

MILBORNE PORT PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD ON TUESDAY 19th AUGUST 2014 AT THE TOWN

HALL AT 7.30PM

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

Also Present: Emma Curtis – Clerk
PCSO Thelma Mead
Three representatives from Belectric

Public Question Time

There were 26 members of the public in attendance.

Mr Farley informed the public that comments on the planning application for Gainsborough should be made during Public Question Time but that questions on the proposed Solar Farm to Belectric could be made after their presentation but that no comments from the Parish Council would be made on the proposed Solar Farm until the Planning Committee Meeting on Tuesday 2nd September 2014.

Mr Walden commented that he felt the planned Gainsborough development was unsustainable and would bring no business in to the village as the workers would be bought in from outside the village. He expressed his concern at the amount of increased traffic and pollution which would be caused and felt that the pavement, at 60cm, would be dangerous and not feasibly large enough for safe use. He also commented that if the development were to go ahead then Milborne Port would have their full allocation of houses until after 2028.

Mr Smith questioned where the parking for staff and visitors to the proposed Care Home would park as there was no allocation for this on the plans. He also felt that the pavement was extremely dangerous.

Mrs Mortimore felt that the Care Home would be an added advantage to the village after seeing how difficult it is to transport loved ones to spouses in residential homes outside the village. She felt there would be a demand for a Care Home in the village for this reason.

A Newtown resident mentioned that the traffic and parking along Gainsborough had already increased dramatically over the past few years. She commented how terrifying the road is in icy conditions and how unsafe it would be with further traffic.

The resident of 14 Gainsborough questioned whether the Parish Council had taken in to consideration the 37 letters on the SSDC Planning Website in regard to the proposed development stating that all but one of the 37 letters were against the plans and the remaining one was “on the fence”. Mr Farley replied that the Parish Council are aware of letters on the website but unless a copy of a letter is sent to the Parish Council, they are not in physical receipt of them.

A further lady felt that as the site was a greenbelt site that no development should take place on it. She asked how the Parish Council felt about the plans and for a show of hands for and against the proposal. Mr Farley explained that the matter would be discussed and considered under agenda item 5.1 when a vote would take place.

Mr Cadisch questioned whether the doctor's surgery would be able to cope with higher amounts of patients stating that it was already becoming increasingly difficult to get an appointment.

Miss Phipps explained she was opposed to the planned development due to the narrow roads and pavements stating that it was unsafe and the pavement would not be wide enough for pushchairs, wheelchairs and mobility scooters and would be very dangerous for children.

Mrs Shingleton read out to the Parish Council quotes which had been made at a recent Area East Meeting, by an agent representing the Court Lane planning application, containing a lot of untruths about supposed statements Milborne Port Parish Council had said regarding planning in the village such as the Council felt there was a "demand for new Housing" and "their support for large new housing schemes" and the "unmet need in the village to be met" and the "lack of public opposition to Housing Schemes". Council members expressed their concern and outrage that such false comments could be made about the Parish Council and Mr Farley and the Clerk confirmed they would follow this up with South Somerset District Council and the agent.

Mr Edmonds informed the meeting that he had received complaints about No 55 Prankerd's Road having a fence over 6ft high and that they didn't appear to have planning permission.

Mr Harada of Bazzleways concluded Public Question Time by giving details of a letter he had written to the Parish Council regarding the proposed ranger scheme which had been discussed at a previous meeting. He felt that as he was already a Band D council tax payer that he was already paying enough towards the village and asked whether the ranger scheme would be taken from council tax or would higher costs occur.

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

No reports received from District Councillor Lucy Wallace or County Councillor William Wallace.

Mr Farley introduced PCSO Thelma Mead, replacing PCSO Callum Davis, and thanked her for attending. PCSO Mead gave no report but did give an update on the changes to the policing system in the area stating that 3 PCSO's had been lost but that those remaining were now covering 3 areas instead of 7. PCSO Mead confirmed she was familiar with Milborne Port having tutored two previous PCSO's in the village and would attend every Parish Council Meeting as long as she was not on annual leave or on a case. PCSO Mead concluded by confirming she would be with Milborne Port until May when she would retire.

Miss Phipps questioned why there was no Speed Watch Meeting the previous week as confirmed in the Parish Magazine. PCSO Mead and the Clerk confirmed they knew nothing about this but the Clerk would follow up with Stuart Hunter.

