

Yeohead & Castleton Parish Council

Minutes of the Council Meeting on 4th September 2025 at 7.30 pm in Osborne Village Hall

The following were present: Councillors Perryman, Dillon, Simnett, Stubbs, Wheadon, Dorset Cllr Legg, the Clerk and two members of the public.

25.44 **Apologies for absence:** Cllr Lacey

25.45 **Declarations of interest:** Cllr Dillon declared an interest in item 25.52 Solar Farm at Wyke. Cllr Legg advised there is no necessity to declare interests concerning the Neighbourhood Plan at this stage.

25.46 **The minutes of the meeting held 3rd of July 2025** were confirmed and signed.

25.47 **Matters arising:** Amended plans to P/VOC/2025/05195 Proposal: Demolition of existing agricultural buildings and polytunnels and the erection of 2 residential dwellings (C3), vehicular accesses and associated works (variation of condition 2 of PP P/FUL/2022/02416 relating to a change in the proposed roof materials) Location: Mushroom Farm Cow Lane, Poyntington. The plans were received after the agenda had been published. The amendment is to change some of the roofing materials from metal to natural slate. The council agreed that this will improve the appearance of the buildings and decided to support the application.

25.48 **Adjournment Session:**

Cllr Legg decided to make comments on agenda items as they were discussed.

25.49 **The financial report for the year 2025-26** to date was received and accepted.

Payments in accordance with budget were approved: Clerk salary: £415.90, (HMRC - £17.40 This will be deducted from the next payment), Osborne Village Hall £20 hall hire.

25.50 **Planning Matters**

Planning matters dealt with since the last meeting for approval or to be decided at this meeting are in bold:

Name	Details /Reference	Status
Mushroom Farm Cow Lane Poyntington	P/FUL/2022/02416 Erect 2 No. dwellings (Class C3), new vehicular accesses and associated works. Demolish existing agricultural buildings and polytunnels.	Objection Refused 16.07.24 Appeal Objection Appeal allowed 08.07.25

25.51 **Local Plan Consultation:** Cllr Dillon told the meeting that she is concerned about the housing option on Lenthay Road, which could result in development within one mile of the proposed solar farm at Wyke, reducing walking opportunities for residents on that side of Sherborne. Cllr Legg talked about the strategic land availability assessments that are required by government and the large increase in housing numbers allotted to Dorset. It was agreed that councillors would review the consultation and send their comments to the clerk before the end of the month to be compiled into a parish council response. Cllr Legg suggested that councillors read the section on flexible settlements policy which may be relevant to Yeohead.

25.52 **Proposed new solar farm at Wyke:** Marengo Communications have informed the clerk that RWE will not be submitted a planning application until the end of the year when the results of the government review of the grid connection system will be completed and queue timings should be known.

25.53 **Highways Issues:**

a. B3145 junction with Clatcombe Lane: Cllr Simnett met with the Road Safety

Officer to adjust the position of the new mirror in July and confirmed to the meeting that the mirror is now functioning well.

- b. A30 Osborne junction: This was deferred to the next meeting so that Cllr Lacey can contribute.

25.54 **Mobile signal improvement:** Cllr Legg reported that the Atlas team is still talking to landowners about a site for the mast. Cllr Perryman suggested writing to Atlas to offer assistance and it was agreed that the clerk would do so.

25.55 **Neighbourhood Plan, to decide on the designated area:** Sherborne Town Council had asked whether Poyntington and Goathill would like to be included in the plan area. This would enable them to register the designated area without the need of a lengthy public consultation. Councillors held differing opinions as to the benefits for Poyntington and Goathill, some believing that it would offer protection against unwanted development and control over what if any development takes place. Cllr Stubbs felt that there was no guarantee that this would be the case. Of the two Poyntington residents present, one was in favour of joining and the other felt he did not have sufficient information to make a judgement. The councillors from the parishes in question voted 2 to 1 in favour of joining the plan and on that basis the council agreed that the whole of Yeohed & Castleton should be included in the Sherborne Neighbourhood Plan. Cllrs Lacey and Wheadon have agreed to be part of the NP steering group. The next meeting which can be attended by any interested councillors will be on September 11th.

25.56 **Collapsed drains south side of the bridge in Goathill:** Cllr Buckland reported that Dorset Council has completed works to repair the drains.

25.57 **Items for the next Agenda:** A30 Osborne junction.

25.58 **Dates of future meetings:**

6 November, Poyntington

2026:

8 January, Osborne

5 March, Poyntington

7 May, Poyntington

2 July, Osborne

3 September, Poyntington

5 November, Osborne

25.59 **The meeting closed at 8.35 pm.**