

Minutes of the Meeting of Charminster Parish Council on Tuesday 9 January 2007 at 7.30 pm in Charlton Down Village Hall.

Present: Mr M Simons, Chairman (MS), Mr D Rousell, Vice Chairman (DR), Mr JR Askew (JA), Col R Brennan (RB), Ms L Clarke (LC), Mrs V Gillard (VG), Mr P Hanson (PHa), Mr P Hopford (PHo), Mrs J House (JH), Mr I Vincent (IV), and Mrs L Willis (LW).

Aileen Heckford (Clerk)

In attendance: District Councillors Sarah East (SE), Fred Horsington (FH), and 84 members of the public.

The chairman welcomed everyone to the meeting at 7:30pm.

The meeting was preceded by a discussion led by Michael de Courcy and Ian Spicer on behalf of LRH Homes (London Residential Healthcare Ltd), the new owners of the nursing home and close care property site. Current plans were shown and explained and questions were answered. The main changes to the previously consented scheme are:

- New bedroom, day room and staff accommodation has been created in the second floor taking advantage of the large volume of previously free roof space. The proposed plans include 21 additional single occupancy resident bedrooms and 6 overnight stay staff bedrooms. These rooms are to have dormer windows.
- Internal re-planning of the laundry in the west wing to form 2 additional bedrooms. The laundry is proposed to be relocated in the roof area above the new second floor.
- Stairs have been reconfigured to suit access to the new 2nd floor and roof areas.

Parking facilities to remain unchanged (Spaces for 70 cars).

Issues were raised relating to: Added traffic

- Added rooms but no extra car parking spaces
- Traffic movement relating to changing work shifts
- View from Herrison House
- Differences in window heights
- Consultation
- Employment opportunities

Anyone wanting to see the plans should contact the clerk.

2007/01 Apologies: County Councillor John Peake

2007/02 Declaration of Interests: JH and LW declared a personal interest in item 2007/09. VG declared a personal interest in 2007/06 and stated that she would not be voting. LC declared a prejudicial interest in 2007/06.

2007/03 Minutes: To confirm, sign and date the minutes of the meeting held on 7 November 2006. Initials were amended in Item 2006/91 the minutes were then agreed as correct by all, and signed & dated by the Chairman.

2007/04 Clerks report on matters from the minutes of 07.11.06 meeting:

- Shelter & Seat by bus stop at Charlton Down – Permission for this continues to be sought.
- Speed limit East Hill/West Hill –Monitoring is now in the process of being arranged.
- Post Collection –later collection now being made from the post box outside shop
- Parking next to new development site in North Street. Being monitored.
- Sand/salt box in Soder Hill between North Street and Highfield Close. Clerk liaising with DCC, but difficult due to the on-going building work, and the builders parking. There is already a salt bin on the other side of the road, which will be kept topped up.

- Dorchester Transport and Environment Plan –Letters have been sent out, but only very recently (to Oliver Letwin, David Evans, Tim Westwood, Chairs of WDDC and DCC, and the Chief Officers of WDDC and DCC). The Parish Council does not yet know the results of the Maumbury Rings gyratory system study. John Askew and Phil Hanson are still pursuing the resolution through the DAPTC. To be on the agenda for the next meeting.
- Poundbury Development Consultation – Due to tonight’s very full agenda this will go on agenda for next meeting.
- Tennis Courts –At the last meeting it was agreed that I would send a copy of Nick Peele’s letter to Andrew Martin. A reply has been received which I will read to you:

“Responsibility for management and maintenance of the Herrison House tennis courts remains with the owner which, according to Mr Peele’s letter of 10 October 2006, would appear to be Charlton Down Developments Ltd. If the freehold changes hands then those responsibilities will pass to the new owner - along with the covenant in the 2001 planning agreement requiring the courts to "made available for public use" for residents of Charminster Parish.

It seems to me that, in principle, the idea of passing the freehold of the courts to a tennis coach has a lot of merit - provided that the arrangements for general public access are adequate. And I can't tell from the limited amount of information in Mr Peele's letter whether that would be the case or not.

The continuing uncertainties in respect of the tennis courts are largely due to the fact that Charlton Down Developments Ltd. has never agreed a "scheme" for public use, which was another of the obligations in the 2001 planning agreement. The Council hasn't pressed this point to date because we had hoped that a scheme would emerge naturally from within the community. But, as it clearly hasn't, I have asked my colleagues to investigate what legal remedies are available to us. I will keep you advised on this point.”

Pending further developments this will be on the agenda for the next meeting.

- North Street Development – Drakes Close was proposed as the Parish Council suggestion. However due to a misunderstanding and incorrect knowledge of what is Soder Lane, which came to light in a subsequent conversation with the developers, this was amended to Drakes Lane. We had in fact been asked for a name for the bottom of Soder Lane, and not the new road on the new housing development which has been named by the developers, Hayden Hill Close.

