could happen to the school bus.

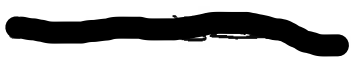
Action: Clerk to report to Highways

01/2025 Planning Matters

- a) P/FUL/2024/07467 - Muston Down Farm Birch Lane Druce - Retention of a single unit of accommodation for rural workers

Cllr Ebdon presented the application and advised the following:

- This is a retrospective planning application
- The applicants are seeking a formal planning consent for retention of the temporary trailer home. The proposal will allow an agricultural worker to continue living at the temporary dwelling.
- Because the current accommodation has no consent, the site must be considered as not having any infrastructure or discharges associated with the dwelling, therefore, the current discharge is not considered a valid activity.
- If the site's activity is validated the septic tank will be replaced with a Treatment Plant which will then discharge to a drainage field.


 28/1/25

- The development will result in an increase emission into the catchment of Poole Harbour. To balance the nutrient load increase from the proposed development, mitigation will be provided via the planting of a 0.05ha native broadleaf woodland c.15m north of the development.
- Rural worker's accommodation would be permitted under SUS2, Econ1, HOUS6 if 'essential to the functional requirements of the business'.

The following concerns were raised:

- Previous applications P/FUL/2021/02126 for the erection of guest house and demolition of existing buildings and P/FUL/2022/03822 to retain mobile home for use as an agricultural worker's dwelling were withdrawn. Advice from the planning officer was that planning permission would not be granted, by reason of the lack of a satisfactory demonstration that 'there is a need for unit of residential accommodation'
- Whilst the Rural Enterprise Appraisal has been redacted, we note that assumptions contained within the report include facilities which would require future planning approval such as an indoor arena. On this basis the economic viability of the enterprise cannot be demonstrated.
- It is unclear if the trailer home is currently being used as accommodation but given the current application states it would allow an agricultural worker to continue living at the temporary dwelling, it suggests that the accommodation is being used without the required planning consent.
- The site and block plans submitted with the application are inconsistent with the latest aerial photography available on Dorset Explorer which shows at least 3 new structures and 3 rebuilt/extended structures compared to the 2020/21 aerial photography. The application does not accurately reflect the current site and concern that unauthorised development may have taken place.
- The formal access to the site shown of the application via S35/25 is unsuitable for a large number of equestrian clients as the BOAT is single track. Access from the B3143 at Snowdrop Corner to the proposed site is approx. 1.5km on unmade tracks (Policy 6 NP Road Safety Concerns).

It was proposed by Cllr Ebdon and seconded by Cllr Lock that this planning application should be refused for the following reasons:

- Lack of a satisfactory demonstration that 'there is a need for unit of residential accommodation'
- The Site and Block plans submitted with the application are inconsistent with the latest aerial photography available on Dorset Explorer
- The formal access to the site shown of the application via S35/25 is unsuitable (Policy 6 NP Road Safety Concerns).

All agreed.

It was also proposed by Cllr Ebdon and seconded by Cllr Lock that a report to enforcement should be submitted concerning the use of the current temporary accommodation without consent and whether other development noted on site since 2020/21 has been undertaken lawfully.

All agreed.

Action: Clerk to report to Planning enforcement

[REDACTED]

[REDACTED]

28/1/24

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- b) P/FUL/2024/06192 - Court Farm Business Park Road to Court Farm Buckland Newton - Retain hydroelectric generation system, including water wheel & associated infrastructure, feeder lakes & landscaping

Cllr Ebdon presented this application and advised the following:

Planning permission was previously approved to raise embankments to lakes and install waterwheel for generating electricity under reference 1/D/12/000054. Further to receiving planning permission operational complications resulted in deviation from the approved scheme.

It is understood from Dorset Cllr Haynes the development was not completed to the original approved levels and has been subject to intervention from Planning Enforcement as a result, however the enforcement information is not available.

This is an application for full retrospective permission for the development of a Hydro Electric generation system and associated feeder lakes.

There is some local concern regarding downstream pollution and also local support.

It was proposed by Cllr Ebdon and seconded by Cllr Abbott that a comment should be submitted advising that Piddle Valley Parish Council would like a note of concern to be registered regarding the impact on the environment and possible increase and height of the lakes.

All agreed.

- c) P/FUL/2024/07168 - Monkwood Hill Farm Town's Knapp Mappowder - Convert & extend barn to provide ancillary residential accommodation for use as an annex or holiday accommodation

Cllr Ebdon presented this application and advised the following:

- The applicants have a large family including 5 children, grandchildren and a dependent older family member who has an increasing need for occasional care in close proximity to the wider family.
- When the family need for annexe accommodation is no longer required that applications for a subsequent change of use, often to holiday accommodation, is sought. In essence the application is future proofing its later use to allow for holiday use, as and when the opportunity arises
- The conversion of the barn includes a small extension of 11.7m² floor area so well within the 25m² de minimis rule
- Foul sewage to be discharged to septic tank
- Positive advice received on pre-application advice
- Proposals are consistent with Policy SUS3 of the Local Plan which relates to the adaptation and re-use of buildings in the countryside.
- The Neighbourhood Plan equally supports the re-use of redundant or disused buildings at Policy 7, which leads to an enhancement to its immediate setting whilst also supporting the diversification or rural based businesses and sustainable rural tourism that protects the character of the countryside
- Policy 11 of the Neighbourhood Plan, which allows for the residential re-use of a redundant agricultural building outside of a defined development boundary that makes a positive contribution to the local character subject to the criteria that the building is permanent and substantial construction, would not need to be re-built or extended.

- This type of development is also supported by the National Planning Policy Framework.

It was proposed by Cllr Ebdon and seconded by Cllr Cox that these proposals should be accepted. All agreed with one abstention.

02/2025 Precept 2025/26

A discussion took place regarding the setting of the precept for the next financial year. The Cllrs reviewed the current financial years expenditure against what could be expected next year including the proposed devolved responsibilities from Dorset Council to Parish Councils.

It was proposed by Cllr Latimer and seconded by Cllr Murray that the precept should increase to £14,100. All agreed.

Action: Clerk to submit precept application.

There being no further business the meeting closed at 1915 with notice that the next meeting will be held on Tuesday 28 January 2025, 7.30pm at Piddletrenthide Memorial Hall.