

## MILBORNE PORT PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Tuesday 19<sup>th</sup> March 2019 at 7pm at the Town Hall

**Present:** Mr R Tizzard (Chair), Mr. R Douglas, Mr C Laughton, Mr T Carty, Mr J Edmonds and Mr. J Oldham

#### **Public Question Time:**

There were eight members of the public in attendance.

Since all those present who were intending to speak about specific applications, the chairman suggested they speak as each item came up.

1. **Apologies for Absence:** Received from Mr. Tom Campbell. Reasons for absence accepted.
2. **Declarations of Interest:** Received from Mr T Carty - potentially within the action list, *station Road Working Party*, Mr. Oldham – *both applications to be considered as immediate neighbour to one application and friend of applicant* and Mr. Douglas as *resident of Gainsborough*.
3. **Minutes of the Full Parish Council meeting held on Tuesday 19th February 2019.** The minutes were then approved and signed as an accurate record of the meeting.
4. **Planning**

**19/00408/LBC** Erection of a single storey rear extension to dwelling house, 3 *Thimble Lane, Milborne Port DT9 5JJ*  
There were no objections to this application.

**19/00402/FUL** Change of use from light industrial (B1) to retail (A1). *Wyvern Buildings, North Street Milborne Port DT9 5EP*

Four members of the public spoke in objection to this application on issues such as the adequacy of parking, pollution, highways safety, disturbance etc. Following input from members of the public, members of the committee discussed what was heard and added their input. All were against the application and the following response was crafted and sent to the planning authority:

**Milborne Port Parish Council would recommend refusal of this application based upon the following observations (from council members and members of the public)**

- **In his application, the applicant asserts that there are 12 parking spaces available to the site. However, we have seen documentary evidence that many of these spaces are allocated to residents of adjacent buildings and not in the control of the applicant.**
- **The nature and size of the proposed development (convenience store plus café) would require some 22 car plus one lorry parking space for the shop and an additional 5 spaces for the café according to government websites. There simply is not that amount of space available to this development to provide sufficient car parking spaces**

- The location of the site is in a quiet residential cull de sac and it is felt that the significantly extended hours of business of a retail outlet (planned to be 0700-2200 hrs, seven days per week) compared to the existing business hours would create a significant and unacceptable disturbance to residents.
- There is concern that there could be land contamination resulting from the existing operation which would be incompatible with the operation of a food outlet.
- There is increasing concern about the proximity of convenience food outlets close to schools (as an example, see [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/604909/Encouraging healthier out of home food provision toolkit annexes.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/604909/Encouraging_healthier_out_of_home_food_provision_toolkit_annexes.pdf)). If approved, the food outlet would be less than 100 metres from the school gate. The requirement for additional food outlets at the Eastern part of the village is not disputed, however, there is already a commitment to provide this at a more suitable location (see below).
- Our village has recently had two planning permissions granted for new retail and convenience stores
  - Wheathill Lane (17/03985/OUT) and
  - Gainsborough (18/03295/FUL)
- We submit that both are in superior locations and sites. No evidence has been provided to justify an additional store
- Glovers Close already has traffic congestion particularly at the start and end of the school day to the extent that the County Council initially objected to the application or a further classroom at the school. Whilst this has now been resolved, the additional traffic from customers and deliveries over an extended period would be detrimental to the amenity of the area and present an unnecessary increased safety risk to pedestrians, particularly children at the school.
- The additional pollution from motor vehicles would be detrimental to the health of residents and more particularly, children at the school.

## 5. Working Party Reports:

**Station Road Appeal.** It was announced that the appeal had been denied. Mr. Tizzard asked that the notification be circulated to committee members.

**Action – Mr. Oldham**

**Redcliffe Homes application** Mr. Oldham commented that Redcliffe homes were asking if there were any further comments on the design of the community hub. There were none on the building layout, but that Redcliffe were still requesting a contribution for underfloor heating, which the Parish Council see as being required for the multiuse of the building and in particular giving flexibility to the library. It was agreed that Mr. Tizzard would craft a draft for Mr Oldham to respond to Redcliffe  
**Actions. Mr. Oldham to send latest note from Emma Jones to Mr. Tizzard Mr. Tizzard to draft a response to SSDC and Redcliffe homes.**

**Gainsborough** Mr. Douglas reported that Bovis homes had removed some hedging to provide adequate sight lines, but he may suggest that they provide lower height shrubs to provide some cover. All agreed with this. Mr. oldham commented that there would be an item on the Full council meeting agenda in April to consider names for the three roads in the development.

**6. Other updates**

There was a brief discussion about tS106 monies and our desire to see them best utilised. Mr. Douglas mentioned a meeting he was holding as part of a working party of the Open Spaces Committee a meeting with the playing fields before the next full council meeting and Mr. Tizzard asked if he could join the meeting. This was accepted. A Working Group of the Planning Committee of Mr Tizzard, Mr Carty and the Clerk will be responsible for securing funds through s106 and the Open Spaces Group will take responsibility for the claiming and spending of the funds. There will be ongoing liaison between the two

Also it was agreed that open spaces would be in a good position to identify potential use of such funds in future and bring them back to full council for spending decisions.

**7. The date of the next Planning Committee Meeting** was confirmed as **Tuesday 16th April 2019.**