

MILBORNE PORT PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 18th July 2017 at 6.45pm at the Town Hall

Present: Mr M Ritchie (Chair), Mr T Watts, Mr R Douglas, Mr R Biss, Mr J Edmonds, Mr C Laughton and Mrs A Flynn

Also Present: Emma Curtis – Parish Clerk

Public Question Time

There were 13 members of the public present.

In connection to the proposed development at Station Road a lady asked whether planners pictured turning lush green pastures into developments with more cars. Mr Ritchie explained the planning process and that the Parish Council were consultees. Another lady responded that the Parish Council must make recommendations when planning applications were received.

A gentleman stated that there was a feeling of apathy and helplessness regarding the proposed development. He commented that the targets had changed and that a huge amount of new homes had been built in Milborne Port since the turn of the century with just 29 left to meet the requirement by 2026. Mr Ritchie commented that although the Parish Council would like to, they cannot stop the government increasing the number of houses. The gentleman also stated that the transport survey carried out by the developer had missed out a lot of roads in the village and the survey conducted along Station Road had been placed illegally and that any figures from the survey could therefore be dismissed.

Another man asked whether the Outline Application had been submitted. The Clerk confirmed that no application had yet been submitted to SSDC Planning Department and that this was likely by the end of August and at that point, as consultees, the Parish Council would express their comments. The man also asked regarding transparency of the application regarding Highways issues and the impact on residents, particularly as the junction at Wheathill Lane was already blind with no full sight lines. The man also questioned how long residents would have to reply to the Planning Department once the application had been submitted.

Mr Watts stated that the County Council had conducted a highways survey around twelve months ago covering all entrances to the village and that he suspected the developer would use these figures in their assessment. Mr Watts also commented that the number of cars leaving Wheathill Lane had decreased since the previous use of the road.

Mrs Flynn commented that the Parish Council could act as consultees once the company had submitted their plans. In the interim she suggested that all objectors submit their written notes and evidence to the Parish Council to be considered to present a stronger case to the Planning Department. A member of the public commented that he had no idea who's side the Parish Council was on, so was hesitant to submit documentation. Mrs Flynn replied that she would not be a Parish Councillor if she did not believe in the village and asked for concrete evidence to be sent to the Parish Council for consideration.

Mr Watts went on to say that the Parish Council had to represent the whole of the village and consider their opinions, not just members of the public who adjoin development areas as those members of the public always object to proposed development. Mr Watts commented that in his opinion he felt the site in question would be developed on eventually and therefore the Parish Council must consider what is placed on the site and in his and members of the village opinion, this should be a shop as the road frontage could be improved and the site would alleviate parking issues. Members of the public present disagreed with this comment stating that the site and junction are dangerous. Mr Watts commented that access improvements could be made by blocking off the Wheathill Lane entrance and entering at the eastern end of the site. Members of the public responded that they did not want a shop on the site.

Mr Douglas encouraged all residents opposed to this development to write to their District Councillor as soon as possible.

A lady asked whether agenda item four could be considered without public interaction to which the Clerk explained that this would be an initial response to the presentation from Redcliffe Homes at the last Planning Committee Meeting, not an official response to a planning application which is yet to be submitted.

At this point, Mr Lockey, present as a member of the public commented that he was disappointed that the Full Council were not involved in the response to Redcliffe Homes. Mr Watts, Mr Biss and the Clerk explained that it had been passed at the last Full Council Meeting that the Planning Committee had been delegated with the task of preparing the response. Mr Lockey asked when a public meeting was being held, the Clerk replied that District Councillor Sarah Dyke had stated she was happy to hold a public meeting, but not until firm plans had been submitted.

To conclude Public Question Time, a lady asked whether there was a youth Parish Council, and gentleman stated that he felt the Queens Head should be considered a location for a shop and Mr Edmonds stated that the village was dying and would not exist unless a supermarket the size of Dikes in Stalbridge was built.

1. **Apologies for Absence:** Received from Mr J Oldham
2. **Declarations of Interest:** None received
3. **Minutes of the Planning Committee Meeting held on Tuesday 20th June 2017** were approved and signed as a true and accurate record of the meeting.
4. **Consider and prepare a response to Redcliffe Homes regarding proposed planning application for land at Station Road:** Mr Watts stated that following the last Full Council Meeting he had agreed to put a draft response together to Redcliffe Homes regarding the proposed development and that in his opinion the site in question should allow for a shop as the land would be developed at some point in the future and therefore should allow for a useful provision for the village which could provide sufficient parking and access to a shop. Mr Lockey intervened that as a member of the Council he felt that the response should be deferred to Full Council for consideration. Mr Watts commented that it was the decision of Full Council at the

last meeting to delegate the Planning Committee to prepare the response. Mr Biss stated that the infrastructure in the village such as gas and water was not sufficient for further development and required improvement. Mr Lockey and Mr Watts discussed the capacity at the school now that the Gainsborough planning application had been approved. Mrs Flynn stated that after reading Mr Watts draft response she did not see it as an adequate submission to Redcliffe Homes as there was a huge amount of concern surrounding the proposed development and she felt the developer should hold a public meeting with residents.

To conclude, Mr Ritchie requested a vote in favour of submitting Mr Watts draft response, with three members voting in favour and found against. Mrs Flynn then suggested a motion to bring the matter to Full Council to consider a response which resulted in four members voting in favour, and three against. Therefore, the motion was carried to bring the matter to Full Council on Tuesday 1st August 2017

5. The date of the next **Planning Committee Meeting** was confirmed as **Tuesday 15th August 2017**.