

MILBORNE PORT PARISH COUNCIL

Minutes of the Full Council Meeting held on Tuesday 17th February 2015 at 7.30pm at the Town Hall

Present: Mr J Farley (Chair), Mr M Ritchie, Mrs S Shingleton, Mrs R Douglas, Mr C Laughton, Mr R Biss, Mr E Davis, Mrs P Alexander, Mrs M Lock, Mr R Lockey, Mrs W House, Mr R Duckworth and Mr J Edmonds

Also Present: County Councillor William Wallace
District Councillor Lucy Wallace
Emma Curtis – Clerk

Public Question Time

There were in the range of 50 members of the public present. Mr Farley welcomed the public and asked if any were present at the meeting for business other than the planning application for The Gainsborough Arms, which there were none. The majority of those in attendance were there to oppose the planning application for The Gainsborough Arms, however, there was three members of Coop staff who were present to listen to people's opinions and points of view.

Due to the large amount of public present, Mr Farley invited a number of representatives to speak on the public's behalf. Mr Walden from the Gainsborough Arms Community Interest Group stated that the group felt the proposed store was in the wrong place and would be demolishing a viable pub as well as moving the current Coop away from people who use it with limited mobility. Mr Walden commented that The Gainsborough Arms had been a public house and trading since 1866 and was a place for the community to meet, greet, eat, drink and play and with the help of the Parish Council would like to see it become an Asset of Community Value.

Representing the younger community, Miss Bennett who works and socialises at The Gainsborough Arms, expressed her concern about the increased amount of traffic which would be using Gainsborough to access the proposed shop which would be opposite the play area and skate park and could potentially endanger children using the facilities. Miss Bennett felt there were better locations in the village for a new store.

Another gentleman commented that he felt the plans were poorly prepared and written and that the company behind the plans had purchased a job lot of public houses and were exploiting planning loopholes in the hope to turn them in to shops.

A gentleman who had moved to the village from Poole, stated that one of the things that had drawn him to relocate to Milborne Port was The Gainsborough Arms being a community pub which had allowed him to integrate and make friends in the village. He commented that he had seen in Poole the adverse effect pub closures

could have on village life and that if the pub were to close, he would happily relocate and move away from Milborne Port.

A man questioned the planning documents as to whether they had really checked the village for a more viable site for a new store. He commented that an online and paper petition had been set up and at the current time had over 1000 signatures on it to save the pub.

A brief discussion took place regarding the possible loss of jobs if the store was to be granted.

One lady voiced her concerns about the potential loss of The Gainsborough Arms as an old building itself, regardless if it became a shop or not and feared that even if the plans were refused, the building could be lost.

Another gentleman who had lived in the village all his life mentioned that he thought South Somerset District Council and the Parish Council would let the entire village down if they let the pub go. Mr Duckworth asked Mr Farley to remind the public that the Parish Council were only consultees and not the planning authority who make decisions.

Another lady questioned whether members of the Parish Council had read all the comments on the SSDC planning website, and if they hadn't, urged them to do so.

Mrs Alexander concluded Public Question Time by asking the Clerk to write to farmers and Highways again about the large amount of mud on the roads along Golding's Lane and on the road to Charlton Horethorne.

Receive reports from District Councillor Lucy Wallace, County Councillor William Wallace and PCSO Thelma Mead

District Councillor Lucy Wallace commented as the ward member had listened to all concerns regarding the planning application for The Gainsborough Arms and assured the public that she agreed with the majority and would support them and their views. Councillor Wallace commented that the public had made some great comments which potentially could make a massive difference on the outcome of the plans and that she would back them all the way especially if the plans are passed to the Area East Committee.

County Councillor William Wallace informed those present that if the plans were passed to the Area East Committee that he is a member of that committee and if there was enough disapproval any approved plans may be overturned. Councillor Wallace gave an example of where this had happened in Corton Denham.

PCSO Thelma Mead – The Clerk read a brief report from PCSO Thelma Mead.

1. **Apologies for Absence:** None received
2. **Declarations of Interest:** Mr R Duckworth, agenda item 4.1, *lives very close to The Gainsborough Arms* and Mr C Laughton, agenda item 4.1 and 4.2, *Chairman of the Sports and Social Club and resident of Higher Kingsbury Close.*
3. **Minutes of the meeting held on Tuesday 20th January 2015** were agreed and signed as a true and accurate record of the meeting. Mrs Alexander asked whether the Finance Committee had approved funding for a new bus shelter which Mr Farley confirmed and asked the Clerk to add to the next agenda.

