

Charminster Parish Council
Draft Minutes of Extraordinary Meeting held on Tuesday 16th December 2014 2014 at 7.30pm at
St Mary's First School, Charminster

Present: Mark Simons (MS) (Chair), Carol Matthews (CM) (Vice-Chair), Keith Beeson (KB), Caroline Elliman (CE), Crayston Lee (CL), Bill Lowes (BL), Sandie Woodrow (SW) and Iain Young (IY)

Also present: Sarah Davies (Clerk) and 19 members of the public.

MS welcomed everyone to the meeting at 7.30pm

2014/180 **Declarations of Interest**

None declared

2014/181 **Grant of Dispensations**

None received

2014/182 **To receive apologies for absence**

There were apologies from Vickie Glanville, Phil Hanson and Mike Ostridge.

2014/183 **To consider planning application WD/D/14/002784 (13 Highfield Close)**

BL confirmed that he and CE had visited the neighbours affected by the proposed single storey extension. He confirmed that they have no objections to the plans. BL proposed the Parish Council raises no objection. CE seconded. All in favour.

2014/184 **To consider planning application WD/D/14/002641 (Charminster Farm – outline application for residential development for up to 70 dwellings and a multi-purpose community building).**

MS introduced David Wyatt and Matt Shellum from Wyatt Homes. MS provided background information relating to the application. He explained that when the application was submitted in November it was solely for housing on the site including the required amount of 35% affordable housing. Following that, Wyatt Homes renegotiated with the landowner and submitted a revised application that included a multi-purpose hall as well as 35% affordable housing.

MS explained it is an Outline Application so at the moment Wyatt Homes is looking to establish permission for residential development on the site. If approved, the detail of the development will be established under reserved matters.

Members of the Parish Council had met with Penny Canning, the Planning officer responsible for the application, once the revised application had been submitted. She advised that as the original Draft Local Plan failed to provide a 5 year land supply for housing in the opinion of the inspector, it has provided developers the opportunity to develop outside the development boundary; our Planning Officers are unable to put weight on the criteria in the Local Plan until one is approved and need to rely on National Planning Guidance and its presumption of development.

MS opened up the meeting to allow comments and questions from the public. A summary of these questions are as follows:

What do you mean by affordable housing?

At the planning meeting with Penny Canning, the Parish Council asked to be included in discussions with the affordable housing officer allocated to the application so that it could provide the officer with feedback from the latest PC survey. David Wyatt confirmed that the percentage of shared equity homes is typically 30% with 70% being allocated to social rented homes. It was agreed the PC would ask for at least a 50/50 split.

What were the results of the latest survey carried out in the South Ward (Charminster)?

The PC received 196 responses from Charminster residents (approx 20% of the adult population in Charminster). 146 residents were in favour of Scheme A (with a multi-purpose hall) and 40 were in favour of Scheme B (social/affordable housing with no hall). 10 residents were not in favour of either scheme. The Clerk will publish the results on the Parish Council website.

Will there be any traffic issues connected with the development?

The Highways Department has responded to the Planning Application and has not raised any issues. The application does include traffic calming on Weir View and there is a possibility of making Weir View out only at the far end (junction with A37). Obviously issues such as the school bus and public buses would have to be considered and the views of residents of Weir View and surrounding area. The Parish Council request for a 20mph blanket speed limit in Charminster is still being considered by Highways.

Will there be sufficient parking spaces outside the new hall?

Currently approximately 30 parking spaces would be provided outside the new hall. There would be additional on street parking. It was agreed it would be important to provide as much parking as possible to prevent parking issues arising.

Will local people be given priority for the affordable housing?

The Parish Council would certainly be in favour of this and will push for this to happen when it meets with the affordable housing officer.

How will the multi-purpose hall be guaranteed?

The community facility would be conditioned by a Section 106 agreement with WDDC. Within the S106 agreement, there would be a trigger point when only a certain amount of units could be occupied without the developer delivering the hall.

Would the development cause an increase in flooding in the area?

No, surface water would have to go back into the ground on site and would not be able to run off the site.

Will the cemetery be affected by the development?

No.

Will the Rights of Way remain?

Yes, the rights of way will remain.

Could a later planning application solely for housing on the site supersede this proposal which includes a community building?

There is always a risk that this could happen but Wyatt Homes are currently proposing to build the current scheme they have submitted for the site.

MS asked for a show of hands from the public who supported the application. 12 were in favour. None were against. 7 abstained.

KB proposed the Parish Council support the application subject to a satisfactory Section 106 agreement relating to the community hall, a high proportion of the affordable housing being shared equity with priority being given to people with a connection to the village and the maximum amount of parking provided to meet the needs of the hall. SW seconded. All in favour.

MS confirmed that the final decision will be made by West Dorset District Council and explained that all residents are able to write in to support or object to the application with comments required by 24 December.

MS closed the meeting at 8.30pm.