

MILBORNE PORT PARISH COUNCIL

Minutes of the Full Parish Council Meeting held on Tuesday 7th August 2018 at 7pm at the Town Hall

Present: Mr J Oldham (Chair), Mr R Douglas, Mr R Tizzard, Mr T Campbell, Mr I Stewart, Mrs M Lock, Mr P Lock, Mr C Laughton, Mr J Edmonds, Mr M Lancaster, Mr M Ritchie and Mr G Crudgington

Also Present: County Councillor William Wallace
Emma Curtis – Parish Clerk

Public Question Time

There were 24 members of the public present.

The Chairperson of the Village Hall Management Committee (VHMC) commented that at the last meeting a hub was proposed at the Redcliffe Homes development and questioned whether this was a good idea as it may detract from existing meeting spaces within the village. She suggested getting all stakeholders together to discuss this proposal on the plans.

A lady commented she was in attendance regarding the proposed planning application at the old Easons Office and asked that Councillors consider the surrounding trees when considering the application.

A gentleman asked Councillor Wallace why planning applications were taking so long to be ratified at South Somerset District Council at present. Councillor Wallace explained that the District Council was undertaking a restructure resulting in staffing being reduced.

A resident asked if double yellow lines were being painted on the east side of North Street. He then went on to comment about the Redcliffe Homes application and thanks Mr Tizzard for meeting with him to discuss his concerns. He stated that several residents were opposed to the development and there was a feeling of frustration that SSDC seemed to be pushing the application forward and supporting it unless its own experts raised objections. He commented he felt that any objections were wavering under pressure from the Case Coordinator to remove any objections. He supplied information regarding the four main issues; flood water drainage, Highways, trees and the matter of Milborne Port being a Rural Centre and the possibility of this being exceeded due to the increased number of houses. He mentioned that Henstridge had managed to fight off an application of 170 houses which had been rejected due to the village being designated a Rural Settlement.

Another resident commented that he felt the hedgerow on the proposed development site was overlooked and that this was wrong due to its age, attractiveness and wildlife. He stated that four trees were within the hedgerow and if the development were to proceed three of these would be removed. He asked that if the development should go ahead would the Parish Council support retaining the hedgerow. He commented that he felt it was unacceptable that SSDC had indicated the development would be passed from day one despite there being several grounds to reject the application. He concluded by asking if the email regarding the fire at Bazzleways listed in Correspondence on the agenda was concerning him. Mr Oldham confirmed that it was not, and it was addressed to the Clerk of the Parish Council.

Receive any reports from County Councillor William Wallace, District Councillor Sarah Dyke and Parish Councillors

County Councillor William Wallace – In regard to the Redcliffe Homes application Councillor Wallace stated that Rural Settlements may be forced into becoming Rural Centres and that the planning application in Henstridge would be going to appeal. Councillor Wallace provided information about the Rural Cost Premium and provided examples of how school transport was nine times more expensive in rural areas compared to urban areas. He confirmed that MP's were lobbying to make this fairer. Councillor Wallace stated that regarding the Care Act 2014 Somerset County Council had managed to find an extra £8million for this financial year and that the Council were on target to balance the books and were well within their means. He confirmed there was no further information regarding the A30 crossing and that it was at the feasibility stage.

District Councillor Sarah Dyke – No report received

Mr Laughton – Commented that the relining on Highways within Milborne Port was in progress and new signs should follow shortly.