1. **Apologies for Absence:** Received from Mrs R Douglas and Mr R Lockey
2. **Declarations of Interest:** Mr Biss, Mrs Alexander and Mr Farley, *agenda item 11, allotment holders and spouse of allotment holder.*
3. **Minutes of the Full Council Meeting held on Tuesday 15th July 2014** after an update from Mr Farley regarding agenda item 7, and the plot of land at Springfield Road in connection with Mr Falbo, the minutes were agreed and signed as a true and accurate record of the meeting.
4. **Presentation from Belectric regarding proposed Solar Farm in Milborne Port**
Mr Farley welcomed representatives from Belectric and stated that no planning application had been submitted yet for the Solar Farm, and that the Parish Council would comment on the proposal at the next Planning Meeting.

Mike Rogers from Belectric introduced himself and recapped on an open day held at Milborne Port Village Hall in July. He gave background information on the company and their aims and objectives. He confirmed that they would be submitting plans for the Solar Farm, off Old Bowden Way, in the next few weeks. He explained that the Solar Farm would cover two low lying fields and would be screened behind hedges with gaps being infilled as visual impact was important. Mr Rogers gave information on how the solar panels would look, where they were manufactured and how they work. He supplied information on "Big60Million" which gives back to the community explaining that the Solar Farm would supply 1120 homes and that local people could invest in the farm and receive a return on their investment every 6 months. Mr Rogers gave further details on how the Solar Farm would be made in to a mini nature reserve and how the local community would be involved. Mr Rogers concluded by inviting questions.

Mrs Alexander asked if the solar panels would need washing, and if so, how often and how much water. Mr Rogers responded that the panels were low maintenance as they are frameless and would only need to be washed once a year. Mrs Alexander also asked about electricity storage stating she had heard that storage facilities were very inefficient. Mr Rogers responded that storage was the "Achilles Heel" of renewable energy and that Belectric were trialling lots of systems and that storage would be implemented at a later date.

Mr Edmonds asked what benefit Milborne Port would get from the Solar Farm. Mr Rogers replied that as well as the electricity produced and the chance to invest the village would benefit from a nature reserve and further investment in to the village and asked for ideas of local projects Belectric could put money towards.

Mr Davis asked where the entrance to the farm would be and it was confirmed it would be off Charlton Hawthorne Road at the bend leaving the village.

Mr Harada in the public commented that best practice for solar panels is usually to face west and asked why the ones at the proposed farm would not be. Mr Rogers explained that following research and analysis this site would prove more effective and efficient having the panels facing south.

Mr Walden from the general public asked how long construction would take and it was confirmed this would be 12 weeks.

A further man asked what would happen to the site after 25 years and Mr Rogers confirmed that the site would always remain agricultural land and would never become residential.

To conclude, Mr Rudall in the general public gave the meeting a lecture on the science of solar panels and questioned whether any of the representatives from Belectric were scientists. He felt that Solar Farms were a waste of time in England and felt the landscape was being spoilt by "tree hugging eco-warriors". He expressed his surprise that not many people in the village were protesting against the proposed Solar Farm.

5. Planning

5.1 The following Planning Applications were considered:

14/03377/OUT Outline application for the development of 54 residential units, care home allotments and heritage interpretation board(s) together with associated access, parking, landscaping and infrastructure
Land At Gainsborough

Milborne Port Parish Council voted unanimously against the proposed plans and therefore Object for the following reasons:

- * Local Development Framework of dwellings in the parish in the period to 2028 has already been taken up either by completed or applications granted, except for some 90 dwellings. A development of this size would use most of the remaining allocation very early in the period and prevent any other residential planning in the parish until after 2028**
- * The site is unrelated to the village and there are other sites in the village area which would provide a more physically, architecturally and socially integrated development**
- * The land is part of an organic farm and should be retained as such**
- * Potential further loss of green space and land and loss of trees on entrance to the village**
- * There would be an increase in traffic along Gainsborough and at the junction with the A30, not to mention the current condition of the roads being unsafe and a potential death trap with poor drainage**
- * Increased traffic would impact on the Health and Wellbeing of current residents from the increase in fumes**
- * Proposed access to the site would be straight on to the road, with no pavement, making it extremely dangerous**
- * There is a sense of unease and truthfulness within the Parish Council and parishioners surrounded the proposed "care home"**
- * There appears to be no allocation of parking for staff and visitors to the "care home"**
- * Uncertainty as to whether local amenities such as the Doctors Surgery and**

School could cope with an increase in residents of this magnitude

*** Proposed pavement is too narrow for pushchairs and wheelchairs and is a potential death trap**

However, should consent be granted the Parish Council would like to see:

