

**Minutes of a meeting of Affpuddle and Turnerspuddle Parish Council (A&TPC) held on Wednesday
15th June 2022 in Briantspuddle Village Hall**

Chair	Cllr Sue Jones
Councillors in attendance	Cllrs Charles Barter (Vice-Chair), Stuart Chorley, Graham Lightfoot, Emily Hall, Lizzie Guinn, David Neudegg and Damon Green. David Leigh-Ewers
Clerk:	Michelle Berry
Apologies:	Peter Wharf
Also, in attendance	71 Members of public & Agent from Symonds and Sampson (on behalf of Philip Trim)

Minute No. Comments

22/021 To receive and approve apologies for absence
Cllr Peter Wharf, Alec Armitage

22/022 **Declarations of interest and dispensations requested**
Nothing to declare.

22/023 To confirm and approve the minutes of the meeting held on 11th May 2022. **RESOLVED** approved and signed in the presence of the meeting.

22/024 **Public Participation - Members of the Public present numbered 71 and a show of hands was requested to indicate how many members of the public intended to speak during public participation relating to planning application P/FUL/2022/03050 - Change of use of agricultural buildings at Battle Farm to use Class B8 (storage or distribution). Mr Philip Trim. Throop Hollow Farm, Throop. Dorchester. DT2 7JD. A significant number of Parishioners indicated an intention to speak and as such it was confirmed that the usual limit of 30 minutes for public participation would be extended.**

All residents addressing the Parish Council objected to the Application. A number of emails and phone calls had been received by the Parish Council before the meeting, all were an objection to the Application.

The Chairman pointed out that the Parish Council was a Consultee in the planning process meaning that the final decision concerning the Application would be made by Dorset Council, the Planning Authority. The process of making Dorset Council aware of comments was described and the date by which they needed to be made was given as 25th June 2022.

Residents were invited to speak and notes of the points they made have been produced as an annex to the Minutes.

The Agent for the Applicant who had indicated his wish to speak was invited to do so. He spoke in support of the Application and notes of what he said have been produced as an annex to these Minutes.

22/025 **Planning Applications**

P/FUL/2022/03050. Full Planning Application. Proposal: Change of use of agricultural buildings at Battle Farm to use Class B8 (storage or distribution). Mr Philip Trim. Throop Hollow Farm, Throop. Dorchester. DT2 7JD.

Resolution 1

To **Object** to the Application based on the serious concerns expressed at the meeting about the following issues arising from the application:

- Traffic movements (incl. consideration of the Traffic Report) & appropriateness of the local highway network
- Further intensification. The movement of the fodder storage and distribution contracting business is already taking place.
- Loss of amenity/ change of character of the area
- Inappropriate use of an open, elevated and rural setting easily visible from the Conservation Area
- Effect on the unique location of the site. Adjacent to 2 SSSI's and Throop Clump which is a heritage asset within 400 metres.
- Days and times of operation
- Noise pollution
- Light pollution
- The application lacks sufficient detail for a proper evaluation of any proposed scheme

In addition, the Parish Council recommends that the matter is referred to the Planning Committee so that the Ward Member is fully involved in the planning process and the final decision by the planning authority. The Parish Council would also welcome the opportunity to address the Planning Committee about its Objection.

Resolution 2

That 3 or 4 members of the Council are given delegated authority to provide any additional information to support the 'objection' response from the Council given the strength of feedback at the meeting; and that at least one of the nominated councillors is permitted to speak on behalf of the Parish Council at a future Planning Committee meeting for Dorset Council in relation to this application ref P/FUL/2022/03050.

Both resolutions were passed unanimously

P/LBC/2022/03375. Listed Building Consent Proposal: Demolish a small area of a later extension and extend using the same style of pitched roof and to demolish the existing garage, replacing it with a larger one. Mr Max Brecher. Meadow Cottage 34 Moor Lane, Briantspuddle. Dorchester. It was resolved to **Approve** the application with a comment asking the Conservation Officer to be consulted about the appropriate use of materials used and that they are in keeping with the building style and its setting.

P/FUL/2021/02701 consultation to consider a management report. Southover Heath Wood. Southover Farm Access Road. Mrs Lucy Knight. East Wing, Southover. Tolpuddle.DT2 7HF. The Parish Council had previously **Objected** to this Application. This consultation was about a newly submitted Management Report associated with the Application. Resolved to reiterate a previously submitted concern about the access and to comment that the newly proposed parking will reduce further the amenity value of the area for local residents.

P/TRC/2022/03416 – Tree works application. Proposal: 2x Ash - Fell. Mr Peter Leatherdale. Hanthorpe Cottage Briantspuddle Dorchester DT2 7HR. Resolved not to submit a comment.

