

The Planning & Environment Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

Tuesday 21st September 2021 at the Town Hall

Present:

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

In attendance:

Miss N Hetherington – Deputy Parish Clerk/Committee Officer

Jonathan Orton, David Dunn and Jonathan Lloyd representing Burrington Estates in connection with Item 6.

No other members of the public.

Public Question and Comment Time: See Item 6

Agenda Number:	Agenda Item:
1	Apologies for Absence: Cllr. Sarah Dyke (SSDC)
2	Declarations of Interest: In relation to Item 6, Cllr. Tizzard asked for it to be noted that whilst he has no financial declaration of interest to make, members should know that he has current business relationships with Origin 3 (who represent Burrington Estates, as do Vectos) and with Burrington Estates, unconnected to the Court Lane proposals.
3	Adoption of Minutes: The minutes of the meeting of 17 th August 2021 were formally adopted unanimously.
4	Planning, Tree and Licensing Applications made to South Somerset District Council: <u>Application 1</u> Application Reference: 21/02750/S73A What is proposed: Section 73A application to amend Condition -2 (approved plans) of planning approval 17/02582/FUL (erection of No. 2 new detached dwellings with access, garaging and parking) for Plot 3; to utilise the roof space for additional accommodation. Where it is proposed: Land at Springfield Road, Milborne Port Deadline for response: 29th September 2021

Planning & Environment Committee - Milborne Port Parish Council – **21st September 2021**

Committee Officer: Nathalie Hetherington

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Signed: _____ **Date:** _____

	<p>Support.</p> <p>However, there remains the issue regarding whether or not plans for Plots 3 & 4 on Springfield Road encroach onto MPPC's land.</p> <p>The response to 21/02058/S73A discussed at the meeting on 17.8.21 for which a deadline extension as granted was made on 4.9.21 as follows: <i>S73A application to vary Conditions 02 (materials) and 06 (approved plan) of 14/03590/FUL to amend the design of the garage roof to accommodate an attic room</i> – supported in principle but in reference to the revised site plan, we (a) draw SSDC's attention to the fact that the proposed pathway crosses PC land and of course the applicant has no rights or permissions to use MPPC for any purpose. We therefore object to this aspect of the revised application; in reference to the revised site plan, we seek clarification re. the dimensions of the proposed garage access as it is not clear from any map the extent to which it encroaches onto MPPC land as there is an anomalous small parcel of land to the bottom of MPPC's strip that could be where the new access is proposed. In so far as this strip of land is required to provide adequate and safe access, we object to this aspect of the revised application until such a time as it can be confirmed that MPPC land is not involved.</p>
<p>5</p>	<p>Planning and Environment Committee Budget Update</p> <p>The latest budget information was received. Cllr. Lockey questioned the apparent deficit of £16,214 and the Committee Officer explained that this is because some S106 funds for the Gainsborough playpark equipment have not yet been received from SSDC; Cllr. Carty explained that this project had not been budgeted for originally which is why the information can seem misleading.</p>
<p>6</p>	<p>Pre-application Consultations</p> <p>A presentation was made to members by Jonathan Orton (planning consultant), David Dunn (architect) and Jonathan Lloyd (highways consultant - Vectos) representing Burrington Estates in connection with the housing development application that has now been made (not yet validated), to SSDC; they sent apologies from Georgina Nelson from Origin 3 who has been liaising with the Committee Officer. The number of proposed dwellings has been reduced from 28 to 22 (8 affordable housing, 14 for the open market). Questions and comments from members covered: the positioning of the open space area; the feedback received from SSDC and County Highways; attitudes to supporting village causes/needs; the size and number of dwellings (more 1-3 bedroom dwellings needed for local people and to attract new people to the village); the adjoining land to the south, envisaged routes through the village, both ongoing and for construction traffic; pedestrian access on Court Lane; width of roads and footpaths/footways.</p> <p>The Committee felt that the proposal would benefit from a pavement going west to Wick Road from the estate entrance; enquiries were also made regarding a pedestrian footway through the land to the south believed to be under the same ownership.</p> <p>The presenters were receptive and will consider all points raised keen to return to the November meeting with further information and responses to members' suggestions and comments.</p> <p>After the presenters left, further discussions were had around possible uses for S106 money and the ownership of the land to the south of the site in relation to access. Cllrs. Carty and Lockey will form a Working Group around possible S106 funding/projects.</p>

	Action: Committee Secretary to make enquiries at SCC about the likely County Highways Officer assigned to respond to the application.
7	Budget 2022/23: P&E Projects Members began to consider projects to undertake from April 2022, including Neighbourhood Plan plans and a possible basic ecology survey. Members resolved to discuss further ideas at the next meeting.
8	NALC's response top DEFRA's Local Nature Recovery Strategies Consultation Members discussed and resolved on MPPC's response to NALC's own consultation focuses. In summary, members are highly supportive of initiatives to support local nature recovery. Action: Committee Officer to forward the responses by 15th October 2021.
9	Other Verbal Updates a) Current housing development applications I. Redcliffe/Wheathill Lane (RT, TCar, TCam) – nothing to report. II. Other recent news/information (All) – nothing to report. b) Neighbourhood Plan (TCar, TCam) The importance of the Neighbourhood Plan was discussed in light of comments by John Hammond, Head of SSSDC Planning, made at an informal meeting on 7 th September 2021. Cllr. Carty will discuss ways forward with the Clerk before the next meeting on 19 th October 2021. c) Construction Management of Active Sites (TCam) – nothing to report. d) Highway Issues (TCar, TCam, RL) – nothing to report e) Infrastructure (S106) Projects: - nothing to report f) Outdoor Recreation Activities (All) I. Footpaths II. Dog-walking land Both of these are for further discussion in connection with a project on improving walking networks in the village and for incorporation into the Neighbourhood Plan/future S106 funding. g) Cycling Initiatives (All) Committee Officer will follow up on Cllr. Dyke's offer to bring the interested parties together regarding possible grant funding and project design/management. h) Speedwatch (TCar) Committee Officer will book Cllrs. Carty and Lockey onto the SID training.

Meeting ended at 9.25pm

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