

The Planning & Environment Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

held via Zoom video conference on:

Tuesday 16th February 2021 @ 6:45pm

Present:

Councillors: Mr R. Tizzard, (Chairman), Mr T. Carty (Vice-Chairman), Ms L. MacArthur, Mr R. Lockey, Mr. T Campbell, Mrs. A Barr

In attendance:

Miss N Hetherington – Deputy Parish Clerk/Committee Officer, Cllr. S Dyke (SSDC) from 7pm, Cllr. W Wallace (SSC), Cllr. Mr. T Watts, Ms, Lydia Dunne from Whiteacre Planning, 5 members of the public.

Public Question and Comment Time:

There were no comments or questions apart from those connected with agenda item 4(1) so it was decided to wait for that item before taking contributions to the discussion.

Agenda Number:	Agenda Item:
1	Apologies for Absence: Cllr. A Fletcher.
2	Declarations of Interest: Cllr. Tizzard noted for the record that he is a member of one of the families which has contacted the council regarding agenda item 4(1) but that he has no involvement in their land or business.
3	Adoption of previous committee minutes: <ul style="list-style-type: none">Tuesday 19th January 2021 Minutes from the meeting of 19 th January 2021 were adopted unanimously.
4	Planning, Tree and Licensing Applications made to South Somerset District Council: 1 - Application Reference: 21/00280/FUL What is proposed: Change of use of land for the siting of 2 camping pods, 10 camping pitches, 6 bell tents or yurts and associated facilities Where it is proposed: Land OS 7950 Goathill Road, Sherborne Deadline for response: 24 th February 2021 Lydia Dunne from Whiteacre Planning gave the context for the application and a description of the proposed development; a heritage impact statement has been commissioned as required. She took questions on roads/traffic, the location of the proposed developments and

of the camping area and amenities block, on phosphates calculations and on the issue of the previously incorrectly administered application. Members of the public raised concerns over the potential impact on viewpoints/vistas/landscapes at Ven House and Bowling Green (both listed buildings) and on the potential expansion of the site over time.

Cllr. MacArthur reported that she had visited the site with the applicants and that they are flexible regarding planting/growth of trees and hedges. Cllr. Lockey had also visited the site from the road and believed this to be a low impact development due to screening. Cllr. Carty commented on the possible intrusion into the local countryside which is an important amenity for local people and the precedent that this could set, and on his disappointment with the ecology/environmental survey in relation to the rare species of bat known to be in the village but noted that the council supported a different application regarding a proposed hard-standing for caravans north of the village. He also raised the parish council's policy that new developments should provide electricity chargers for cars. Cllr. Tizzard commented that he is supportive of diversification and of the introduction of a campsite (and wants to encourage local business in general) but questioned whether this is the best position; he did not believe that there is a conflict with the parish council's stance on the site to the north of the village as this was adjoining existing buildings.

Members voted 3 unsupportive and 3 supportive of this application in its current form, with Cllr. Tizzard taking the casting vote against as Chair. It was resolved that all observations and comments from the meeting would be fed back to South Somerset District Council, as requested.

2 - Application Reference: 20/03520/COU

What is proposed: Change of use from mixed use combining use as a dwelling house with a shop to residential dwelling house

Where it is proposed: The Old Post Office, High Street, Milborne Port

Deadline for response: 16th February 2021

Supported.

3 - Application Reference: 21/00035/HOU + 21/00036/LBC

What is proposed: Internal alterations to attic space and bedroom 2 to make the attic into a guest bedroom and storage

Where it is proposed: Little Ven East, London Road, Milborne Port

Deadline for response: 22nd February 2021

Supported.

4 - Application Reference: 21/00321/TPO

What is proposed: Tree surgery works to No. 9 Trees as shown within SSDC (MIPO 5) TPO

Where it is proposed: Osborne House, Staton Road, Milborne Port

Deadline for response: None given and observations not required

Supported.

