

**Charminster Parish Council Extraordinary Meeting  
Charlton Down Village Hall  
4<sup>th</sup> August 2015 7pm**

**Minutes**

**Present:** Mark Simons (MS) (Chair), Carol Matthews(CM) (Vice Chair), Keith Beeson (KB), Iain Young (IY), Peter White (PW), Sarah Hopcroft (SH).

**Also present:** Zoe Huckle (Clerk) and 3 members of the public.

MS welcomed everyone to the meeting at 7pm.

**2015/117 Declarations of Interest**

None declared.

**2015/118 To receive apologies for absence**

Apologies were received from Tom Beauchamp, Tim Yarker, Richard East, Sandie Woodrow, Susie Pearson and Caroline Elliman.

The meeting was suspended and MS invited the members of the public to speak.

**2015/119 Public Discussion Period**

The members of the public introduced themselves to the Councillors and informed them that they were in attendance due to their interest and affection for the local area. Charminster in particular.

The meeting was reconvened at 7.10pm

**2015/120 To agree and sign documentation relating to the community building and development at Charminster Farm**

MS had collected the documentation from the solicitors, which he showed to the gathered councillors. He informed them that four parties would be involved in signing the documentation; the Parish Council, the landowner Mr Neil Bailey, West Dorset District Council and the developer Wyatt Homes, whom had already signed the document.

MS was pleased to tell Councillors that the financial sums originally agreed would remain the same. This would be £5000 p.a. for five years for maintenance of the building, £2,000 p.a. for maintenance of the car park and £1000 p.a. for maintenance of the open spaces. This would total £40,000 over the course of five years. MS also highlighted that the community building would have a 10 year warranty.

MS went on to confirm the building specification. This would include solar panels on the south facing roof, which should provide electricity and an income for the hall. There would be a kitchen and anti-rooms for meetings, storage cupboards in the main hall, large doors from the hall opening onto a patio and green area, volleyball and badminton courts would be painted on the floor of the hall, toilets and showers, a zoned heating system, alarm, internet and phone connection, demountable stage area and car parking for 30 cars.

MS felt that the solar panels were an achievement for the Parish Council and that the specification of the building was very much as originally requested. He mentioned that the covenants on the Parish Council would be to only use the building as a public community building and that the financial contribution to be received should only be used as specified.

KB enquired about the 'pecking order' for the affordable housing that would be part of the development. MS was able to confirm that first priority would be given to the local community followed by applicants from west Dorset and finally any remaining housing would be offered to residents of Dorset. KB was pleased that the priority laid with the local community.

KB congratulated MS on the outcome of his negotiations and proposed signing the documentation, this was seconded by IY and all voted in favour.

MS signed the four copies and the Clerk witnessed the signatures.

The meeting closed at 7.25pm