

Minutes of Piddle Valley Parish Council

Tuesday 28 January 2025

Piddletrenthide Memorial Hall

Present: Cllrs Ebdon (Chair), Lock, Abbott, Cox, Murray, Bishop

Apologies: Cllrs Howard, Latimer & Dorset Cllr Haynes

Democratic Period:

Cllr Abbott expressed thanks to all those who dealt with the flooding issues recently.

Cllr Cox advised of the actions he and some other volunteers carried out and raised concerns with the way the outlet flow works, if it was on hinges, it would be easier to manage.

The Environment Agency arrived in the Valley the following morning.

Cllr Cox advised the outlet is blocked and it was agreed that this needs reporting to the Environment Agency.

Action: Clerk to report to Environment Agency

It was reported that the gullies need clearing between Northover Close and The Manor. The ditch along Cerne Hill needs clearing.

The owner of the shop attended the meeting to seek advice from the Parish Council concerning the lack of support the business is getting. They advised that when they bought the property, they had no intention of opening it as a shop but some parishioners told them that they needed a shop in the Village.

They asked if they should close the shop and how much the community wants it.

Cllr Ebdon advised that the Parish Council has no jurisdiction over the shop and informed them that there is a process through Dorset Council to nominate community assets.

Cllr Murray advised the owner to consider holding a community event where the parishioners are invited to voice their opinion on the shop.

03/2025 Declarations of Interest

Cllr Bishop declared an interest in item 8 a) on the agenda

04/2025 Minutes of Piddle Valley Parish Council meeting on Tuesday 3 December 2024

It was proposed by Cllr Abbott and seconded by Cllr Lock that these minutes should be accepted as a true record of the meeting. All agreed with 2 abstentions.

05/2025 Minutes of Piddle Valley Parish Council extra ordinary meeting on Monday 13 January 2025

It was proposed by Cllr Murray and seconded by Cllr Cox that these minutes should be accepted as a true record of the meeting. All agreed with 1 abstention.

06/2025 Co-option of Councillor

An application had been received to fill one of the Parish Councillor vacancies for Piddletrenthide. It was proposed by Cllr Cox and seconded by Cllr Murray that Steve Larden be co-opted onto the Council. All agreed.

07/2025 Action points from last minutes

- a) January EO Democratic Period – Clerk to respond to Schools request for grit bin – COMPLETE
- b) January EO Democratic Period – Clerk to register Cllr Ebdon for the NPPF planning meeting – COMPLETE
- c) January EO Democratic Period – Clerk to report lack of gritting on Piddlehinton Hill to Highways - COMPLETE
- d) 01/2025 – Clerk to report to enforcement, temporary accommodation and other development at Muston Down Farm - COMPLETE
- e) 02/2025 – Clerk to submit Precept application – COMPLETE

08/2025 Planning Matters

- a) Planning Consultation

P/FUL/2024/07613 - Holcombe Farm Alton Pancras - Erection of 1no. agricultural workers dwelling

Cllr Ebdon presented this application and advised of the following:

The application is to erect a new 4 bed dwelling subject to an Agricultural/Rural Workers Occupancy Condition.

Planning permission was granted in 2019 for the siting of a temporary mobile home

Policy HOUS6 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 allows for new housing outside defined development boundaries subject to there being an essential need to live on site.

It is also consistent with the NPPF and Piddle Valley Neighbourhood Plan Policy 7 'Development outside the development boundaries' which states New Homes will only be supported where a rural location is essential.

The site is located within the Dorset National Landscape (Area of Outstanding Natural Beauty) and there will likely be some distant views of the site from public rights of way

The pre-application advice suggested that the proposed dwelling is too large and should be reduced in line with Dorset Council's size requirements for agricultural worker's dwellings, the garage and store appear bulky and out of proportion with the main dwelling; the ridge and eaves height are too high and should be reduced significantly. It is advised that the garage building be detached from the main dwelling, to make it less likely to be used as additional residential accommodation, thus ensuring that the dwelling remains of a size commensurate with the needs of the agricultural holding.

It is uncertain if the plans reflect the recommendations in the pre-application advice regarding size & height, but it is noted that the garage remains attached.

It was proposed by Cllr Cox and seconded by Cllr Abbott that this application should not be approved for the following reasons:

- no other planning permission for new build property has been authorised
- It doesn't address criteria to manage phosphates and nitrates in Poole Harbour
- Doesn't meet requirements of agricultural business and agricultural occupancy condition
- It's not clear if this is a replacement for the mobile home approved in 2019

All agreed with one abstention.

b) Decision Notices

P/TRC/2024/06894 - The Granary Kingrove Farm Access Road Piddletrenthide - Unknown Species – Fell - Decision: Tree Works - CA - No Objection - Decision Date: 18/12/2024

P/NMA/2024/06813 - Hazel Barn White Lackington Piddletrenthide - Non material amendment - alterations to the internal layout to planning permission P/FUL/2022/07394 (Conversion of former agricultural barn to 1no. dwelling, replace existing attached outbuildings with single storey extensions & erection of detached double garage (amendments to previously approved planning permission P/FUL/2021/01348)
Decision: Granted - Decision Date: 06/12/2024