1. **Apologies for Absence:** Received from Mrs A Flynn and District Councillor Sarah Dyke. Reasons for absence accepted.
2. **Declarations of Interest:** Received from Mr Lancaster, agenda item 10, *member of the Village Hall Management Committee*, Mr Douglas, agenda item 10, *member of the Village Hall Management Committee*, Mr Laughton, agenda item 5.2, *son owns 23 West View*, and Mr Crudgington, agenda item 7, *interest in telephone kiosk on High Street*.
3. **Minutes of the Full Parish Council meeting held on Tuesday 3rd July 2018** were proposed for approval by Mr Ritchie and seconded by Mr Lock. All voted in favour to accept the minutes therefore they were approved and signed as an accurate record of the meeting.
4. **Circulation of the draft Planning and Open Spaces and Footpaths Committee minutes dated Tuesday 17th July 2018** was noted.
5. **Planning**
- 5.1 The following **Amended Planning Application** was considered:

17/03985/OUT Outline planning application for a mixed-use development comprising the erection of up to 65 dwellings and convenience store (Class A1), community hub (Class B1); and associated access and landscaping works on land at Station Road with access and associated works
Land OS 7800, Wheathill Lane

Mr Tizzard led the discussion as Chairman of the Planning Committee. He commented that there were clear advantages and disadvantages of the proposal and that he had requested all Councillors review the revisions prior to the meeting. Mr Tizzard proceeded to outline the revisions and explained the amended plans in detail. He provided information regarding housing shortages throughout the country and central government guidance. Mr Tizzard commented that as SSDC had failed to deliver their 5-year housing supply it would make planning applications easier to push through and that this should be recognised, and that Milborne Port should realise it may end up with more housing than already provided. Mr Tizzard outlined the

possible advantages of the site should the application be approved. At this point, a member of the public interrupted the meeting by stating that the information Mr Tizzard was providing was not outlining the negatives of the application. Mr Oldham requested this person not speak during the meeting. Mr Tizzard responded by stating that planning was a balancing exercise and that the pro's and cons needed to be considered. He stated he recognised that the proposed application would affect residents but that Councillors might wish to take a pragmatic approach. He outlined two possible options; to accept the proposal subject to firm conditions or to object outright. At this point, another member of the public interjected and asked how the school and doctors would cope with further housing. Mr Oldham requested she refrain from interrupting the meeting. A resident commented that they had been allowed to speak during the last planning committee. Mr Oldham said that this did not apply to full PC meetings and asked him to please stop disturbing the meeting. Mr Tizzard responded that the Council had listened to the public's points of view and these had been considered. The resident once again disrupted the meeting by stating he was excusing himself. Mr Oldham requested the resident leave the meeting immediately. Following the person's departure, a long debate continued between Councillors on how to respond to the planning application with a variety of views being raised. Mr Tizzard outlined the proposed conditions he had set out in a document, and these were considered in detail. To conclude, Mr Oldham set out three proposals; to reject the application outright, to accept the application but set firm specific conditions or to accept that the application was an SSDC responsibility and not a Parish Council decision. A vote was therefore taken; zero Councillors voted to reject the application outright, six voted in favour to accept the application with a firm set of conditions and five Councillors voted to refer the responsibility to SSDC. It was therefore resolved that the Parish Council would accept the application but provide a firm set of suggested conditions. It was agreed that Mr Tizzard, Mr Oldham and the Clerk would finalise the response.

Action – Mr Tizzard, Mr Oldham and the Clerk to finalise the response to SSDC.

5.2 The following **Planning Applications** were considered:

18/01879/FUL Demolition of existing buildings and the erection of a new dwelling
Former Easons Office, High Street, Milborne Port
Milborne Port Parish Council are not in favour of this application. The proposed erection would be within a sensitive Conservation Area within The Clump with the historic village cross, The Church and Church House in the immediate area. A dwelling in this area would detract from setting of historic buildings and Conservation Area, The Clump and have an adverse effect on the visual amenity. The Parish Council also have concerns about access arrangements including pedestrian access. Concern was raised regarding the height of the proposed two storey building and the impact this may have on Parish Council owned trees adjacent to the site which would require works to enable the proposed height of the development. It was also noted that no services are installed which could potentially mean disruptive site works within the area

Mr Laughton left the meeting at this point

18/02009/ FUL Demolition of existing side extension and garage and the erection of two storey side extension to dwelling

23 West View, Station Road

No Objections

Mr Laughton returned to the meeting.

