

PUDDLETOWN AREA PARISH COUNCIL

Minutes of the Puddletown area parish council meeting held on Tuesday 10th March 2026 in the Puddletown Village Hall. The meeting commenced at 7.00pm

PRESENT:

Cllr **Grazebrook**, Cllr **Giancola**, Cllr **Green** (Vice Chairperson), Cllr **Oakley**, Cllr **Ridout** (Chairperson), & Cllr **Redman**

ALSO PRESENT:

Cllr **Parker** (Dorset Council Ward Councillor), Ms **Missen** (Wessex Internet), Mrs **Harrington** (Clerk) & One Members of Public

ABSENT:

Cllr **Brown** & Cllr **Patterson**

0326-132. APOLOGIES FOR ABSENCE

Apologies have been received from Cllr Brown due to ill health & Cllr Patterson for personal reasons and accepted by all.

0326-133. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

- a. No declaration was made. NB this does not preclude any later declarations.
- b. No dispensation section 31(4) applications were received.

0326-134. PUBLIC SESSION

Ms Missen from Wessex Internet gave a verbal update on “Project Gigabit” which is taking place across the parish.

One member of public raised several concerns:

- 1. The latest changes in the Wyatt Homes planning application. It was noted this would be discussed under item 0325-141
- 2. Flooding near the Moor due to loss of trees. Concerns were raised about flooding following the recent removal of several trees near The Moor. Dorset Council has advised that the landowner was acting within their legal rights, as the location falls outside the conservation area. However, the matter has been referred to the Environment Agency, who will be investigating further.
- 3. Parking near the Spar. Noting the resident had to walk in the road recently as too many cars were parked on the pavement which was completely blocked. The resident was advised if cars are parked on the pavement and create a dangerous obstruction, specifically forcing pedestrians, wheelchair users, or prams into the road, they should call Dorset Police on 101 whist still on site.

0326-135. PREVIOUS MEETING MINUTES

Proposed: Cllr Grazebrook

Seconded: Cllr Green

RESOLVED: The minutes from the full council meeting held on Tuesday 10th February 2026 were approved and signed as a correct record of the meeting.

0326-136. DORSET COUNCILLOR REPORT

Dorset Council newsletters were circulated before the meeting they were noted.

0326-137. PCSO'S REPORT

The local PCSO report was circulated before the meeting this was noted.

0326-138. CLERKS REPORT

a. Finance

- 1. Bank Balance as of 27th February 2026

Unity – Day to Day £13,080.93

Unity – Savings £35,186.90

Redwood £17,441.47

Total £65,709.30

Sign:

Chairman: Cllr J Ridout

Date: 14th April 2026

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2. Monthly Expenditure
Proposed Cllr Grazebrook
Seconded Cllr Giancola
RESOLVED/ ACTION: To process payments totalling £2,226.08 in line with the payment schedule. (See Appendix A). Noting an income of £42.49
3. Bank reconciliation
The Scribe bank reconciliation for February was submitted, this was noted and signed by the Chairman
4. Internal Audit
A copy of the internal audit was submitted before the meeting, this was discussed and noted.
- b. Parish Safety
1. Playparks (Internal Weekly & External Annual)
- a. Butt Close – Park currently closed to allow grass to grow after new equipment installation. Work to rectify some of the issues raised in the Pre-Installation report is due to be completed in March.
- b. Orchard Meadow – Small matters such as missing bolt covers will be attended to by the Caretaker.
- c. Puddletown Rec –The Caretaker annually clears out the bottom on the trampoline and will be carrying this out in due course.
2. Defibrillators: It was noted both defibrillators had been checked with no new findings.
3. Tree Maintenance
A recommendation was received before the meeting, this was discussed.
- Proposed Cllr Grazebrook
Seconded Cllr Oakley
RESOLVED/ ACTION: To approved Rempstone Tree Management carry out a Crown reduction in height by up to 2m and a crown raise to 3.5m over the footpaths to the large Bay tree in Orchard Meadow, as there are signs of dying off at the top. Cost is £405 + Vat which includes removing all materials off site and submitting the application to Dorset Council.
4. Caretaker PPE
A report was submitted before the meeting, this was discussed.
- Proposed Cllr Grazebrook
Seconded Cllr Giancola
RESOLVED/ ACTION: To purchase PPE required for both Caretakers (Boots, gloves, needlestick proof gloves, goggles and masks) at a cost of approx. £200 + VAT.
- c. Office Set up
A report was submitted before the meeting, this was discussed.
- Proposed Cllr Grazebrook
Seconded Cllr Giancola
RESOLVED/ ACTION:
1. To source and enter into a contract for a mobile phone in consultation with the Chairman in line with Financial Regulations.
2. To purchase a Dictaphone and printer, with the expected cost of approx. £400
3. To investigate broadband options and report back to Council in April.
- d. Action Log
A copy of the action log was submitted before the meeting, this was discussed. It was noted the Chairman has carried out the annual landlord's inspection of the Pavilion at Puddletown Rec. There was no area of concern.
- 0326-139. CORRESPONDENCE**
No item of correspondence was discussed.

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0326-140. POLICIES, PROCEDURES, AND ASSESSMENTS FOR REVIEW

- a. A copy of the ICO Model Publication Scheme was submitted before the meeting.

Proposed Cllr Oakley

Seconded Cllr Giancola

RESOLVED/ ACTION: To adopt the Publication scheme as submitted. Clerk to publish.

0326-141. PLANNING & LICENSING

A report was submitted before the meeting, this was discussed.

