

# The Planning & Environment Committee

## MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

held via Zoom video conference on:

**Tuesday 15<sup>th</sup> September 2020 @ 6:45pm**

### Present:

Councillors: Mr R. Tizzard (Chairman), Mr T. Carty (Vice-Chairman), Mr R. Lockey, Mr T. Campbell (from 7.14pm due to problems with Zoom connection), Cllr. L MacArthur (from 7.09pm due to problems with Zoom connection)

### In attendance:

Miss N Hetherington – Deputy Parish Clerk  
SSDC Cllr. Sarah Dyke from 7.15pm (due to problems with Zoom connection)  
2 members of the public

### Public Question and Comment Time:

2 members of the public joined the meeting at 6.45pm to share concerns about what is perceived to be an increase in activity at Stalbridge Linens/Johnson's on Higher Kingsbury. As a result of increasing capacity, there is thought to be an adverse effect on the quality of life of some of the residents of Old Tannery Way including a perceived increase in noise levels and working hours, a perceived increase in dust deposits on buildings and in the river, the re-siting of vents/chimney to a position previously not permitted, a perceived increase in extraction smells. There are also some concerns regarding the upkeep of the riverbank on the east side of the site. Some residents have been liaising with Environmental Health and with the company itself (Dan Stenhouse) which has been co-operative and some further feedback is anticipated. Cllr. Tizzard requested that the committee be kept informed and after discussion suggested that the council write a letter to the company, copied into SSDC, alerting them to the concerns of resident. It was agreed that the Deputy Clerk drafts a letter for the committee's approval. Members were thanked for their support.

Agenda Number:	Agenda Item:
1	<b>Apologies for Absence:</b> Cllr. A Fletcher
2	<b>Declarations of Interest:</b> In relation to agenda item 4 (5), Cllr. Tizzard noted that he owns land diagonally across from White House Farm and Cllr. Carty noted that he lives diagonally across from White House Farm. Cllr. Lockey noted that he lives in the vicinity of Station Road (item 9(a)/2)
3	<b>Adoption of previous committee minutes:</b> <ul style="list-style-type: none"><li><b>Tuesday 18<sup>th</sup> August 2020</b></li></ul> Minutes from the meeting of 18 <sup>th</sup> August were adopted unanimously.

**4 Planning, Tree and Licensing Applications made to South Somerset District Council:**

**Application 1**

**Application Reference & deadline for response:** 20/02450/HOU, 18<sup>th</sup> September 2020

**What is proposed?** Erection of garage to rear

**Where is it proposed?** 29 Manor Road, Milborne Port

Supported.

**Application 2**

**Application Reference & deadline for response:** 20/02118/REM, 18<sup>th</sup> September 2020

**What is proposed?** Reserved Matters application following Outline approval 19/01413/R3D for erection of 2 dwellings

**Where is it proposed?** Land adjacent to 1 Piece Road, Milborne Port

Supported with a request that any garages built are provided with charging points.

**Application 3**

**Application Reference & deadline for response:** 20/01846/HOU, 17<sup>th</sup> September 2020

**What is proposed?** Erection of a detached workshop

**Where is it proposed?** 19 Newtown, Milborne Port, DT9 5BJ

Supported with a request that use be restricted to domestic/personal use, not commercial.

**Application 4**

**Application Reference & deadline for response:** 20/02254/HOU & 20/02255/LBC, 29<sup>th</sup> September 2020

**What is proposed?** Replacement of existing rotten single glazed windows with double glazed identical windows

**Where is it proposed?** Hespera, 44 Newtown, Milborne Port, DT9 5BJ

Both supported.

**Application 5**

**Application Reference & deadline for response:** 20/02293/FUL, 29<sup>th</sup> September 2020

**What is proposed?** Change of use of agricultural land and the construction of a manege

**Where is it proposed?** White House Farm, Station Road, Milborne Port, DT9 5HB

Supported.

**Application 6 (not included in published agenda)**

**Application Reference & deadline for response:** 20/02320/FUL, 1<sup>st</sup> October 2020

**What is proposed?** Change of agricultural land to a touring caravan site comprising 25 pitches, single storey facilities building, access and site track and associated landscaping.

**Where is it proposed?** White House Farm, Station Road, Milborne Port, DT9 5HB

One member abstained, 4 members voted to support with request that: drainage problem to north of the site is not added to by any development; touring stays are limited to a particular

