

**Charminster Parish Council meeting Tuesday 2<sup>nd</sup> March 2021  
held virtually online via Zoom at 7.00pm**

**Draft Minutes**

**Present:** Mark Simons (MS) (Chair), Keith Beeson (KB), Geri Brown (GB), Peter Dangerfield (PD), Richard East (RE), Alan Rolls (AR), Richard Wareham (RW) and Tim Yarker (TY)

**Also in attendance:** Sarah Davies (Clerk) and 1 member of the public

MS welcomed everyone to the meeting at 7pm.

2021/026 **Declarations of Interest** – to record declarations of interest in any item on the agenda.  
None

2021/027 **To consider grant of dispensations**  
None received.

2021/028 **To receive apologies for absence**  
Apologies had been received from Carol Matthews.

2021/029 **To approve the minutes** of the meetings held on 2<sup>nd</sup> February 2021 and 9<sup>th</sup> February 2021  
TY proposed the minutes of 2<sup>nd</sup> February 2021 and 9<sup>th</sup> February 2021 be approved. AR seconded.  
Majority in favour. MS signed and dated the minutes.

2021/030 **Matters arising from the above minutes**  
The Clerk informed the meeting that the gatepost had been installed by the kissing gate on the footpath off East Hill so the repairs to the gate can now be carried out.

2021/031 **Public Discussion Period**

MS suspended the formal part of the meeting at 7.04pm

The Clerk explained that Sue Fraser, in attendance, was interested in being co-opted to the Parish Council (North Ward). It was agreed that co-option could take place at the April meeting and that MS should write an article for the back page of the Pilot reminding people of the other vacancies (both North and South Ward).

**Action: MS to write article for the Pilot**

MS resumed the formal part of the meeting at 7.08pm

2021/032 **Planning Matters**

WD/D/20/003041 – New Buildings, Charminster (erection of poultry rearing house)

KB proposed the Parish Council object on the grounds the PC has not seen evidence that this is a financially viable building.

RE objected. Majority in favour.

WD/D/20/002949 – 22 East Hill, Charminster (erection of single storey extension and conversion of part of outbuilding to form additional living space – demolition of single storey extension)

KB proposed no objection to the application. TY seconded. All in favour.

WD/D/20/002929 – 1 West Hill, Charminster (loft conversion and installation of dormer windows)

PD proposed the Parish Council object to the application on the grounds of the impact it would have on the conservation area (particularly the view from the church and churchyard). The Parish Council would also like to express its concern about the recent replacement of windows that are not in keeping with the conservation area.

KB seconded. All in favour.

2021/033 **Finance**

a) **Financial Statement**

MS confirmed he had seen sight of the bank statement and it matches the figures provided by the Clerk in the financial statement.

b) Payments to be agreed

The Clerk requested an additional payment of £99.96 be added to the payments to be made. This was reimbursement to the clerk for the new SID batteries she had purchased. RE proposed accepting the financial statement and all payments. KB seconded. All in favour.

2021/034 **Local Plan**

There was lengthy discussion about the Local Plan including DOR15 (Forston Site), DOR14 (Charminster Farm), DOR13 (Area north of Dorchester) and COM11 (an area to the east of Charlton Down suitable for small scale wind turbines)

Members discussed DOR15 and COM11 and there were no real concerns about these two areas. There was concern about DOR14 and DOR13 and PD proposed the Parish Council respond in the following way:

**Overall**

The parish council were concerned that the method used in the Local Plan of deciding where residential development took place was flawed. Whilst focusing on fewer settlements with more services it missed the importance of ensuring the whole of Dorset was “sustainable” Villages and settlements need development to keep the shop, school and bus service etc going and ensuring we have living not dying communities. All areas should have limited development proportional to their existing size.

**DOR14 – Charminster Farm**

The Parish Council is concerned about the potential for an additional 250 homes in the area of Charminster Farm. Our understanding of the plan is that Phase 1 and 2 are included in the existing development areas (122 houses). Phase 3 (82 houses) we believe is included in the preferred sites (orange area on the plan) along with Phase 4 (41 houses) that the Parish Council has objected to which means potentially a further 127 homes could be built on the land to the north and east of the depot down to the rear of the houses on North Street. Phase 4 is damaging to the Conservation area and is visually intrusive on the skyline.

If all these houses go ahead, this would mean a total of 372 houses in this part of Charminster which would be an increase of 60% of Charminster. The Parish Council believes this is disproportionate to the rest of the village and we feel that the development should not cross over Wanchard Lane.

**DOR13 – Area North of Dorchester**

The Parish Council objects to the creation of this extension to Dorchester and has concerns about the following:

- The effect on Charminster village – residents are keen to remain a village and not become an extension of Dorchester.
- The proposed link road whilst possibly relieving traffic in the village, will damage the environmentally sensitive water meadows
- The significant landscape and heritage impact from the proposed development
- The financial viability of the scheme – will a quality scheme be delivered with the right infrastructure and enough affordable housing.
- The impact on Dorchester’s infrastructure that an increase of 35% of the population would bring.
- That the proposals are already out of date. Working from home is increasing so the need for housing to be located near Dorchester is no longer valid.

There are other options. Development in the Crossways area, close to a railway station could bring the facilities Crossways has never had and create a viable thriving settlement in a less sensitive environment, to the area north of Dorchester.

RW seconded. All in favour.

2021/035 **To consider quote for repairing Fingerpost at the junction of C12 and Rectory Lane**

MS explained the fingerpost is inside Charminster Parish’s boundary. It is a traditional black and white fingerpost, unique to Dorset and no longer maintained by Highways. All agreed it was an important feature to maintain. The Clerk explained she had obtained a grant from CPRE of £200 towards the costs and Dorset AONB would contribute £176 towards the cost of the materials. KB proposed spending £750 on the restoration. RE seconded. All in favour.

**Action: Clerk to liaise with contractor**

2021/036 **Princes Plot – laying of hedge next winter**

RE proposed asking the hedge layer who has recently carried out work in Charminster to a very high standard, to lay the Princes Plot hedge next year. PD seconded. All in favour.

**Action: MS to liaise with hedge layer**

2021/037 **Request for a memorial tree in Princes Plot**

RW proposed the Parish Council accept the request for a memorial tree to be planted in Princes Plot. The only stipulation was the tree is not too large and a native species. GB seconded. All in favour.

RE proposed the Parish Council replace the rotten bench in Princes Plot with a recycled plastic bench in a suitable colour. PD seconded. All in favour.

**Action: Clerk to source bench**

2021/038 **Matters of information and items for the next agenda**

MS to speak to the editor of the Pilot to ask her to write an article encouraging individuals to litter pick until we are able to organise a group litter pick (when Covid-19 allows).

It was agreed the Clerk should contact DWP to ask if a litter bin could be installed on the green triangle by Broken Cross as there are no bins for dog waste in the area.

**Action: Clerk to contact DWP**

The Clerk confirmed that work on the Higher Charminster footpath is starting soon.

2021/039 **Date of the next meeting**

The next meeting will be on 6<sup>th</sup> April 2021 at 7pm (via Zoom)

There being no further business MS closed the meeting at 8.24pm