

**Charminster Parish Council meeting Tuesday 7th September 2021
at Charminster Community Hall at 7pm**

Minutes

Present: Mark Simons (MS) (Chair), Carol Matthews (CM) (Vice-Chair), Keith Beeson (KB), Geri Brown (GB), Peter Dangerfield (PD) Julie Jackson (JJ), Louisa Swabey-Payne (LP), Richard Wareham (RW) and Tim Yarker (TY)

Also in attendance: Sarah Davies (Clerk) and 10 members of the public

MS welcomed everyone to the meeting at 7pm

2021/106 **Declarations of Interest** – to record declarations of interest in any item on the agenda.
PD declared an interest in item 2021/112 Planning Application for 2A Mill Lane

2021/107 **To consider grant of dispensations**

None received.

2021/108 **To receive apologies for absence**

Apologies had been received from Alan Rolls, Richard East and Susan Frazer,

2021/109 **To approve the minutes** of the meetings held on 6th July 2021

CM proposed the minutes be approved. PD seconded. Majority in favour. MS signed and dated the minutes.

2021/110 **Matters arising from the above minutes**

The Clerk gave an update on various items.

2021/111 **Public Discussion Period**

MS suspended the formal part of the meeting at 7.09pm to take comments and questions from the public.

There was a lengthy discussion about the planning application for Redwood House (change of use and conversion of office suite to form 6 dwellings and alterations to facilitate the conversion).

The main concerns raised were lack of parking and lack of adequate provision for refuse collection. Other issues to do with access over Redwood House property was discussed but MS explained this was not a planning issue so could not be included as a reason to object to the proposals. Some felt that creating 6 units was potentially overdevelopment and if less units were created, this would require less parking spaces.

MS resumed the formal part of the meeting at 7.35pm

2021/112 **Planning Matters**

P/FUL/2021/01793 & P/LBC/2021/01794 North East Wing of Redwood House
RW proposed the Parish Council makes the following response:

“The Parish Council discussed this application at length. Whilst not objecting to the change of use, members have some concerns about the number of units and object to the proposals on the grounds of inadequate parking provision and lack of arrangements for refuse collection. When used as offices parking was only needed during the day when most nearby residents were at work but change of use to residential would result in more carparking during the evening on a public highway in an area already congested on a regular basis” LP seconded.. Majority in favour. 2 abstentions.

P/HOU/2021/01789 – 10 Poplar Drive (part conversion of existing garage to annexe)

The applicant was present at the meeting and spoke about his proposals. CM confirmed she had spoken to neighbours who had no concerns about the plans. CM proposed the Parish Council support the application. GB seconded. All in favour.

P/HOU/2021/01849 – 2 Greenacre (erect pitched roof over garage to replace flat roof and convert garage into living accommodation)

PD proposed the Parish Council support the application. KB seconded. All in favour.

P/HOU/2021/01936 – Hintock Farm House (erect garage)

KB proposed the Parish Council submit the following response and also ask the planning officer to visit the site to see the extent of overdevelopment in the area.

“The Parish Council object to this application on the grounds that the outbuilding, by reason of its size, scale, bulk, design and excessive footprint, would fail to appear as a subordinate addition to the existing dwelling and would result in an over dominant and visually obtrusive form of development” CM seconded. All in favour.

P/HOU/2021/02560 (first floor extension over existing garage, new dormer windows and associated works)

TY proposed the Parish Council support the application subject to adequate screening between the ground floor glazed area and the neighbouring property. JJ seconded. Majority in favour. 1 abstention.

2021/113 Finance

a) Financial Statement

MS checked the bank statements against the financial statement.

b) Payments to be agreed

The Clerk advised of two further payments in addition to the list circulated prior to the meeting. £30 to be reimbursed to MS for the purchase of table tennis bats and balls for the community hall and £34.49 to be reimbursed to MS for the purchase of grass seed for the North Street Play Area. CM proposed accepting the financial statement and payments to be made. PD seconded. Majority in favour.

2021/114 Charminster

a) North Street Build-Out – to agree proposals to create a build-out to assist children crossing
MS confirmed that he and other Parish Councillors had met virtually with an officer from Dorset Council to discuss the plans for the build-out and the officer had explained the reasons behind the proposed design.
CM proposed the Parish Council accept the proposals. TY seconded. Majority in favour.

b) Community Hall – alterations to hire charges

CM proposed reducing the hire charge for the main hall to £20 per hour for meetings, exercise classes, badminton and similar and keeping the existing charge of £25 per hour for parties and large events. To be reviewed after 6 months. TY seconded. All in favour.

Action: Clerk to amend prices on website

c) New Charminster allotment specifications

Members examined the proposed allotment specifications at Charminster Farm. CM proposed accepting the proposals. TY seconded. Majority in favour.

d) Hedgehog Signs

Members were supportive of the request from members of the public to purchase “Slow Down for Hedgehogs” signs. TY proposed initially spending £60 on two 40 cm x 24 cm metal signs to attach to existing posts to see how effective they are and how easily they can be read by motorists, before committing to purchasing more. CM seconded. Majority in favour.

Action: Clerk to order signs

2021/115 Charlton Down

a) To respond to the formal complaint from a Charlton Down resident re Maple Drive
Members discussed the formal complaint which the Clerk had circulated to them prior to the meeting. KB proposed as Maple Drive is not the responsibility of the Parish Council there were no grounds for a complaint. CM seconded. All in favour.

However it was noted that the Clerk had spent a considerable amount of time trying to resolve the issue so that in future the same problem of overgrown hedges does not occur on an annual basis.

- b) Consider new joint sign for Nature Area & Orchard
It was agreed that to start with the two existing signs would be put on to the same posts to form a joint sign.

Action: CM to action

2021/116 **Completion of DAPTC survey on members expenses**

It was agreed to delegate this to the Clerk to complete.

Action: Clerk to complete survey

2021/117 **Consider plans for the Queen's Platinum Jubilee in 2022**

MS and Nigel Kay will ask for ideas in the Pilot magazine.

2021/118 **Parking Strategy Consultation**

CM proposed the Parish Council submit the following response: "The Parish Council has noted the proposed strategy and would have liked to have seen a staggered increase to aid with post-covid recovery for the 'pop and shop' short stay permit. An initial increase to £1 per week for the first 12 months would be preferable with an increase later to £78 per year.

LP seconded. Majority in favour.

Action: Clerk to respond to consultation

2021/119 **Matters of information and interest and items for the next agenda**

The closure of Charlton Down Village Hall was discussed. The Clerk (who is a trustee of the hall) confirmed the coping stones had fallen on one side of the roof and caused considerable damage. The hall could be closed for the rest of this year.

2021/120 **Date of the next meeting**

The date of the next meeting is 5th October at 7pm at Charminster Community Hall.

There being no further business MS closed the meeting at 8.43pm