18/01609/FUL Two storey extension

33 Prankerds Road

No Objections

5.3 The following **Advice of Appeal Receipt** was noted:

Appeal in Respect of Application Decision Reference: **17/03964/OUT**

Planning Inspectorate Appeal Reference: **APP/R3325/W/18/3198725**

Appeal Starting Date: **16th July 2018**

Appeal By: **Mr and Mrs Hunt** Appeal Type: **Written Representation**

Action: Clerk requested to write and confirm that previous Parish Council observations regarding this application still stand.

- 6. Review and update Action List:** The Action List was reviewed and updated. Clerk to circulate following the meeting. The Community Grant Agreement regarding Milborne Port Solar Farm was considered. Mr Stewart commented that he had some concerns regarding the agreement regarding publicity and confidentiality. These were discussed. Mr Lock proposed that the agreement was signed and the £30,000 grant accepted. This was seconded by Mr Oldham and Councillors voted unanimously to sign the agreement and accept the £30,000 Community Grant. Therefore it was resolved the Clerk would sign the agreement witnessed by Mr Oldham.

Action – Clerk to update and circulate Action List and return Community Grant Agreement to solar farm company.

- 7. Update on status of shelter:** Mr Oldham requested that Mr Crudgington leave the meeting as this point after disclosing an interest. Mr Crudgington left. Mr Douglas explained the status of the adverse possession application and confirmed that if the objector did not remove their objection by 20th August the matter would be referred to tribunal. Mr Douglas stated that Highways had submitted a map outlining the extent of Highways owned land within the area commenting that the land may be manorial waste or common ground. Mr Douglas commented that the costs of a tribunal could become very expensive and that he felt it was not Milborne Port Parish Council's duty to spend public money on a tribunal which they may not win in court. Therefore, Mr Douglas proposed that the objector was given one final chance to withdraw their objection, in which case the adverse possession application would likely be approved. Then, the previous resolution, which included moving the shelter as part of redevelopment of the site would be progressed. If the objection as not removed, then the Parish Council would withdraw their adverse possession application and the shelter would stay where it is resulting in no further costs to the Parish Council and spending of public money. This proposal was seconded by Mr Campbell. A vote was taken with Mr Douglas and Mr Edmonds abstaining. The remaining Councillors all voted in favour of Mr Douglas's proposal. It was therefore resolved that Mr Douglas would email the objector detailing the decision made by the Parish Council.

