

Minutes of Piddle Valley Parish Council

Tuesday 25 February 2025

Piddletrenthide Memorial Hall

Present: Cllrs Ebdon (Chair), Lock, Abbott, Cox, Bishop, Latimer, Larden, Howard & Dorset
Cllr Haynes

Apologies: Cllr Murray

Democratic Period:

Cllr Ebdon advised that the meeting was being recorded by an individual on behalf of a planning agent in relation to the Mulletts planning application and if any members of the public did not want to be filmed then they should make this known. One member of the public did not want to be recorded visually.

A Wessex Water representative attended the meeting to give a presentation on groundwater flooding which included information on finding points of infiltration and advised how difficult it is as they only have a one-week window. The presentation will be on the Parish Council's website.

Action: Clerk to add presentation to website

Cllr Abbott expressed concern with the current pumping of sewage into the river which hasn't been treated.

A landowner attended the meeting expressing concern with dog fouling through the valley, in particular across farmland. This is dangerous to livestock and lambs have been lost due to dog owners not picking up the fouling. The landowner requested this is added to the next agenda for discussion and it was agreed that information should be added to the website.

Action: Clerk to add information on fouling to website

Another parishioner supported the above and raised concern also with those dog owners who do bag it but then leave it hanging on trees or in the hedges.

Following the presentation Wessex Water gave at the beginning of the meeting a question was asked to the planning agent representing the application for Mulletts regarding the drainage of the proposed development. The Planning agent confirmed that the drainage would be discharged into the sewer due to the close proximity to it.

Concern was expressed regarding commercial activity taking place by on Church Hill with vehicles parked on the verge causing damage. It was agreed this should be reported to Highways. Signs on the roadside also indicate that the premises at the former 'Gamma Electronics' are being run as a garage and it was also questioned whether the premises are of the appropriate classification for this activity.

Action: Clerk to report to Highways and investigate business classification of premises with Dorset Council

Cllr Abbott raised concerns with the current works taking place in the Valley by Wessex Internet, in particular a closure of Smiths Lane which was left in place across a weekend. There is also a lack of signing at Blackhill Cross & at the top of Piddlehinton. General lack of management of signing was also raised.

The Clerk agreed to contact the relevant team in Highways.

Action: Clerk to report to Highways.

Dorset Cllr update

Dorset Cllr Haynes attended the meeting and advised that a full report of updates would be circulated soon but did confirm that the recent proposals of introducing overnight parking charges in some areas is being reviewed.

16/2025 Declarations of Interest

There were no Declarations of Interest.

Cllr Ebdon informed the meeting that a previous complaint made about him to the Monitoring Officer at Dorset Council with respect to an alleged breach of the code of conduct regarding a pecuniary interest in Mulletts was investigated and dismissed.

17/2025 Minutes of Piddle Valley Parish Council meeting on Tuesday 28 January 2025

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

18/2025 Action points from last minutes

- a) Democratic Period - Clerk to report to Environment Agency regarding the outlet being blocked - COMPLETE - Clerk advised that the exact co-ordinates has been requested from the EA - Cllr Cox to advise of the What3Words - Action Cllr Cox
- b) 08/2025 c) - Clerk to report to Enforcement regarding an advert in the Blackmore Vale on 17 January for a business, The Storage Containers. No planning application has been received for this. - COMPLETE
- c) 09/2025 - Clerk to complete environmental survey and to include the light pollution from the camp and the discharge into the river. COMPLETE
- d) 12/2025 - Clerk to report defects to Highways - COMPLETE
- e) 13/2025 b) - Clerk to respond to Stinsford Parish Council regarding the traffic from the Camp - COMPLETE

19/2025 Planning Matters

- a) Planning Consultation

P/FUL/2024/07489 - Erection of two eco holiday homes – Mulletts, Piddlehenthide

Cllr Cox presented this application and gave a history on the previous applications and advised that what needs to be considered is whether the changes made in this application

are considered significant enough to be compliant with Local Plan Policies ENV1 and ENV10 and Piddle Valley Neighbourhood Plan Policy 2 and Paragraphs 189 and 190 of the National Planning & Policy Framework, whilst considering that the conflict with them was given very substantial weight in the appeal decision.

Cllr Lock informed the meeting that her views have not changed.
Cllr Latimer stated that the proposals don't change the issue of it being a development in the gap.
Cllr Abbott stated that he has never seen agricultural land become development land.
~~Cllr Cox advised that the changes are minimal.~~
It was proposed by Cllr Latimer and seconded by Cllr Lock that the Parish Council objects to the proposals for the following reason;

1. Changes from the previous application, which was refused by Dorset Council and the Planning Inspectorate on appeal, are minimal. Piddle Valley Parish Council believe the application remains contrary to LP Policies ENV1 and ENV10 and NP Policy 2 as determined by Dorset Council and the Planning Inspectorate Appeal Decision. The Planning Inspectorate indicated the conflict with them has very substantial weight.
2. Contrary to the National Planning Policy Framework Paragraphs 189 & 190 Paragraph 189 of the National Planning Policy Framework (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty / National Landscapes, and states that the scale and extent of development within all these areas should be limited.
Paragraph 190 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape.
3. Would not protect the character of the countryside and conserve or enhance the natural beauty of the Natural Landscape/AONB

All agreed with two abstentions.