22/026

To report on actions from the minutes of previous meetings. (See actions Log).

To meet with residents along The Hollow to establish, as far as possible, ownership of land and verges in order to establish who to approach about overhanging trees.

22/027

To discuss any matters arising from the Dorset Councillors' report and receive any update from the Dorset Councillors.

22/028

To approve the appointment of a Chartered Building Surveyor to provide a full structural survey for The Old Granary. Following a comparison between 3 quotations it was RESOLVED to appoint Bennington Green Ltd at a cost of £875 plus VAT and expenses.

22/029

Finance and accounts. RESOLVED.

Payee	Description	Amount	Total £ to Payee
DAPTC	Induction Training for MB	35.00	35.00
DAPTC	Annual Subscription	178.95	178.95
M. Berry	Salary	368.43	438.42
	Home working allowance (pro rata)	10.00	
	Expenses	59.99	
Campbell de Burgh	WordPress	36.00	54.00
	WordPress	18.00	
Darkin Miller Limited	Internal Audit	217.34	217.34
C&D Roofing	Emergency Roof Repairs to shop	354.00	354.00

Total payments £1,277.71

22/030

Correspondence Received

Email received asking for the Parish to consider reducing the speed limit throughout the village. Item carried forward to July's Meeting. **Action: Clerk to investigate a scheme adopted by Winfrith Parish Council.**

22/031

Date of next meeting and items for the agenda

The next meeting is due to be held on Wednesday 13th July 2022, at 7.00 pm in Briantspuddle Village Hall.

Items noted for next meeting:

- Review of Parish Council's policies and procedures
- Reduction in speed limits across the Parish
- Developing a plan to reduce the Parish Council's carbon by 2020

Meeting closed at 9.30 pm.Sue Jones (Chair) Date.....

Meeting of Affpuddle & Turnerspuddle Parish Council held on Wednesday 15th June 2022

Annex to the Minutes

Notes of the objections made by Parishioners

A resident asked the Parish Council to draw attention to an application made to the Traffic Commissioners Office regarding an Operator's License for a new Operating Centre for 14 HGV's and 13 trailers at the Battle Farm Site. The Parishioner feels this shows the Applicants intent for future use of land associated with the Application being considered at the meeting tonight. The resident was highly critical of the fact that the Parish Council is unable to make comments or objections as part of the Application process for a new Operating Centre. Owners and occupiers of land close to the site can make representation by post within 21 days of the notice against specific criteria. They will not accept comments concerning highways.

A resident advised of many errors and much incorrect data as part of the Change of Use Planning Application. As a resident they have observed movements in and out of the poultry farm for a number of decades and have considerable knowledge of the neighbourhood. Data is submitted for the previous usage of the buildings as a poultry farm but overstate traffic movements. Figures are quoted for; Feed delivery – This is quoted as once per day whereas in fact there were three per week. Egg exports – This is quoted as 5 per day whereas in fact there was one per day. The resident urges Dorset Council to reject this application.

This development would have significant adverse impacts, particularly from hugely increased traffic movements that are likely to include very large heavy goods vehicles. There is also likely to be an adverse impact ecologically, due to the proximity of the site to Turners Puddle Heath, a Site of Special Scientific Interest. Natural England describes this as "one of the largest heathland tracts remaining in Dorset...many species that have become nationally rare are well represented". It particularly mentions the Dartford Warbler, nightjar and hobby, among others.

A resident claims the Transport Statement contains a large number of totally unsupported claims as to the existing use of the site. It says the existing use is an egg-producing poultry farm - this is not its existing use. As the covering letter points out, egg production at Battle Farm ceased in recent years and the buildings have been empty since that point. It does not give a date, but it has definitely not been in operation since August last year, as this was when the environmental licence was surrendered by the business. Operations probably ceased well before then.

The figures supplied for the number of daily traffic movements supposedly made when the site was a fully functioning egg farm are a gross exaggeration. The figures maintain that there were over 90 daily traffic movements to and from the site, with 80 of those caused by "commuting staff". The number of staff employed to produce that many trips must have been huge - perhaps the applicants can give us some evidence of exactly how many employees they are talking about?

The application states there may be a slight increase in traffic movements: the Highways Authority have already said that they don't consider the increase in traffic movements described in the application as "slight". The increase in traffic movements will be many times more than is described in the application since the previous business is no longer operating, so current movements are virtually nil.

ATC referred to in the Traffic Statement was carried out between 19-25TH Jan during covid 19. Querying if that data was indeed, correct? Historically numbers are disputed.