2007/05 Before adjourning the meeting for the Public Discussion Period the Chairman outlined the procedure for the following debate on allotments. MS gave background information was given into what has happened so far. DR read a statement outlining his involvement. Both attached to the minutes for information.

AT 7.50pm the Chairman adjourned the meeting for the Public Discussion

Much discussion took place with many residents taking the opportunity to air their views.

A summary of the points raised:

Option Land

For:

- Would enhance county side
- No topsoil has been removed (?)
- No properties overlook this site
- Parked cars would not cause congestion.
- Better access

Against:

- Land is more exposed
- Allotment holders would be more likely to drive to allotments
- Less security than on Paddock land
- No footpath up Herrison Road
- Not owned by the PC – could take longer to establish allotments

Paddock Land

For:

- PC already own land
- Lower costs
- Allotment holders would be more likely to walk to allotments
- Landscape has better water retaining properties.
- Landscape would naturally provide more shelter

Against:

- Nothing has changed regarding this plot since the PC decision in June 2003.
- Herrison Road increasingly busy
- Destroy entrance to CD
- Detract outlook from houses.
- Decrease value of overlooking houses
- Close to centre of community
- Access would be through Orchard
- The junction and road outside Herrison Cottages is already very congested
- Not big enough to provide allotments for all those wanting them.
- Existing wildlife habitat

In general

- Too much hostility has been generated.
- Many happy to provide own topsoil / soil improvements
- Consideration of previous PC decision
- Consideration of disabled access
- Distance to either site depends on where live in CD

The meeting was reconvened at 8.45.

2007/06 The members discussed the comments that had already been made. The following motion was proposed: ‘ To not make a decision regarding the Paddock Land, but to go ahead and get independent expert advice on both Option Land and Paddock Land.’ Six members voted in favour of this proposal and it was therefore carried by the majority. Clerk to obtain this information for the next meeting.

2007/05 At 9.05pm the Chairman adjourned the meeting for the Public Discussion for all other matters

- Broken Cross Play Area – Tanya Christopher presented a petition to the Council, concerning the closure of the play areas in Charminster, and requested that they be re-opened. Several others than added supporting comments and arguments to this request.

The meeting was reconvened at 9.10.

2007/07 Report of the Burial Committee –

Memorial x2	£ 100
Interment x1	£ 200
Graves Purchased x 1	£ 200
TOTAL	£ 500

2007/08 Finance Report

a) Payments made since the last meeting for confirmation.

Petty Cash	50.00
PJ Woods (Internal Audit)	50.00
A Heckford (Oct salary)	360.13
S Manual (Oct payment)(grass cutting)	290.00
M Simons (materials for bus shelter & seat maint)	92.11
Donation – Charminster Village Hall	560.00
Donation – CD Village hall	560.00
Donation – PCC Pilot	240.00
Donation – CAB	175.00
Donation – PCC Churchyard	250.00
Donation – West Dorset Women’s Refuge	110.00
Donation – Charminster Pre-school	110.00
Charminster Village hall (07.11.06 meeting)	12.00
I & I (Website)	20.89
A Heckford (Stationary)	61.47
A Heckford (Nov salary)	361.14
ML Masters (Princes Plot hedge trimming)	54.00
S Manual(Nov payment)(Grass cutting)	290.00
Total	3,646.74

All agreed that the above payments be accepted.

Balance as at 1st January 2007:	£18,218.21	Post Office Account
	£ 730.01	Lloyds Account
	<u>£ 35.30</u>	Petty Cash
	£18,983.52	

This amount includes £6,628.00 which has already been allocated:

Money Already Allocated:

North Street tiles	400.00
Clerk	1500.00
Grass cutting	1200.00
Hall Hire	65.00
Quality Council work	195.00
Basket Ball Hoop	150.00
Replacement Trees	50.00
Waste bins	400.00
BX bus shelter	2668.00

b) Costs Agreed: None

Proposal for donation to Brownies to be heard at next meeting.

c) Renewal of Grounds Maintenance 3 year contract – Agreed to request 3 tenders, one from the existing contractor. Clerk to request tenders, and then to go ahead and place contract.