- a. Application No: P/FUL/2024/04104
Location: Land South of Athelhampton Road Puddletown
Proposal: Erect 28 dwellings including access, parking, landscaping & associated infrastructure and ancillary works

Comments Due: 4th March 2026 (Extension requested until 12th March)

Comment:

Puddletown Area Parish Council previously submitted a comment of no objection to this application on the understanding that the development would provide an appropriate level of affordable housing in accordance with planning policy.

However, the applicant has now submitted an Affordable Housing Statement Addendum (February 2026) which indicates that the scheme would provide no on-site affordable housing.

Following consideration of this addendum, Puddletown Area Parish Council objects to the application for the following reasons:

Conflict with the Puddletown Neighbourhood Plan

Policy 11 (House Types) states that where major housing development is proposed at least 30% of homes should be provided as affordable homes for rent, primarily 1- and 2-bedroom dwellings, delivered at a genuinely affordable level for the Puddletown Neighbourhood Plan area unless it can be clearly demonstrated that this would not be achievable.

Furthermore, Policy 12 specifically allocates the land at Athelhampton Road for housing and requires that:

“The type and size of dwellings accord with Policy 11, with at least 35% of the homes provided as genuinely affordable dwellings.”

The removal of all on-site affordable housing provision is therefore in direct conflict with the requirements of the Neighbourhood Plan.

Failure to Deliver Housing that Meets Local Needs

Evidence underpinning the Neighbourhood Plan identifies a clear need for smaller, affordable homes in Puddletown, particularly for local people and younger households.

The proposed development, as now amended, would fail to deliver any such homes and therefore does not meet the locally identified housing needs that the Neighbourhood Plan was designed to address.

Undermining the Purpose of the Site Allocation

The site was allocated within the Neighbourhood Plan partly to ensure that development could deliver a meaningful proportion of affordable homes for local people. Removing this provision undermines the purpose and policy basis of the allocation.

Preference for On-Site Provision

The Parish Council strongly believes that on-site affordable housing provision should be prioritised, particularly in rural villages where off-site contributions are unlikely to deliver homes that meet the needs of the local community.

- b. Application No: P/TRC/2026/01172
Location: The Cobbles 51 Main Road Tolpuddle DT2 7ES
Proposal: T1 Malus - Reduce in height by approx 4m and prune to clear neighbours property by 1.5m.
T2 Sorbus - Reduce by approx 3m overall & prune to clear neighbours' property by 2m
T3 Prunus - Reduce by approx 3m overall
T4 Prunus – Fell
Comment: No objection

RESOLVED / ACTION: Clerk to submit comment

0326-142. ACTION PLAN

A copy of the draft action plan was submitted before the meeting, this was discussed.

ACTION: Clerk to add Action Plan to April meeting.

Proposed Cllr Giancola

Seconded Cllr Oakley

RESOLVED: To continue the meeting past 9pm in order to finish the business listed on the agenda.

0326-143. VERGE CUTTING / GROUNDS MAINTENANCE

A discussion was held in relation to extra verge cutting between Tolpuddle and Puddletown.

Proposed Cllr Grazebrook

Seconded Cllr Redman

RESOLVED/ ACTION: Clerk to obtain a quote for verge cutting between Tolpuddle and Puddletown.

0326-144. 20MPH

A copy of the Blackmoor Vale news article on 20mph was submitted before the meeting, this was discussed.

Proposed Cllr Oakley

Seconded Cllr Green

RESOLVED/ ACTION: Clerk to contact Dorset Council Road safety team to make initial enquiries about making the road between Tolpuddle and Puddletown 40mph along the length. Email to be copied to Cllr Parker.

0326-145. ITEM FOR NEXT MEETING & DATE OF NEXT MEETING

Date: Tuesday 14th April 2026.

Location: Old Chapel Tolpuddle. Time 19:00

Meeting close: 21.13

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Appendix A – Finance Expenditure and Income

Expenditure

Date	Net	VAT	Total	Description	Supplier	Bank	Tender	Power Used for Spend
28.02.2026	£6.00	£0.00	£6.00	Bank Fees	Unity Bank	Unity	ONLINE	LGA 1972 s.111
28.02.2026	£38.00	£0.00	£38.00	TEN Newsletter Printing	Advantage Digital Print Ltd	Unity	ONLINE	LGA 1972 s.142
28.02.2026	£0.00	£0.00	£0.00	Electricity - Orchard Meadow	YU Energy	Unity	DIRDEBIT	LGA 1972, s.145
28.02.2026	£6.87	£0.00	£6.87	Administration	Corfe Castle Parish Council	Unity	ONLINE	LGA 1972 s.111
28.02.2026	£124.54	£0.00	£124.54	Refuse	Dorset Council Waste Services	Unity	ONLINE	Litter Act 1983, ss.5,
28.02.2026	£1,389.17	£0.00	£1,389.17	Salary	Staff	Unity	ONLINE	LGA 1972 s.111
18.02.2026	£241.50	£0.00	£241.50	Underpayment HMRC	HMRC	Unity	ONLINE	LGA 1972 s 112 (1)
18.02.2026	£350.00	£70.00	£420.00	Annual Tree Maintenance	Rempstone Tree Management	Unity	ONLINE	Public Health Act 1875 s.164
	2156.08	£70.00	2226.08					

Income

Date	Net	VAT	Total	Description	Customer
28.02.2026	£42.49	£0.00	£42.49	Interest	Redwood
	42.49	0	42.49		