

The Planning & Environment Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Informal Planning & Environment Committee meeting

held via Zoom video conference on:

Tuesday 20th July 2021 @ 6:45pm

Present:

Councillors: Mr R Tizzard, (Chairman), Mr T Carty (Vice-Chairman), Cllr. T Watts, Cllr. R Lockey

In attendance:

Miss N Hetherington – Deputy Parish Clerk/Committee Officer

Cllr. Sarah Dyke (SSDC)

Three members of the public

Public Question and Comment Time:

Two members of the public spoke in relation to Item e(III) and explained/described their plans for the development, in terms of both the building and community provision, of the Reborne Community Church in North Street; there had already been liaison on the topic with Cllrs. Tizzard and Carty. A planning application is likely to be submitted before the end of August and will be discussed in detail by committee members when it is provided by SSDC.

| Agenda Number: | Agenda Item: |
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| a | Declarations of Interest: In relation to Application 4 in Item c, Cllr. Carty noted that he is a close neighbour of the site and Cllr. Tizzard noted that he owns a field opposite the site of the pond cited in the application. |
| b | Adoption of Informal Minutes: The informal minutes of the meeting of 15 th June 2021 were adopted. |
| c | Planning, Tree and Licensing Applications made to South Somerset District Council: Application 1 Application Reference: 21/01492/S73A What is proposed: Erection of 2 new detached dwellings with access, garaging and parking Where it is proposed: Land at junction of Station Road and Springfield Road, Milborne Port, DT9 5EH Deadline for response: 26 th July 2021 – comments/observations only invited Supportive given recognition that the condition relating to a protected tree has not been discharged. |

Planning & Environment Committee - Milborne Port Parish Council – 20th July 2021

Committee Officer: Nathalie Hetherington

Website: www.milborneport.org.uk

Email: office@milborneportpc.org.uk

Signed: _____ **Date:** _____

Application 2

Application Reference: 21/00250/HOU

What is proposed: Extensions and alterations

Where it is proposed: Seven Wells, Corton Denham

Deadline for response: 29th July 2021

Support with request that an electrical charging point for cars be required.

Application 3

Application Reference: 21/02230/FUL

What is proposed: Conversion of former offices into 2 one bedroomed flats and external alterations

Where it is proposed: Printing Works, 10 Glovers Close, Milborne Port

Deadline for response: 23rd July 2021

Support with request that an electrical charging point for cars be required.

Application 4

Application Reference: 20/02320/FUL - amendments

What is proposed: Change of use of agricultural land to a touring caravan site

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

Deadline for response: 16th July 2021 (extension agreed)

Support (3 votes in favour one abstention) the application in principle, as in the past, but members seek assurances from SSDC that the phosphate mitigation work will be successful and is acceptable to Natural England. It is highly recommended that SSDC take advantage of the opportunity to deal with the problem of foul water discharge into a field which has a pond and floods onto the highway every year, creating a public hazard.

Application 5

Application Reference: 21/01873/HOU

What is proposed: Partial demolition of rear first floor porch, erection of 2-storey rear extension, ground floor side extension and erection of porch

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

Deadline for response: 21st July 2021

Support.

Note that five applications with a deadline before the meeting due to take place on 20th July 2021 had been responded to as properly resolved decisions in line with the Parish Council's constitution:

- *On 5.7.21, 21/01311/HOU, 24 Henning Way, Milborne Port – support erection of 2 storey extension with recommendation for electrical vehicle charging point*
- *On 5.7.21, 21/01887/LBC, 19 Newtown, Milborne Port – support erection of detached domestic building in rear garden subject to approval of conservation officer*
- *On 5.7.21, 21/01886/HOU, 19 Newtown, Milborne Port - support erection of detached domestic building in rear garden subject to approval of conservation officer*
- *On 5.7.21, 21/01759/LBC, 25 Newtown, Milborne Port – support part retrospective application for internal and external works, with particular acknowledgement of Anthony Garrett's observations*
- *On 9.7.21, 21/01619/HOU, Dolphin Cottage, North Street, Milborne Port – support conversion of existing double garage into a family annex with recommendation for electrical vehicle charging point*

