

**Charminster Parish Council meeting Tuesday 25th September 2018
at St Mary's First School, 7pm**

Draft Minutes

Present: Mark Simons (Chair) (MS), Carol Matthews (CM) (Vice-Chair), Keith Beeson (KB), Mandy Edwards (ME), Ben Lucas (BL), Gill Reese (GR), Sandie Woodrow (SW), Tim Yarker (TY), Iain Young (IY)

In attendance: Sarah Davies (Clerk) and 52 members of the public

2018/134 **Declarations of Interest** – to record declarations of interest in any item on the agenda.
None declared.

2018/135 **To consider grant of dispensations**
None received.

2018/136 **To receive apologies for absence**
Apologies had been received from Geri Brown, Richard East and Peter White

2018/137 **Public Discussion Period**
MS suspended the meeting at 7.05pm.

TY provided some background information on the Local Plan and explained why it is being reviewed. He reminded everyone that without an approved Local Plan, planning applications are judged by the National Planning Framework and can be piecemeal and disjointed.

MS explained that there are two areas in the Local Plan Preferred Option that affect Charminster. One is the land west of Charminster (around Charminster Farm) and one is the land North of Dorchester, near Westleaze. He suggested looking at the two areas separately.

Land West of Charminster

Many concerns were raised by the public and included:

- Road access - MS explained that the local plan suggested if 200 new homes went ahead, a new access on to the A37 would be created. It was agreed that this would need to be done early on in any further development.
- Density of the development especially around the cemetery. What would happen in 40-50 years when the cemetery is full.
- Allotments – have been there in excess of 50 years and must be protected
- Infrastructure such as a GP surgery and improved bus service should be included.
- There was a risk of even more development at a later stage.

Land North of Dorchester

The following concerns were raised:

- The Water Meadows – must be protected. The idea of a Country Park was not popular and people felt strongly that the water meadows should remain as a natural as possible.
- Maintaining Charminster as a village which means keeping a visual gap between Charminster and any future development.
- The Road Network – there were concerns that the road network in and around Dorchester is already overloaded and this development would cause further problems. The proposed “bypass” was discussed and MS explained that it is not going to be designed as a bypass, but a road with roundabouts going through the development, similar to the road around Poundbury. It was agreed that any infrastructure built needs to be timely and built early in the development.
- The town has insufficient facilities (e.g. parking/ health) to cope with such a large development.

MS resumed the meeting at 8.15pm. MS thanked everyone for attending the meeting and their contributions to the discussion. He asked for a show of hands from the public from those who objected to the proposals for the Land West of Charminster. 5 people raised their hands. He then asked for a show of hands from those who objected to the proposals for the Land North of Dorchester. Approximately 40 people raised their hands.

2018/138 **Local Plan – to agree the Parish Council’s response to the Local Plan Preferred Options Consultation**

Members first discussed Policy DOR16 which is the Land West of Charminster. It was agreed the Parish Council’s response should be as follows:

“The Parish Council feels strongly that the improved access on to the A37 is created early on in the development. There should be no further development in this area, after Phase 2 of Charminster Farm is complete, until this new access road/junction is completed.

The proposed strategic landscaping along a section of the developable area should extend around the entire boundary of the open space as well.

The areas of Open Space should include a sports field and a tennis court to provide adequate facilities for Charminster.

A footpath should be built along North Street (on land proposed within the developed area) between Wanchard Lane towards Higher Charminster to allow for safe pedestrian access through the village, as supported by the Local Transport Plan.

Developers should be required to provide an improved bus service and facilities such as a GP surgery

The allotments should either be preserved where they are or replaced elsewhere within the proposed area for development.

Members then discussed Policy DOR15 which is the Land North of Dorchester.

It was agreed the Parish Council’s response should be as follows:

“The parish council opposes this urban extension to Dorchester as an intrusion into the open countryside without the appropriate infrastructure being guaranteed.

If it were to go ahead the Parish Council requires a Masterplan for the whole site, under the control of the Local Authority and local people rather than the developer.

The strategic road infrastructure should be operating before any building development commences.

The house types must be appropriate and should include enough affordable homes for local people.

The special separation between the North Dorchester development and Charminster Village should be increased by adopting the line of the track up to Higher Burton Farm as the Western limit of the development.

The western connection between the A37 and the development should be as near to the Weirs Roundabout as possible.

In order to meet current and future needs, a route for an East-West bypass should be preserved if not planned at this stage. The route could be in a cutting in order to be noise reducing.

The current nature of the Water Meadows should be maintained. No buildings or visitor centres are required and would be strongly opposed as they would destroy the natural feel to the area.

TY proposed the Parish Council submit its response as above. CM seconded. All in favour.

MS closed the meeting at 8.50pm