

MILBORNE PORT PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 17th July 2018 at 6.45pm at the Town Hall

Present: Mr R Tizzard (Chair), Mr M Ritchie, Mr T Campbell, Mrs A Flynn, Mr R Douglas and Mr J Edmonds

Also Present: Emma Curtis – Parish Clerk

Public Question Time:

There were nine members of the public present. Mr Tizzard welcomed them to the meeting and stated that as they were all present about agenda item 4, he would let them make their comments and observations while the item was discussed by raising their hands.

- 1. Apologies for Absence:** Received from Mr J Oldham and Mr C Laughton. Reasons for absence approved.
- 2. Declarations of Interest:** None received.
- 3. Minutes of the Planning Committee Meeting held on Tuesday 19th June 2018** were proposed for approval by Mr Douglas, seconded by Mrs Flynn and all agreed unanimously to approve the minutes. The minutes were therefore signed as a true and accurate record of the meeting.
- 4. Working Party Report on Redcliffe Homes amended plans:** Mr Tizzard provided an update on the revised Redcliffe Homes application and confirmed that a Planning Committee working party had been researching the revisions and engaging in an open dialogue with the applicant to gain facts and discuss issues. He stated that all discussions had taken place without presumption. He confirmed that the revised application would be considered by the Full Council at their meeting on Tuesday 7th August. Mr Tizzard recapped the changes in the application and advised that the revisions could be viewed in detail on the SSDC Planning website. He commented that he had confirmed with the applicant their intention to provide a 2,000 square foot shop on the site and that Redcliffe expected there to be a planning agreement that the shop must be built before the completion of houses. He stated he had also confirmed with the applicant a community village landscaped green area with commuted payment for maintenance which could involve a community hub suitable to house a library.

Mr Tizzard highlighted that the proposed width of the pavement opposite the site at 1.5m instead of 2m was not viable and that Mr Campbell was involved in engaging with Highways Engineers on this matter and access issues. Mr Campbell mentioned a swept path analysis and confirmed he had sent several emails to Highways Engineers who had redirected him back to Planning Officers. Mr Campbell commented he found this unhelpful as they do not understand highways technical detail. Mr Tizzard commented that although the Parish Council had not been in favour of the previous application for a number of stated reasons, it had been noted that Redcliffe Homes had made some attempt to consider and address to some extent the objections raised.

Mr Tizzard requested questions from members of the public.

One resident stated that if the pavement was widened to the suggested 2m the rest of the road would be narrowed which would not allow residents to park outside their homes as they do so now. Mr Tizzard commented that it was expected the applicant would take some space from the bank on the other side of the road and Mr Campbell explained that horizontal alignment and Highways Regulations would need to be taken into consideration.

Another resident asked if there was a specific process for residents to feedback their views and if the resident Working Party should put a document together. Mr Tizzard and Mr Campbell confirmed they were meeting with a member of the Working Party on the 27th July (now being revised date) and urged residents to pass their concerns on to him prior to the meeting so that they could be considered. The resident stated that he had been asked by an absent resident to stress that if the number of proposed houses was not reduced, despite the national directive, there would be a lack of parking and the Highways would be unworkable with road parking inevitable. It was suggested that housing numbers should be reduced to alleviate issues. The resident commented that previous objections from residents still stand and asked if these would be considered moving forward.

Mr Tizzard stated that the Parish Council were open minded, and the Working Party would continue to seek clarity prior to the meeting on 7th August when the Planning Committee could suggest options to Full Council. He encouraged residents to continue making their own representations to the SSDC Planning Department. Mr Douglas agreed with this and urged residents to submit their objections to the Planning Department as they would possibly be paid more attention than the Parish Council's response.

Mr Edmonds commented he was concerned about the width of the road and that the proposed shop needed to be much larger than the existing shop in the village. Mr Campbell commented that at the reserved matters stage of the application the developer would produce a traffic model.

Mr Tizzard reported that the Clerk had been approached by SSDC for further views on Section 106 funding should the application be approved, this would allow the Parish Council to comment further on listing facilities which may benefit the village, such as a dog walking area. Mr Tizzard requested that this item be added to the agenda for Full Council on Tuesday 7th August.

To conclude, Mr Tizzard stated that the Working Party would strive to produce some information and bullet points prior to Full Council but urged all Councillors to complete their own research.

A resident thanked Mr Tizzard for allowing them to speak during the meeting stating that it was appreciated.

5. Review the Planning Committee Terms of Reference and update if required:

The Terms of Reference for the Planning Committee were reviewed with some additions added. Clerk will update and circulate following the meeting.

6. Another Other Planning Updates: Mrs Flynn commented that the application for Higher Farm Barn had been refused. Mr Tizzard asked the Clerk whether the Parish Council is alerted to appeal notifications, the Clerk confirmed they receive written notification. Mr Douglas updated Councillors on the situation with the shelter following a further mediation session. He also confirmed he was meeting with Bovis

Homes on Thursday regarding the site at Gainsborough. Mr Tizzard suggested that Mr Douglas inform Bovis Homes that the Parish Council would be happy to engage with them early on regarding any proposals. This was agreed by all and extended to any future major planning applications which may arise. To conclude, Mr Douglas confirmed that following much work by the Clerk and Council members Canadian Solar had agreed to pay a one-off community benefit payment of £30,000 and requested approval for the Clerk to complete the paperwork. Approval was given by all members. Mr Tizzard expressed his thanks to those involved in achieving this result.

- 7. The date of the next Planning Committee Meeting was confirmed as as Tuesday 21st August 2018.**