I object to the application. Size of the planning application area. Open countryside developments are only considered in exceptional circumstances. There are several numbers of unsupported claims given historical data of the site. Slight increase in traffic movements. Parishioner believes the traffic will be considerably more traffic as existing site has been unused.

Plenty of other local storage and distribution sites are in the neighbouring villages. No commercial need to provide another one. No attempt by the farmer to redirect his vehicles historically. No evidence that he will be able to police this arrangement.

Number of inconsistencies in the application cat B8 storage or distribution. No clarity on which one he is applying for. Commercial use ticked no, later in applications advised commercial service to businesses.

Limited number of increased movements. Traffic away from South of farm, that can't be monitored. Should Bere Regis council be consulted as impact on them on A35. Borders Turnerspuddle MOD training sites. Change of conservation area impact on the look and feel of the community.

B8 permission – permitted development of housing could be given as lawful change of use.

Highway consultant includes incorrect information. Data is submitted on previous use of farm.

Would like to know about previous car accidents on local roads.

No indication of what will be stored means there is a concern about possible environmental impacts

No mention of distribution. Window dressing the facts.

Hay straw and silage contracting business has relocated to Throop and is having an effect on large traffic movements and road safety.

Must be referred to the planning committee.

The Parish doesn't need a storage facility, there are sites better placed.

Fuel spillages, impacts on community

Effect on the SSI and river pollution

Transport assessment. Nick has received the wrong information, low on info. former egg workers confirm that the number of vehicle movements have been inflated. Light pollution and noise pollutions. 1.20 am recent vehicle movement. Impact on safety of road users such as horses riders, cyclists, walkers and motorists coming up against HGV's and other large vehicles. Only 400 metres away are listed buildings and 200 metres away conservation areas.

Dorset claims it values the need to look at new ways of planning. This only adds value to the applicant and has a negative effect on the community. Briantspuddle bridge is still cracked and there is no understanding of how much weight they can support. Lockdown showed the value of quiet roads, with no pathways in a small village. The number of increased traffic. More appropriate areas should be used for storage and distribution.

Terrifying experiences from vehicles from the farm. Horses riders encounter daily. Concerns regarding the potential risk to horses and their riders. Size of vehicles are very large. Dog walkers who are passing through have to get into hedges to avoid fast large dangerous vehicles.

The parishioners are asking the council to reject this application.

The impacts on the parishioners have been impacted by previous applications and changes to the farming land. Vehicles are travelling too fast with no control over contracted vehicles.

In 2006 the planning application for Battle Farm was approved with conditions. Stated 5 HGV's and 3 smaller vehicles per day and 7 employees. This is in complete contrast to the information provided by the applicant to highways.

There are no details given in the application, no declarations, what is it going to be? No one can be sure because the information is not here people are making assumptions It's suggested that the highways department has also made assumptions that it will be for storage, there is no information to support that is indeed facts

The Parish Council cannot support when there are no true facts or information to work with.

The Applicants Agent offered support for the Application and responded to some questions from Parishioners.

The Agent restated references to the Adopted Purbeck Local Plan and the emerging Purbeck Local Plan which were referred to in his covering letter to the Application. He considered these references supported the application. These included:

- A presumption in favour of sustainable development.
- The proposal is to reuse a rural building for B8 use. He considered that the proposal will not have any detrimental impact but would have a beneficial effect as the site would no longer be used for holding poultry.
- To support increased employment in rural areas through the conversion of buildings.

Questions were posed by Parishioners which concentrated on traffic concerns, the lack of the detail given in the Application and how the concurrent Application to the Traffic Commissioner to establish a new Operating Centre at the same site related to the planning Application for a Change of Use to B8 (Storage or Distribution).

Traffic and Highways

Concern was expressed about the accuracy of the information supplied to support the Application

The Agent explained that he is not a traffic and highways expert, but one had been commissioned to provide information in support of the Application. When asked where the information about existing traffic movements at Battle Farm had come from, the Agent stated that the information had been supplied by the Applicant.

Lack of detail given in the Application

Concern was expressed about the lack of detail given in the Application

The Agent commented that the Application is for "Use Class B8 - Storage or Distribution". This has been clearly stated throughout the Application and he considered this meant that the Application is sufficiently specific and detailed. However, he wanted to put some minds at rest and concerns at ease and as such he mentioned that ideally, the applicant intends to let the whole site to one tenant - perhaps a removal company storing personal effects or similar (falling within Use Class B8).

Application to the Traffic Commission to establish a new Operating Centre at Battle Farm

The Agent confirmed that he was not aware of this Application.