

**DOULTING PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON THURSDAY  
15<sup>th</sup> MAY 2014**

**VENUE AND TIME OF THE MEETING:  
ST ALDHELMS SCHOOL, DOULTING @ 7.30pm**

		Present: Cllrs Paula Fidge (Chair), John Shepherd, Barry Clarke, Tony Blaker, Ann Crowcombe. Also in attendance Gloria Cawood (MDC), Mark Crosby, Cecelia Hughes of David Wilson Homes, Jonathan Orton of Origin3 Planning and Alan Butcher (Clerk)	
	1	<u>Apologies for absence.:</u> Cllr Ros Wilkins.	
	2	<u>Declarations of Interest:</u> None.	
	3	<u>Minutes of previous meeting.</u> Resolution to postpone acceptance of minutes of the meeting held on 8 <sup>th</sup> May 2014 until the next meeting on 12 <sup>th</sup> June 2014. This was agreed unanimously.	
	4	<u>Presentation and briefing:</u> Presentation by representatives of David Wilson Homes on proposals for new housing at Chelynch Road, Doultling:  Mark Crosby gave a presentation on the feedback from the public consultation in February. That Feedback is attached to these minutes for councillor's information. He stated that 203 flyers had been sent out and 62 people had attended the consultation. Of those 37% agreed with the proposed site. Among the other points raised were too many exits onto Chelynch Road, concern about the increased traffic onto the A361 and there were comments about size and style of development, the use of local stone, the need for dwellings to be in keeping with local area, adequate parking, mains services, public transport and the need for some housing to be for local people.  Cecelia Hughes and Jonathan Orton gave a presentation on the current proposals and circulated plans to the meeting.  No formal application had yet been made so it was not possible to go into exact detail but in essence there were 40 properties proposed on the site with a mix of sizes, a play space and adequate parking for at least two cars per household.	

		<p>The application, which would be made shortly, would be an outline application with reserved matters subject to continuing development. Section 106 monies could be used to improve existing facilities and DW Homes would be happy to discuss this in due course. It was noted that this is a greenfield site outside the development boundary.</p> <p>Recent changes to the policy on affordable homes meant that less would be included but there would still be properties for local people.</p> <p>The style and design of the properties had yet to be decided but they would be 2 – 5 bed room either 2 storey or 2.5 storey; there would be no bungalows.</p> <p>The question of the increase in traffic had been considered but was thought to be manageable.</p> <p>At this point, councillors raised various points and queries and these are summarised as follows:</p> <p>Cllr Fidge commented on the style of architecture and the need to use local stone. Mr Orton commented on its availability but it was confirmed that there are adequate supplies available.</p> <p>Cllr Crowcombe expressed concern that there were no bungalows which would be suitable for older people.</p> <p>Cllr Fidge asked about discussions with highways over the proposals. There was concern about the increase in traffic in Chelynch Road especially at school times and the problems with access onto the A361 at busy times which would only worsen with the increased traffic.</p> <p>In response Mr Orton advised that the highway matters would be a “full application” which would take into account all matters connected with the traffic generated by the proposed development.</p> <p>Cllr Clarke wanted DW Homes to take ideas to highways to make a significant improvement to the traffic problems in the area and give thought to significant improvements such as roundabouts, etc. Cllr Cawood commented that the use of traffic lights was disliked by highways due to maintenance costs.</p>	
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	5	<p><u>Public Forum:</u> The Chairman adjourned the meeting to allow public participation.</p> <p>Mary Newman asked if DWH had an option on the land adjoining the development. This was not known.</p>	

		<p>She asked what the split of types would be; this had not been decided but could be 20% of 2, 3, 4, 5 bedroom homes. The size and mix of affordable homes had not been decided.</p> <p>She commented that the standard of affordable homes had been downgraded but Mr Orton advised that DWH worked to the old standard.</p> <p>Barry Newman outlined the problems with access onto the A361 especially at peak times both from Chelynch Road and Farm Road. He advised that the problem was a matter of visibility and recent suggested improvements had not been acceptable.</p> <p>He noted that Wessex Water had realigned the sewers in the recent past and asked if there was any concern about the suitability of the existing drainage away from the site. It was also noted that there was the possibility of overloading occurring already. Mr Orton advised that this was a technical matter for DWH drainage consultants.</p> <p>In response to a question Mr Orton advised that it was likely that the planning application would be submitted in two weeks and that work could start before the end of 2014.</p>	
	6	<p><u>Date and Time of Next Meeting:</u> The next scheduled meeting is on Thursday 12<sup>th</sup> June at St Aldhelms School, Doultling commencing at 7.30pm</p>	

The meeting closed at 9.10pm

Alan Butcher,  
Parish Clerk,  
5<sup>th</sup> June 2014  
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