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| | <p>SSDC update on previous applications discussed: <i>Town Hall defibrillator – approved</i> <i>13 Plover Road - tree works – refused due to no reasons given for proposed works and because they exceeded related recommendations</i> <i>41 Prankerds Road – rear extension & loft conversion approved</i> <i>Land at Springfield – amendment to garage plans - withdrawn</i> <i>The Old Bakery, High Street - change of use - awaiting decision</i> <i>8 Newtown - demolition of outbuilding and building of new outbuilding - awaiting decision</i> <i>Wynders, Wick Road - extensions – awaiting decision</i> <i>Conygar, Coldharbour - works to front porch - approved</i></p> |
| d | <p>Planning and Environment Committee Budget Update The latest budget spending information was received with no comments or questions.</p> |
| e | <p>Pre-application Consultations I. Members agreed to advise the Committee Officer that they welcome presentations/information from those considering or in the process of preparing/submitting pre-applications. A standing agenda item will facilitate this. II. The owner of the former Easons office was unable to join the meeting due to technical problems; the owner had been communicating with Cllr. Carty regarding the possible development of this building. It is hoped that the owner can attend next month’s meeting. In the meantime, the correspondence will be redistributed for members’ information. III. See Public Comment and Question Time minute relating to the Reborne Community Church.</p> |
| f | <p>SSDC First Homes Policy Position Statement Cllr. Tizzard summarised the contents of the document. The Committee is in favour of this initiative to support younger people to buy their own homes. It was agreed that the phosphate regulations continue to be an impediment to building developments.</p> |
| g | <p>SSDC 5 Year Land Supply The recent SSDC decision regarding an application in Templecombe was discussed, as was the possible Court Lane/Burrington development and SSDC’s policy not to release details of pre-applications; it was reiterated that the Court Lane site is not the Parish Council’s preferred option. Cllr. Dyke will seek some clarification from officers on current thinking of SSDCs’ preferred options in Milborne Port and the direction of discussions that they are having with potential residential developers with interests in the village</p> |
| h | <p>The format of future Planning and Environment Committee meetings from August 2021 Members expressed a preference to return to in-person meetings with effect from the next meeting on 17th August 2021.</p> |

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| | <p>Action: The Committee Officer will confirm venue and any special arrangements nearer the time.</p> |
| <p>i</p> | <p>Other Verbal Updates</p> <p>a) Current housing development applications</p> <p>I. Redcliffe/Wheathill Lane (RT, TCar, TCam) – nothing to report</p> <p>II. Other recent news/information (All) – nothing to report</p> <p>b) Neighbourhood Plan (TCar, TCam) – nothing to report</p> <p>c) Construction Management of Active Sites (TCam) – nothing to report</p> <p>d) Highway Issues (TCar, TCam, RL)</p> <p>The traffic problems caused by the part closure of the A30 in the village were discussed, the main issue being with a lack of signage. Cllr. Dyke has been contacted by a number of residents, although it is Wessex Water and Somerset County Council Highways who have responsibility.</p> <p>e) Infrastructure (S106) Projects:</p> <p>I. Rugby pitch conversion at Springfield – Disappointment was expressed at the later than expected date given for the grass seed sowing but it was concluded that sowing before 28.8.21 would be a mistake; Cllr. Lockey will contact the football league to request that Milborne Port teams play away until the seed has taken.</p> <p>II. Playpark development at Gainsborough – Good progress with the installation was reported by Cllr. Lockey; some levelling required but not as extensive as anticipated. Official ‘cutting of the ribbon’ event planned on Tuesday 24th August 2021, 5-7pm, which will double as an opportunity for prospective councillor candidates to talk to councillors about their role.</p> <p>f) Outdoor Recreation Activities (All)</p> <p>I. Footpath Improvements – nothing to report</p> <p>g) Cycling Initiatives (LM/TCam) – Cllr. MacArthur continues to liaise with other organisations.</p> <p>h) Speed Watch Group (TCar) – nothing to report other than to reiterate that training for new volunteers will be required and is quite expensive (£240 per person).</p> <p>i) Ongoing compilation of community needs projects to inform future grants requests from SSDC (All) – Cllr. Carty has provided SSDC with the updated list and thanks those who contributed. 3 members requested that the Committee Officer that information be requested from the Clerk regarding which grants are currently being applied for.</p> <ul style="list-style-type: none"> - Cllr. Carty reported that a gate at the bottom of Sansome’s Hill has been reopened/opened to the Old Rectory, assumes no permissions needed. - Cllr. Carty attended the Market Town Investments Group meeting on 19th July and now queries the choice of Bruton for current superfast fibre broadband installations and where Milborne Port is in on the list of priority locations for the same. Cllr. Dyke reported what she knew about this and <i>Connecting Devon and Somerset’s</i> schedules/plans and forwarded a website link with map information; it appears that Milborne Port is not on this |

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| | list. Cllrs. Dyke and Carty will look into this further and the Committee Officer will keep abreast of the situation and report back if appropriate. |
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Meeting ended at 8.42pm