Due to the large number of members of the public present in reference to The Gainsborough Arms, Mr Farley moved agenda item 6, Planning, to the forefront of the meeting.

4. Planning

4.1 The following **Planning Application** was considered:

15/00232/FUL Demolition of existing Class A4 public house and redevelopment of site to provide a Class A1 convenience store including ATM with dedicated external servicing, refuse and plant area, associated car parking, access and landscaping
Garinsborough Arms, 74 Gainsborough Road

Mr Farley reiterated that Milborne Port Parish Council is not the planning authority and do not make planning decisions, it is South Somerset District Council who make all planning decisions and the Parish Council are only consultees and asked for the recommendations and opinions on any planning applications. Mr Ritchie gave information on the Asset of Community Value.

The Parish Councillors undertook a thorough discussion of the proposed plans and a number of concerns were raised such as:

- The loss of a viable pub for eating and drinking
- The loss of yet another village facility
- The loss of a historical building in the village
- The location of the proposed new shop being in the wrong location in the village
- The access to the proposed new shop, particularly for deliveries, being inadequate
- The possibility that the property developer owners of The Gainsborough Arms would shut the pub and even if the Coop was not relocated there, the village could suffer the loss of both the pub and the shop.
- Planning approval for a new shop has already been granted for elsewhere in the village and still has 12-18 months left to run.

It was agreed that the Parish Council would reply to SSDC as follows:

The Parish Council is opposed to the planning application for the following reasons:

- 50 or more members of the public attended the Parish Council meeting to oppose the plans with another 1000 having signed either a paper or online petition opposing the plans
- The Parish Council would like to see the pub stay open in the village as Milborne Port has already recently lost one pub.
- The location of the proposed shop is not ideal and the Parish Council would ask SSDC to go through a sequential process to see if there is a better site in the village.
- Clark House, at West Hill, already has planning approval for a new shop, and it is felt this would be a better location.
- The access to the site is not adequate.
- The proposed building is an eyesore and not in keeping with the area.
- The loss of an historical building from the village.

However, in the event the planning application is approved the Parish Council would like to see the access to the site moved and improved, and a better designed building in keeping with the area.

4.2 The following **Planning Refusal** was noted:

14/04927/OUT Revised outline planning application for 10 dwellings with all Matters reserved, except for means of access, layout and scale
Land Off Higher Kingsbury

5. Proposed diversion of Footpath WN 17/5 and WN 17/8

This diversion was noted and the Parish Council made aware.

6. Tree's roots encroaching neighbouring garden from Springfield Recreation Ground

Mr Lockey informed the Council that a tree in the recreation ground was interfering with a neighbouring garden. The Clerk read the advice and response from Phil Poulton from SSDC but as the Football Club, Parish Council and Playing Fields Management Committee all wanted to see the tree be cut down, the Parish Council voted in favour to do so.

Action – Clerk to inform Handyman to cut down tree.

7. Finance

7.1 The following **Payments** were approved:

SLCC Membership	£131.00
Emma Curtis – Burial Fees	£32.00
Milborne Port Computers	£42.00
N Dungey – Toilet Cleaning	£130.00
Emma Curtis – Petty cash	£50.00
KM Dike – Grounds maintenance	£967.73
KM Dike – Village Hall Hedge Cut	£510.00
Lifestyle Landscapes	£176.40
SSE	£21.52
A Parker	£120.00
SSE	£5.53

7.2 The following **Direct Debits** were noted:

PWLB	£1243.99
Plusnet Broadband	£9.99

7.3 A letter to Barclays Bank was signed amending Clerks monthly pay to £779.94 from £760.94 due to change in tax code

8. The following Correspondence was discussed:

- Eric Forrest – Letter about defibrillator location
- Mike Mortimer, Church Warden, - Letter about Churchyard pathway by The Ball Court
- Lee Jameson, Polity UK – Telephone conversation and refusal to come and present Gainsborough Arms Plans to the Parish Council
- Chris Pratt/Vicki Dawson – Doves in Melbourne Port
- Mr and Mrs Fanning – Letter regarding pavement surfacing along the High Street

9. The date of the next Full Council Meeting was confirmed as **Tuesday 17th March 2015.**