	<p>time span with restriction on any permanent use; removal of hedge is carefully considered to ensure net gain in replanting with possibility of replanting the removed hedge if it can be saved rather than replaced in order to reduce time it will take for recovery; results of survey of impact on biodiversity and ecology taken into consideration. Consideration also of caravans going under nearby railway bridge. Some concerns over creation of another access involving removal of hedgerow by the road, and minimising impact on views from East Hill.</p>
5	<p><b>Planning and Environment Committee Budget Update:</b> To receive the latest budget spending to date.</p> <p>Budget received by members, no comments other than a request by Cllr. Carty that the S106 list of current qualifying schemes be recirculated in order to update the committee. Cllr Tizzard said that he would also send around again SSDCs Guidance of S106 contributions.</p> <p style="text-align: right;"><b>Action: Cllr. Tizzard to circulate list</b></p>
6	<p><b>Parking Restrictions Consultation Process</b> Members discussed the PC's decision to consult residents over parking restrictions and whether to also consult on other issues related to the Neighbourhood Plan and other council work. Various methods of consultation were discussed that could reach the widest possible audience - use of SurveyMonkey, publishing in Parish Magazine, website, Facebook, letter-drop – and members of the Highways Issues working group agreed that they would all be involved, with the support of the Deputy Clerk also. Cllr. Carty proposed that the options on how to proceed were to either to follow 2 separate consultations (parking restrictions + issues related to the Neighbourhood Plan/council work) or one consultation that encompasses both. Members voted 4:1 in favour of the latter and for full council to resolve on other matters to be included in the consultation process.</p> <p style="text-align: right;"><b>Action: Agenda item for next Full Council meeting</b></p>
7	<p><b>Grit Bins</b> A report on the location and condition of the village's 7 grit bins had been shared prior to the meeting. Members agreed that the broken grit bin on Gainsborough (opposite the Gainsborough Arms) should be replaced at a cost of approximately £140; Cllr. Lockey suggested approaching the Co-op regarding possible sponsorship. A query was raised about what permissions would be needed to locate new grit bins in other locations, for example on Factory Hill or Pope's Lane.</p> <p><b>Action: Deputy Clerk to order replacement bin; make enquiries about permissions and approach the Co-op regarding possible sponsorship.</b></p>
8	<p><b>NALC Planning Consultation</b> Members agreed that the documents and associated questions provided by National Association of Local Councils (NALC) for consideration were so complex that to respond was not as suitable as responding to the Briefing Paper provided by SSDC which was clearer and more manageable. The following responses were made to the <i>Changes to the Current Planning System</i> brief which the Deputy Clerk will forward by 1<sup>st</sup> October to the relevant office and copy to NALC.</p> <p><b>Standard Method:</b> supportive <b>First Homes:</b> supportive but should be brought forward together with shared equity and social rented</p>

	<p><b>Raising the Small Sites Threshold:</b> not supportive; members believe that affordable homes should be provided for all scheme above 10 units as per existing policy</p> <p><b>Permission in Principle:</b> no particular comment at this stage</p> <p>The paper entitled <i>The Future of Planning – White Paper</i> will be discussed at the next P&amp;E Committee Meeting as the deadline for responses is 29<sup>th</sup> October 2020.</p> <p><b>Actions: Cllrs. Tizzard and Carty to liaise before next meeting in order to present possible responses to other committee members</b></p>
9	<p><b>Other Verbal Updates:</b></p> <p><b>a) Current housing development applications</b></p> <p><b>i) Redcliffe/Wheathill Lane (RT, TCar, TCam)</b> No further comments at this time.</p> <p><b>ii) Station Road (RT, TCar, TCam)</b> Notification has been received that the developers are appealing SSDC’s decision not to allow the development of 30 houses. It was agreed that MPPC’s decision to object to this application has not changed; it was agreed that the previous response with any necessary updating is resubmitted by 14<sup>th</sup> October.</p> <p><b>Action: Cllrs. Tizzard, Campbell and Carty to liaise to prepare this response.</b></p> <p><b>iii) Other recent news/information (All)</b> Cllr. Tizzard reported that concerns over rising levels of phosphates in rivers and the Somerset levels are impacting on planning permissions; developers will in the future be obliged to prove that their proposed developments will not add to this increase.</p> <p><b>b) Neighbourhood Plan (TCar, TCam)</b> Some delays due to incapacitation of some of the group members. Consultation process is the next step (see item 6).</p> <p><b>c) Construction Management of Active Sites (TCam)</b> Nothing to report.</p> <p><b>d) Highways Issues (TCar, TCam)</b> Cllr. Lockey was elected to this working group.</p> <p><b>e) Infrastructure (S106) Projects</b></p> <p><b>i) Sports &amp; Recreation (RT, RL, LM)</b> We are still waiting for SSDC’s/Rob Parr’s proposals for developing the Springfield playpark; Cllr. Lockey to chase Rob Parr. Cllr. Lockey has started to research equipment. Cllr. Lockey has been liaising with Queenthorne regarding the rugby pitch conversion; too late now for herbicide due to the football season starting so will delay until the Spring. Cllr. Lockey is procuring quotations for portable floodlighting for youth playing pitch and so needs to check availability of S106 money to fund this. No progress with Club House project but contact has been made with some builders.</p>

**Action: Cllr. Lockey will follow up with Rob Parr re. Springfield and rugby pitch.**

**ii) Community Hub (RT)**

Cllr. Tizzard is working on updating the fully-funded business plan and needs confirmation of the length of lease; Cllr. Dyke is looking into this and a meeting will be set up by SSDC with SSDC's Barry James, current Head of Planning, Cllr. Dyke and Cllrs. Tizzard and Lock.

**Action: Cllr. Tizzard to liaise with Cllr. Lock regarding this meeting.**

**f) Outdoor Recreation Initiatives (All)**

Nothing to report.

**g) Cycling Initiatives (LM)**

Cllr. MacArthur has drafted a letter to Digby Estates regarding a possible safe cycling route to Sherborne. Discussion was had around the possibilities of a route via Osborne, if the byways could be developed, and a route that comes out at Dodge Cross in Sherborne. Some investigation needs to be done into who owns the relevant land and how the various roads/byways are classified. Cllr. Dyke reported the limited availability for grant funding for active travel, 'oven ready' projects are given priority; a meeting to discuss possible routes involving Milborne Port will be convened as part of SSDC's 'rail to trail' proposals, it would be worth bringing working groups from different councils together in the future.

**Action: Deputy Clerk to send letter to Digby Estates and to consult the Clerk regarding ownership and classification question; Deputy Clerk and Cllr. MacArthur to familiarise themselves with the Osborne options in a walking activity; Cllr. MacArthur to follow up with SSDC's Rob Parr re. cycle parking.**

**End of formal meeting 9.10pm**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_