P/FUL/2024/07169 - Permanent retention of gypsy & traveller transit site for 25no. caravans - Land Adjacent Piddlehinton Enterprise Park

Cllr Ebdon presented this application and advised;

It was originally approved in 2012 to create a temporary Gypsy and Traveller site for a nine-week period for the duration of the London Olympics 2012. The Parish Council objected stating Granting 'temporary' permission will set a precedent to the site becoming permanent and the Parish Council would need a lot of reassurance that this would not be the case. It was supported by the Police as Section 62A of the Criminal Justice and Public Order Act 1994 creates a power for a senior police officer to direct a person to leave land they are trespassing on and to remove any vehicle or property, where following consultation with the local authority, a suitable pitch on an alternative site is available. If no pitch on a suitable site is available, the police cannot utilise the powers under Section 62A.
Planning applications to maintain the temporary site for 3-year periods have been subsequently raised in 2014, 2016 and 2020.
The Parish Council objected to the applications in 2014 and 2016 citing a number of reasons including

- There is already a long-established group of travellers in the valley very close to this site who are totally opposed to the new site
- Existing businesses on the Enterprise Park were opposed

- There are few local facilities: the nearest shop is several miles away; the school is also several miles away and the doctors' surgery is in the next valley and the local bus service is extremely limited.
- There is no footpath along the busy B3143 which often has a lot of heavy traffic.
- The site will be visible for miles around from Areas of Outstanding Natural Beauty
- We feel that granting 'temporary' permission again will set a precedent to it becoming a 'permanent' one and would need a lot of assurance that this would not be the case.

The Parish Councils response to the 2020 application was based on our experience of the limited operation of the site which was effectively being used as a deterrent. We indicated that we would accept this proposal if the conditions in the 2014 Management Plan as stated in the Design and Access statement at that time are applied.

It was proposed by Cllr Cox and seconded by Cllr Abbott that we have no objections but would make the following comments;

- The security is maintained
- It will not be in operation all year round
- That the conditions in the 2014 Management Plan as stated in the Design and Access statement at that time are applied.
- CCTV is operational and that Security should be required permanently when there are a minimum of 2 transits on site."

All agreed with one abstention.

P/FUL/2025/00499 - Little Puddle Farm Rectory Road Piddleshinton - Change of use from agricultural land to extend container based self-storage yard

Cllr Ebdon presented this application giving a brief history of the original application.

Cllr Lock expressed concern with the landscaping.

It was proposed by Cllr Ebdon and seconded by Cllr Bishop that support should be given to the application with a condition that no new hardstanding is laid for the containers.

All agreed with one abstention.

b) Decision Notices

P/TRC/2025/00105 - Bank Hayes Smiths Lane Piddleshinton - T1 & T2 Ash - Reduce height by 3m - Decision: Tree Works - CA - No Objection - Decision Date: 31/01/2025

P/TRC/2024/07606 - Trentfield Church Lane Piddleshinton - G1 Ash x 2 - Fell Decision: Tree Works - CA - No Objection - Decision Date: 29/01/2025

P/CLP/2024/07495 - Lyscombe Farm Access to Lyscombe Farm Piddleshinton - Proposal to install a rainwater storage tank to collect water for domestic use. Decision: Withdrawn - Decision Date: 20/01/2025

P/OC/2024/06705 - Jersey Farmhouse Piddlethentide - Construction of: Front extension; side extension; access; parking and turning area; wall; greenhouse. Conversion of: Barn 1 to an annex; barn 3 to a studio/office; part of barn 2 to a garden store. Change use of land to residential. Demolition of outbuildings. (with variation of condition 1 & 8 of planning permission P/FUL/2022/07476 to amend approved window, addition of another window, close off vehicular access and new boundary wall treatment) - Decision: Granted - Decision Date: 07/02/2025

P/TRT/2024/07581 - Barcombe Grange Main Road Alton Pancras - T1 Horse Chestnut - Reduce branches on neighbours side by 2-3m - Decision: Tree Works - TPO – Consent - Decision Date: 31/01/2025

P/FUL/2024/07168 Monkwood Hill Farm Town's Knapp Mappowder DT10 2EJ. Convert & extend barn to provide ancillary residential accommodation for use as an annex or holiday accommodation - Granted

c) Enforcement matters

Clerk to chase enforcement for updates on: Muston Down Farm/Hazel Barn/Enterprise Park storage business

Action: Clerk

20/2025 DAPTC meeting & training update

No updates.

21/2025 Defibrillator Working Group update

Cllr Ebdon advised all defibs have been checked recently. A number of possible volunteers have been in touch to join the VETS contact list.

22/2025 Financial Matters

a) Bills for payment

Clerk's expenses – December

£222.20

Piddlethentide Memorial Hall

£227.50

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

23/2025 Highway Matters

No updates

24/2025 External communication

None received.

25/2025 Playing Field & Playground

The working group will present a plan at the next meeting.

26/2025 Items for next agenda

Plan for playground
gov email accounts
Folly Farm Planning application
Cllr Cox reimbursement of printer costs
There being no further business the meeting closed at 2057 with notice that the next meeting will be held on Tuesday 25 March 2025, 7.30pm at Piddletrentnithide Memorial Hall.