P/HOU/2024/06744 - Pear Tree Cottage Main Street Piddletrenthide - Rebuild Chimney Stack to Existing Dimensions. - Decision: Granted - Decision Date: 08/01/2025

P/LBC/2024/06745 - Pear Tree Cottage Main Street Piddletrenthide - Rebuild Chimney Stack to Existing Dimensions, Install Flexible Steel Liner and Lead Damp Proof Course. Replace Existing Wooden Mantel with Stone Mantel. - Decision: Granted - Decision Date: 08/01/2025

P/TRC/2024/06468 - Haythorns Church Lane Piddletrenthide - T1 Beech - Crown raise secondary and tertiary laterals by up to 4.5m from ground level (cuts not exceeding 5cm in diameter) T2 Ash- Remove - Decision: Tree Works - CA - No Objection - Decision Date: 10/12/2024

P/HOU/2024/05783 - Willowbeck Egypt Piddletrenthide - Erect two storey side extension and single storey rear extension. - Decision: Granted - Decision Date: 10/12/2024

c) Enforcement matters

Concern was raised regarding an advert in the Blackmore Vale on 17 January for a business, The Storage Containers. No planning application has been received for this.

Action: Clerk to report to enforcement

It was reported that no further information has been received from Enforcement on the outstanding issues raised on Hazel Barn and Muston Down Farm.

d) Tree works

P/TRC/2024/07606 - Trentfield Church Lane Piddletrenthide - G1 Ash x 2 – Fell –
Information purposes only

e) Report on Changes to NPPF

Cllr Ebdon attended an event recently regarding the changes to the National Planning Policy Framework and has circulated the presentation to all Cllrs.

Cllr Ebdon advised the following:

- The revised NPPF was published in December with most changes taking immediate effect
- Revised methodology for calculating housing targets, increasing the annual target from 300,000 to 370,000
- For Dorset this is an annual target of 3,219, an increase of 1,662/year on the previous target. More than doubled.
- The new devolved Wessex area proposed to be formed will get access to money for infrastructure projects and planning will be done at this strategic level. Wessex to include Dorset, Wiltshire, Somerset and BCP Councils.
- There are new policy papers which will be of interest – e.g. one on Traveller Sites
- NPPF will not impact the smaller planning issues, and the publication of the new Local Plan will be key for planning issues for us.
- The Government has not indicated any commitment that they are supportive of Neighbourhood Plans

09/2025 DAPTC meeting & training update

It was agreed that the environmental survey should be completed and to include the light pollution from the camp and the discharge into the river.

Action: Clerk to complete survey

10/2025 Defibrillator Working Group update

No updates.

11/2025 Financial Matters

a) Bills for payment

Clerk's expenses – December	£18.30
Clerk's expenses – January	£23.60
Piddletrenthide Memorial Hall	£27.50
Dorset Council – Election costs	£50.00
DAPTC – NPPF event	£35.00

It was proposed by Cllr Bishop and seconded by Cllr Lock that payments are made. All agreed.



25/2/25

12/2025 Highway Matters

a) Highway defects

The following defects were reported:

30mph sign at Boldacre needs replacing

The 'T' sign at Smiths Lane needs replacing

Drains through Plush are blocked with surfacing debris

Road closure signing has recently been confusing as more than one closure but the signs don't state the specific location of closure and the signs have been left throughout the Valley.

Action: Clerk to report to Highways

b) SID Status

Cllr Ebdon advised that the SID has been checked by Dorset Council and the connection renewed for solar recharge. They advised to charge battery fully prior to deployment. Now discovered battery is failing to hold charge and needs replacing.

13/2025 External communication

a) Edward Morello MP re; Sewage discharge into River Piddle

Cllr Ebdon updated the meeting with recent correspondence he has had with the MP for this area concerning the sewage discharge into the river. Wessex Water have been in touch and are attending the February meeting.

b) Stinsford PC re: Traffic from Piddlehinton Camp

Both Cllr Ebdon and the Clerk have received communication from Stinsford Parish Council who are concerned with a Dorset Echo article reporting that Knighton Countryside Management is applying to change an existing licence to keep an extra five trailers at their operating centre resulting in a further expansion of HGVs at Piddlehinton Industrial Estate.

They have asked if there is anything we can do to prevent this?

It was agreed that the Clerk responds to Stinsford advising that we have already asked Dorset Cllr Haynes if she could raise the need for a future management plan for the Enterprise Park in the new Local Plan and we should try and ensure that issues like this are covered by that plan.

Action: Clerk to respond to Stinsford Parish Council

14/2025 Playing Field & Playground

Cllr Cox informed the meeting that the school would like to hold an event on the playing field on 31 May 2025. There were no objections to this.

A new picnic bench for the playground has been donated by 'King of Trades'.

All Agendas & Minutes can be viewed at www.piddlevally-pc.org.uk

15/2025 Items for next agenda

Plan for playground
Wessex Water attendance

There being no further business the meeting closed at 2101 with notice that the next meeting will be held on Tuesday 25 February 2025, 7.30pm at Piddletrenthide Memorial Hall.



25/2/25