2007/09 Report of the Planning Committee

Applications received and Decisions of Local Planning Authority

Number	Property	Parish Council	WDDC
1332			
1333	1/E/2006/		
1334			
000408	Land to the south of Summerhill House, Hawthorn Rd, Charlton Down Modification or discharge of an area of land from Structural Open Spaces	Object	
001576	Land at Wolfeton farm, Wolfeton Eweleaze Rd Erect agricultural building	No objection Comments made	Refused
001628	11 Mill Lane, Charminster Re-roof existing flat roof extension, demolish existing workshop and erect new garden room, new garage, workshop and storage building.	No objection	Approved 4 conditions
001785	Land adjacent to the rear of 9 North Street, Charminster Erect two dwellings and garages.	Objection	
001884	7 West Hill, Charminster Carry out external and internal alterations	No objection	Approved 1 condition
001924	51 Meadow View, Charminster Erect conservatory amendment to 1/E/2006/0409	No objection	Approved 1 condition
002179	Land adjacent to 11 Pound Close, Charminster Erect 2 semi detached dwellings	Object	Refused
002289	13 East Hill, Charminster Construct new vehicular access		
002316	Land at North Street, Charminster Erect dwelling and garage and new vehicular access	No objection Comments made	
002340	13 Charlotte Close, Charminster Erect garage, driveway and Porch. Modify driveway		

Tree Applications

None

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- Nursing Home – Several issues were raised following the earlier discussions: over development of the site, changes in society, health and safety, location of the laundry, parking, objection to the previous planning application by the Parish Council. It was confirmed that these proposals are still to go through the formal planning process.
- Herrison Road - No further information concerning the reduced speed limit. However, following a meeting between MS and DCC Traffic and Safety Management, previous road markings are going to be re-instated with additional 'slow' road markings and 'edge lines' at various points.
- Anti-Social Behaviour –this is still a continuing problem. Theft and vandalism in much evidence. Recent damage has been to Herrison Hall, trees and bin stores. CCTV being considered following brawl on New Years Eve. With regard to solving this problem by provision of the MUGA, Sarah East confirmed that there are still legal problems between Bellway and the contractors, but there will be legal representation at the liaison meeting on 10.01.07, and hopefully the issues will be addressed.

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- North Street Traffic calming – A letter had been received from Gordon Jenkins, DCC, confirming that there has been further investigation into additional traffic calming measures, and that it may be possible to provide some of those suggested. Clerk to arrange meeting as requested in the letter, between DCC and MS, PHo, and JA.
- Broken Cross Play Area – An update was provided regarding the legal case against the Parish Council. Working party consisting of MS, PHo, LW PHa, LC and clerk to meet and decide upon necessary work before re-opening. Clerk to arrange.
- North Street Play Area – Working party to meet to decide on necessary action. Proposed and majority in favour of additional independent safety check, up to a cost of £100.00. Clerk to arrange both. The intention is to re-open the play area as soon as possible.
- Prince’s Plot –It was proposed and agreed to spend up to £25 on metal plaques to protect the front of the nesting boxes put up by the Scouts.
- The Square – Nothing to report.

2007/12 District Councillor’s Report

Both District Cllrs had provided information throughout the meeting. In addition FH reported that the letter regarding the DTEP from the joint meeting accurately reported the issues raised. He also explained that report on gyratory system study is due next week, and that he will provide an up-date at the next meeting. SE provided details on the council tax rises.

2007/13 County Councillor’s Report: None

2006/104 Reports of Representatives

- Village Halls: C/D: Increase in vandalism as in earlier report.
Charminster: Written report received from Jeremy Elliott. The updated hall was formally re-opened on 23.11.07 by Christine Shaw. Regular bookings are now back in place. Fund raising for Phase 2 will now start.
- Transport Representative – No report.
- Rights of Way Officer – One gate has been stolen from a footpath, and fittings from a further gate have also been taken. The gate next to the pumping station is hanging off.
- Ancient Monuments Liaison Officer –Renovations have been carried out to the Ice House, East Hill.
- St Mary’s First School – No report. Following the clerks discussions with the Safe Routes to School Officer, cllrs were in agreement supporting bollards/rocks on the green triangle at the top of Pound Close in order to stop parking there. Consideration was given to the appearance of such bollards, and the displacement of cars.

2006/105 Matters for Information and Items for next agenda.

- A representative from Dorset Community Action is coming to speak at the next meeting.
- At the request of a resident, a member of Charlton Down Residents Association is also to be invited to the meeting.
- Minutes of the DAPTC AGM have been received – available from clerk
- Annual circular from the Environment Agency has been received – available from clerk.
- The Electoral Administration Act 2006 will be in force by the May elections. This will provide that the required qualification for standing for election and holding office as a member is to be reduced from 21 to 18 years.
- Mobile phone operators annual rollout plans can be viewed on www.dorsetforyou.com
- Dorchester Car boot charity monies- application forms have been received – available from clerk.
- Hedge in North Street, containing dead trees. Clerk to contact DCC.
- Paddock – bottom field is locked, helping to keep deer out of Orchard. Clerk has key.
- North St / West Hill corner, land behind hedge, adjacent to Old George – ownership should be registered with land registry.
- Soderne lane – previously sign at bottom of road. Clerk to check if recent naming can be amended.

2007/16 Date of next meeting: Tuesday 6th March at 7.30 in The Village Hall, Charminster
Meeting closed at 9:50pm

Date:

Chairman: