

**Charminster Parish Council meeting Tuesday 21st January 2020
at Charminster Community Hall at 7.00pm**

Draft Minutes

Present: Mark Simons (MS) (Chair), Keith Beeson (KB), Peter Dangerfield (PD), Richard East (RE), Mandy Edwards (ME), Alan Rolls (AR), Richard Wareham (RW) and Peter White (PW) and Tim Yarker (TY)

In attendance: Sarah Davies (Clerk) and 33 members of the public

MS welcomed everyone to the meeting at 7.04pm

2020/001 **Declarations of Interest** – to record declarations of interest in any item on the agenda.
None

2020/002 **To consider grant of dispensations**
None received.

2020/003 **To receive apologies for absence**
Apologies had been received from Geri Brown, Ben Lucas and Carol Matthews

2020/004 **Presentation by Wyatt Homes**
MS welcomed David Wyatt (DW) and Tim Hoskinson (TH) from Wyatt Homes. TH gave a presentation on the planning application for Phase 3 of Charminster Farm. He explained that Phase 1 (70 homes) is complete (with 7 houses left for sale) and Phase 2 (52 homes) should be complete by the end of the year. Phase 3 is for 82 homes and Phase 4 will be for 40 homes making 244 in total.
Phase 3 proposals include 82 dwellings (53 market homes including some bungalows and 29 affordable homes), a new site for the allotments with parking, public amenity space including a LEAP (locally equipped play area) and a new “link” road to be built between the development and the A37 (with Soder Lane being closed to traffic between the A37 and Farm). TH explained the link road plans had been altered in response to comments from the public and Highways. TH confirmed the Local Plan is being reviewed and is expected to be ready by 2023. Phase 3 proposals lie outside of the development boundary of Charminster.

2020/005 **Public Discussion Period**

MS suspended the formal part of the meeting at 8.01pm

Questions were asked about the proposed new allotment site. TH explained the site would be larger, would have parking and water and would likely have a fence all the way around the site. A statement was read out by an allotment holder, raising concerns about the soil quality and the lack of soil testing and he passed photos to the Parish Council of the proposed site and the problems with drainage. TH confirmed soil testing would take place and if necessary soil could be imported or lifted from the existing site. TH also assured allotment holders that the old site would not be closed until the new site was up and running.

There were lengthy discussions about the proposed road closures and the effect this could have on Weir View. It was agreed that it would be helpful to have a representative from Highways present at a meeting so answers could be given about the decisions to do with the new link road and the road closures. Some of the concerns/questions raised by residents were:

- A possible weight restriction to be put in place on Weir View
- The possibility of resurfacing the Charminster section of the A37 to reduce noise
- The need for restrictions to prevent parking on the new link road
- Turning right out of the new link road on to the A37 will be difficult. Is it possible to have a roundabout?

MS raised concerns that the traffic and noise data had not been collected during peak hours.

Residents also raised questions about the Community Infrastructure Levy (CIL) and the contributions that Wyatt Homes could make to the local community. There were suggestions about a new building for Pre-School, equipment for school, play area improvements. The question of cemetery expansion was also raised.

MS resumed the formal part of the meeting at 8.28pm

2020/006 **To discuss planning application WD/D/19/003097**

TY proposed the Parish Council ask a representative from Dorset Highways and David Taylor (Dorset Councillor) to attend the next Parish Council meeting on 4th February so that further discussions could be had regarding the traffic issues relating to the proposed development. PD seconded. All in favour.

There being no further business, the meeting closed at 8.40pm