Action – Mr Douglas to email objector

8. **Consider lease for East Street Car Park Electric Charging Points:** Deferred to another meeting as errors found in contract. Mr Douglas and the Clerk to arrange amended contract.
Action – Mr Douglas and Clerk to arrange amendment of errors and bring updated lease to September meeting.
9. **Report and Recommendations from the Clean and Safe Playing Fields Working Group including proposal to purchase dog waste bag dispensers:** Mr Tizzard reported that a successful meeting had been held with a wide range of stakeholders. He stated that minutes would be circulated shortly. A number of measures had been discussed. Mr Tizzard proposed that the Parish Council seek to acquire a piece of land which could be used for dog walking and other recreational purposes, therefore banning all dogs from the playing fields should designated land be available, keeping dogs off areas where youths play sports. This proposal was seconded by Mr Lock and all voted unanimously to start the process of trying to find suitable land. Mr Tizzard also proposed that three dog waste bag dispensers were placed at the entrances to the playing fields. This was seconded by Mr Stewart and all voted in favour. It was therefore resolved that the Parish Council would seek to find suitable land for dog walking and purchase three dog waste bag dispensers. Meanwhile the PC will continue to work towards alleviating the problem of dog fouling of the Playing Fields
Action – Parish Council to start to seek suitable land and Clerk to order and arrange installation of dog waste bag dispensers
10. **Update from Parish Council representatives regarding safety improvements at Springfield Road Car Park:** Mr Douglas confirmed that all stakeholders had met and reached agreement on a way forward. It had been agreed that the barrier would be removed from the scheme and the plan was to just proceed with the lighting. Mr Douglas confirmed the Clerk had secured an extension with the Big Lottery Fund and had gained approval for the grant just to be used for lighting. Mr Douglas commented that there appeared to be some confusion with the lease of the car park, although it was clear that the Parish Council owned the land, and that he was awaiting confirmation regarding the lease issue. Mr Campbell informed Councillors that the stakeholders had all agreed on using the Dikes car park model and that the shop had confirmed they had received no objections or complaints from neighbours regarding light pollution. The model was based on three columns with four downlights and that the Parish Council would need to seek new tenders. Mr Oldham commented that the previous specification was very similar and didn't produce light pollution. Mr Lancaster confirmed that the VPMC had agreed that the light operation would be conducted and controlled from inside the village hall and would pay the electricity bill providing they could select the light timings. It was mentioned that should the lights be required outside of agreed hours these costs would be passed to the end user. Mr Campbell proposed that the Parish Council move forward with the new specification and seek new tenders. This was seconded by Mr Stewart. There were three abstentions, but all remaining Councillors voted in favour to seek new quotations.
Action – Clerk to gain new quotations
11. **Consider Quotes for Skate Park and East Street Car Park Repairs:** The specification provided by Mr Campbell were considered alongside the quotes received. Mr Oldham proposed that Company A were instructed to undertake the repairs. This was seconded by Mr Douglas and all Councillors voted unanimously

to instruct Company A. Mr Laughton suggested white lines should be painted at East Street Car Park.

Action – Clerk to instruct Company A to undertake repair work

- 12. Confirm arrangements for distribution of Housing Needs Survey:** Several Councillors volunteered to help distribute the Housing Needs Survey throughout the village. Those volunteers were requested to visit the Clerk in the office to collect their surveys and return envelopes as soon as possible.

Action – Clerk to commence delivery and Councillor volunteers to collect surveys and envelopes from the Parish Council Office.

13. Finance

- 13.1** Receipt of the current **Financial Statements dated 30th June 2018** was confirmed.

13.2 Consider adding Mr Douglas as a bank signatory on Parish Council

Accounts: Mr Oldham proposed that Mr Douglas was added as a bank signatory. Mr Stewart seconded the proposal. All Councillors voted in favour of adding Mr Douglas as a bank signatory. The Clerk provided Mr Douglas with the prepared paperwork.

Action – Mr Douglas to attend bank with identification and be added as a signatory

- 13.3** The following **Payments** were approved:

Emily Francis – Temporary Town Hall Cleaner	£100.00
Emma Curtis – Burial Fees (Hardwicke x 1)	£20.00
Viking – Filing Cabinets Inv: 397957	£239.98
South West Signs – Blue Plaques Inv: 8002	£403.20
KM Dike Nurseries – Grounds maintenance Inv: 354	£1,334.18
Mr C Laughton – Open Spaces Reimbursement	£16.22

- 13.4** The following **Direct Debits** were noted:

Water2Business	£161.19
BT – Telephone and Broadband	£247.79
BT – Mobile Phone	£18.00

14. Correspondence

- 14.1** The following **Correspondence** was considered:

- Email from Devon and Somerset Fire Service regarding fire at Bazzleways in 2015
- Email from resident regarding land on the High Street
- Letter from landowner concerning land at Springfield Road: **Action – Clerk to instruct District Valuer**

- 14.2** The following **Correspondence** was noted:

- Copy of letter from resident to The Buses of Somerset regarding bus services
- Letter from resident concerning house in Brook Street

- 15. Newsletter and Communications:** It was agreed to publicise the distribution of the Housing Needs Survey, the new dog waste bag dispensers at the playing fields and proposed dog walking area.

16. The date of the next **Full Parish Council Meeting** was confirmed as **Tuesday 4th September 2018**.