

**Charminster Parish Council meeting Tuesday 9<sup>th</sup> February 2021  
held virtually online via Zoom at 7.00pm**

**Draft Minutes**

**Present:** Mark Simons (MS) (Chair), Carol Matthews (CM) (Vice-Chair), Keith Beeson (KB), Geri Brown (GB), Peter Dangerfield (PD), Richard East (RE), Richard Wareham (RW) and Tim Yarker (TY)

**Also in attendance:** Sarah Davies (Clerk) and 12 members of the public

MS welcomed everyone to the meeting at 7pm.

2021/025 **Declarations of Interest** – to record declarations of interest in any item on the agenda.  
None

2021/026 **To consider grant of dispensations**  
None received.

2021/027 **To receive apologies for absence**  
None received

2021/028 **Public Discussion Period**

MS suspended the formal part of the meeting at 7.05pm.

MS provided background information on the application for Phase 4 of Charminster Farm from Wyatt Homes. He explained it is not a particularly dense development that is proposed but it is in a very prominent place within the village in an area that residents were probably not expecting to be developed as it is on a steeply sloping site on the skyline. He explained it is a speculative development in an area outside the development area of the current Local Plan.

The application was discussed at length and the following concerns were raised:

- The impact on the conservation area including the historic properties close to the proposed development. Also concerns that the photographs showing the effect are misleading.
- Privacy of existing cottages – both at ground floor and first floor levels.
- Drainage and sewerage – concerns about the increase in surface run-off down Wanchard Lane which is already a problem and causes the area to flood. Also of concern is the sewerage which is shown as going into Wessex Water's main sewer on Wanchard Lane but this feeds into the sewer that runs along the banks of the River Cerne and already regularly overflows into the residents' gardens.
- Access to the cottage on the corner of Wanchard Lane and North Street – to get on and off the driveway, the owners rely heavily on Wanchard Lane to turn their vehicles without having to reverse onto North Street.
- The increase in traffic on Drakes Lane, at an already busy junction on North Street, where 3 school buses pick up and drop off children.
- The effect on infrastructure including Middle Schools, Secondary School, hospitals, doctors' surgeries and dentists.
- The impact of more housing on an already busy North Street.
- Concerns the houses are not being bought by local people.
- Concerns that the development is outside of the development boundary.

Tim Hoskinson from Wyatt Homes responded to some of the concerns:

- 80% of residents in Phase 1 and Phase 2 are from Dorset
- He confirmed there is a mechanism in place to ensure the development contributes towards infrastructure
- The original proposal for this site was for 52 houses and following pre-application advice, the number has been reduced to 41 and a buffer has been created on to North Street.
- Dorset Council Highways have asked Wyatt Homes to have another look at the Wanchard Lane proposals to see if there is another way of achieving the result of reducing traffic along Wanchard Lane and making that junction safe.

MS resumed the formal part of the meeting at 7.47pm

2021/029 WD/D/20/003259 – Land North of Wanchard Lane, Charminster

Members gave their views on the proposed development. KB proposed the Parish Council oppose the planning application on the following grounds:

Although the Parish Council has supported Phase 1, 2 and 3 and we support the quality of the developer, members believe that developing on the other side of Wanchard Lane is a step too far.

- The area proposed for development is outside the defined development boundary and contiguous with the conservation area.
- The proposal has an unacceptable effect on the Charminster conservation area, including dwellings closest to the development.
- The proposal is unacceptably intrusive in the landscape particularly when viewed from the conservation area.
- The views from various locations across the village are carefully chosen to mislead the impact of the development from across the valley.
- The development is unacceptably intrusive against the skyline.
- The concentration of social housing within specific area of the proposal does not follow current guidance for mixing it throughout the site.
- The site will add further traffic to the Soder Hill/Drakes Lane heading northwards and hence is unacceptable on highways grounds.
- There is other land which has less impact on the existing structure and layout of the village.
- The impact of building close to a major industrial facility, the highway depot, has not been sufficiently assessed.
- Concerns about drainage and sewage from the site. North Street is already affected by issues with flooding due to surface run-off and sewage regularly overflows into resident's gardens.
- Overlooking of neighbours in adjacent properties often at first floor level.
- The cumulative scale of the proposals.
- Wider infrastructure provision, particularly middle school and secondary school as well as doctors, dentists and bus services.

PD seconded the proposal. All in favour.

There being no other business, MS closed the meeting at 8.14pm