	<p>5 - Appeal in respect of application decision reference: 19/015557/FUL Planning Inspectorate Appeal Reference: APP/R3325/W/20/3264990 What is proposed: The erection of 2 dwellings, repositioning access gates and closure of existing access Where it is proposed: Land adjacent to Brook House, Brook Street, Milborne Port Deadline for response: 11th March 2021</p> <p>Members discussed whether the committee wanted to make any additional comments to its response from when the application was first supported by the Parish Council. It was resolved that support would be confirmed to the Planning Inspectorate as the committee's view has not changed but that clarification regarding the reasons for the refusal of the permission would be sought and the question asked about what the applicants could do to satisfy the concerns of SSDC. It is still considered that, in the balance of things, the proposals do not have an outweighing detrimental effect on the heritage assets, including the conservation area.</p> <p><i>Note that one application with a deadline before the meeting had been responded to as properly resolved decision on 10.2.21 in line with the Parish Council's constitution: 20/032479/HOU, 12, The Meads, Milborne Port – support</i></p>
5	<p>Planning and Environment Committee Budget Update:</p> <p>The latest budget spending information was received with no comments.</p>
6	<p>'Right to Regenerate' Consultation</p> <p>Members resolved that, despite the concerns of the National Association for Local Councils regarding the proposals of the Ministry for Housing, Communities and Local Government, Milborne Port Parish Council not object to the proposals to provide a quicker and easier route for the redevelopment of public sector owned underused or empty land/buildings to support greater regeneration of brownfield sites.</p> <p>Action: Committee Officer to respond to Chris Borg at NALC.</p>
7	<p>Signpost on B3145</p> <p>Members resolved that the signpost requires repair and various options were discussed. The Committee Officer will first seek advice from Somerset Highways in the first instance and if necessary, contact the Clerk at Charlton Horethorne Parish Council who has some experience in this area. Cllr. Dyke reminded members of matched-funding grants that might be available for this type of work.</p> <p>Action: Committee Officer to contact SSC Highways.</p>

Other Verbal Updates:

a) Current housing development applications

I. Redcliffe/Wheathill Lane (RT, TCar, TCam)

Cllrs. Tizzard and Lockey fed back from their meeting with Nigel Jones from Chesters Harcourt on 26.1.2021 regarding the possible development of land to the east of the Redcliffe development and issues that the developers could be considering at this stage in relation to the cemetery, footpaths, drainage, hedges, access, contributions to existing projects at Springfield, rewilding, etc. Nigel Jones will come back to the committee with initial drawings for further consultation.

II. Station Road (RT, TCar, TCam) – nothing to report

III. Other recent news/information (All) – nothing to report

b) Community Hub (RT) – nothing to report

c) Neighbourhood Plan (TCar, TCam) – nothing to report

8 d) Construction Management of Active Sites (TCam) – Cllr. Carty reported that work at Meadowside on Lower Kingsbury is behind schedule but owners are planning to move in by April.

e) Highway Issues (TCar, TCam, RL) – Cllr. Wallace reported that the Crackmore crossing plans are developing well and are at the detailed design stage; there will be a safety audit in March and there is a possible start date of early June, subject to Covid-19 restrictions.

f) Infrastructure (S106) Projects: Sports & Recreation at Gainsborough & Springfield (RT, RL, LM) – Cllrs. Lockey & MacArthur met another playground equipment supplier at Gainsborough & Springfield and will soon be in a position to put options forward to the committee.

g) Outdoor Recreation Initiatives (All) – Cllr. Tizzard raised the question of whether the Everlanes footpath across the side of East Hill to the village copse (and/or other footpaths in the area) could be improved and how the council could go about doing this, using grants; potential funding sources were discussed and Cllr. Dyke reminded members of the SSDC Community Grants Scheme (match funding) of up to £12,500. Cllr. Carty reported that Langport has done very well with a grant from the Market Towns Investment Group to develop their riverbank.

Action: Cllr. Tizzard to put some ideas/plans/sketches together to share with committee and Cllr. Barsby.

h) Cycling Initiatives (LM) – Cllr. MacArthur reported that she will be exploring further options for a safe-cycling route to Sherborne with Cllr. Campbell in the Spring; the Sherborne group is still pursuing the Castle Estates solution so might not be supportive of the Osborne option; it is generally felt that the Castle Estates route would be better but that the Osborne route is

	more feasible, given the current stance of Castle Estates, although given their recent requests to their local authority for their own developments, there might be some room for manoeuvre.
	<i>Committee Officer – Nathalie Hetherington</i>

Meeting ended at 8.25pm

Signed: _____

Date: _____