*** The avenue of trees conserved**

*** Safe route to the Gainsborough Play Area**

*** Junction improvements to the A30 and pavement**

*** Insistence that the SE corner of the site remains undeveloped and the Pump House remains clear**

*** SSDC Highways staff to monitor the amount of traffic for a few mornings at Gainsborough**

*** More information supplied on the proposed "carehome"**

*** Confirmation that the Doctors surgery could cope with an increase in patients**

14/03459/LBC Installation of new windows

59 Newtown

No Objection

5.2 The following **Amended Planning Application** was considered:

14/02843/FUL Erection of a detached garage

Roofview, Milborne Port

No Objection

5.3 The following **Planning Approvals** were noted:

14/02148/LBC The proposed works include the demolition of an existing extension and replacement with single storey extension including utility, shower room and studio

58 London Road

14/02147/FUL The demolition of an existing extension and replacement with single storey extension including a utility, shower room and studio

58 London Road

14/02754/OUT Outline planning application for the erection of a detached 3 bedroom dwelling with parking

39 Manor Road

6. View new Tree Preservation Order from SSDC as of 7th July 2014

Mr Farley gave information regarding the new Tree Preservation Order on the southern edge of Gainsborough and this was agreed by all.

7. Consider quotation for strimming and nettle clearing at Station Copse

Mr Farley confirmed that the quotation received for £250 had been agreed by the Finance Committee Meeting held two weeks ago and that strimming and nettle clearing had been

given the go ahead.

Action – Clerk to instruct P Abernethy

8. Consider the SSDC Ranger Scheme in Milborne Port following talk from Chris Cooper, Streetscene Manager and take in to consideration letters from Mr Harada and Mr Boddington, Milborne Port residents

A brief review was given following the presentation from Mr Cooper. It was agreed that if a ranger was instructed it would need to be on a regular, not an ad hoc basis. It was felt the Ranger could be a good replacement to Lifestyle Landscapes when their contract expires.

Therefore it was agreed that Mrs Alexander and Mr Laughton would put together a schedule of potential work and possible way forward and the Council would discuss at a future meeting. The Clerk was asked to contact Mr Cooper to inform him of this decision.

Action – Mrs Alexander and Mr Laughton to draft list of work and the Clerk to inform Mr Cooper.

9. Dog waste bin emptying at Memorial Playing Fields

The Clerk informed the meeting that Milborne Port Parish Council had been requested by Lynette Osment, Enforcement Officer at SSDC to provide a copy of their Waste Transfer Note for the dog bin emptying at the Memorial Playing Fields, or pose the risk of paying a £300 fine. The Council felt that this situation had now gone too far and Mr Farley confirmed that he would seek advice from a higher member of staff at SSDC.

Action – Mr Farley to follow up.

10. Section 106 funding distribution

The Chairman confirmed that the Parish Council had once again been asked for their ideas for the allocation of Section 106 funding should future developments in Milborne Port be granted. The Council decided upon the following “Wish List”:

- Extension of the Memorial Playing Fields
- Extend and renovate the Village Hall kitchen and add a new bar and lounge area
- Re-routing of the footpath and fencing at the Memorial Playing Fields
- A “football practise kicking wall” at the Memorial Playing Fields

Action – Clerk to pass the “Wish List” on to Alison Cameron at SSDC.

11. Allotments

Mr Biss mentioned that there had been some upset about the use of hoses at the allotments and that the Terms and Conditions needed to be tweaked for next year to say that hand held hoses can be used while the allotment holder is in attendance to fill water butts or water an allotment. Laminated signs would be made for placement around the allotments. As there were currently a few full size plot allotments vacant and people on the waiting list for half, it was agreed to cut a couple of the full size plots in to two half plots.

Action – Clerk to amend Terms and Conditions and allocate new plots.

12. Finance

12.1 The following **Payments** were approved:

HMRC – PAYE and NI	£165.56
N Dungey – July cleaning of Cricket Pavilion Toilets	£50.00
Midwest Office Equipment	£130.79
Mr J Farley – Reimbursement for cleaning products	£82.38
Valuation Office Agency	£698.73
KM Dike – Grounds maintenance contract	£967.73
Crackmore Garage	£34.86
YHC Hire Solutions – Portable toilets Cricket Pavilion	£208.80
Lifestyle Landscapes	£176.40
N Dungey – August cleaning of Cricket Pavilion Toilets	£130.00

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

Plusnet Broadband	£9.99
BT	£81.47
PWBL	£1243.99

13. The following **Correspondence** was noted:

- Email from Somerset Local Access Forum regarding information for Dog Walkers on Neospora
- Email from Somerset Wildlife Organisation regarding putting up a free barn owl box in Milborne Port
- Email from Thelma Mead new PCSO for Milborne Port
- Email from Robin Mann regarding Mobile Convenience Store
- Email invitation to attend Civic Reception in Trowbridge prior to South West in Bloom Awards

14. The date of the next Full Council Meeting was confirmed as **Tuesday 16th September 2014.**