

# The Planning & Environment Committee

## MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

**Tuesday 19<sup>th</sup> October 2021**

### Present:

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

### In attendance:

Cllr. Anna Wagner (from 7pm)

Miss N Hetherington – Deputy Parish Clerk/Committee Officer

3 members of the public representing ReBorne Church (See Item 4)

### Public Question and Comment Time:

Agenda Number:	Agenda Item:
1	<b>Apologies for Absence:</b> Cllr. Robert Tizzard (family commitments)
2	<b>Declarations of Interest:</b> None
3	<b>Adoption of Minutes:</b> There was one amendment to Item 3 where the date of the previous meeting had not been properly specified as 17 <sup>th</sup> August 2021. Cllr. Lockey proposed to adopt the minutes of the meeting of 21 <sup>st</sup> September 2021 and this was seconded by Cllr. Campbell and the minutes were formally adopted unanimously.
4	<b>Planning, Tree and Licensing Applications made to South Somerset District Council:</b>  <u><a href="#">Application 1</a></u> Application Reference: <b>21/02718/FUL</b> What is proposed: <b>Renovation of, and small extension to, ReBorne Community Church North Street (formerly Steps Community Church)</b> Where it is proposed: <b>North Street, Milborne Port</b> Deadline for response: <b>15<sup>th</sup> October 2021</b> ( <i>extension granted</i> )  Tom Roberts from ReBorne Church spoke in support of this application. Cllr. Lockey queried the use of the term 'partner' in the documentation as this term could be misleading and suggest that some sort of contractual agreement has been made between ReBorne Church and, for example, the Primary School, which is not the case. Tom Roberts gave assurances

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**Committee Officer:** Nathalie Hetherington

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**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

	<p>that the term is properly understood (as a reference to potential informal mutual support) by those mentioned in the application.</p> <p>Cllr. Lockey proposed that the application be supported and this was seconded by Cllr. Campbell; members voted unanimously to support the application, with an observation that some sort of gate or barrier should be in place between the front entrance and the road.</p> <p><b>Application updates</b></p> <p><i>Demolition of The Barn at Corton Denham – approved</i>  <i>3 x Springfield/Falbo applications – all awaiting decision</i>  <i>The Old Bakery change of use – awaiting decision</i>  <i>8 Newtown outbuilding demolition &amp; rebuild – awaiting decision</i>  <i>Wynders, Wick Road, extensions – awaiting decision</i>  <i>Old Printing Works conversion – awaiting decision</i>  <i>White House Farm caravan site – awaiting decision</i></p> <p><i>It was noted for information that a ‘prior approval’ application for the conversion of the old Co-op building at Coldharbour is appearing on the SSDC Planning Portal but that MPPC has not yet been in receipt of any validated planning application.</i></p>
5	<p><b>Planning and Environment Committee Budget Update</b></p> <p>The latest budget information was received. Cllr. Lockey still has concerns over how parishioners might misinterpret this information. Cllr. Carty, in his capacity of Chairman of MPPC, will discuss the possibility of including a separate line in the information for S106 funds in order to more accurately represent S106 income and expenditure.</p>
6	<p><b>Pre-application Consultations</b></p> <p>None.</p>
7	<p><b>Budget 2022/23: P&amp;E Projects</b></p> <p>Members continued to consider projects to undertake from April 2022.</p> <ul style="list-style-type: none"> <li>• A further £7.5k to ring-fence for the Community Hub (as agreed last year when setting the budget for 2021-2022)</li> <li>• £5k for resourcing the drawing up of the Neighbourhood Plan</li> <li>• £3.5k for the feasibility study for the safe cycling route to Sherborne</li> <li>• New post for SID at Station Road – Cllrs. Carty &amp; Lockey to report back after SID training on 5<sup>th</sup> November re. possible costs.</li> <li>• A possible £2k for improvement of footpaths as possible joint venture with Management Committee.</li> </ul> <p><b>Action 1: The Committee Officer will research costs for a basic ecology survey and report back at the next meeting.</b></p> <p><b>Action 2: Cllr. Campbell will follow up with Cllr. Dyke (SSDC) the plan to meet with SSDC staff re. the feasibility study.</b></p>

8	<p><b>Other Verbal Updates</b></p> <p>a) Current housing development applications</p> <p>I. Redcliffe/Wheathill Lane (RT, TCar, TCar)</p> <p>It is believed that negotiations over the land sale will be completed by the end of this year. To date, there has been no interest in the rental of a retail unit at the Hub.</p> <p>II. Court Lane/S106 (TCar, RL)</p> <p>Members have not yet received a revised layout. Cllr. Carty has written a draft response to Origin 3 outlining various concerns and asks for feedback by Friday 22<sup>nd</sup> October; the Committee Officer will then forward the final finalised version. Cllr. Carty mooted the idea of including the purchase of dog-walking and/or allotment land in the discussion with Origin 3 about possible use of S106 funding from any development at Court Lane.</p> <p><b>Action: Committee Officer to forward Gainsborough S106 agreement document to members in order that they can better explore the possibilities for the spending of any future S106 monies coming from a Court Lane development.</b></p> <p>III. Other recent news/information (All)</p> <p>Cllr. Wagner asked about recent activity at the SGN site at Higher Kingsbury opposite the children's playground. The Committee Officer was able to report that a complaint had been made to SGN about the poor state of the un-used site and that they have now re-fenced it while waiting for a decision about how to use this land in the future.</p> <p>b) Neighbourhood Plan (TCar, TCar)</p> <p>Cllr. Carty plans to discuss how the NP will be completed with the Clerk as soon as possible.</p> <p>c) Construction Management of Active Sites (TCar) – nothing to report.</p> <p>d) Highway Issues (TCar, TCar, RL) – nothing to report.</p> <p>e) Infrastructure (S106) Projects</p> <p>Cllrs. Campbell and Lockey will liaise over plans for further expenditure at Gainsborough once the final Bovis Homes S106 monies are available.</p> <p>f) Outdoor Recreation Activities (All)</p> <p>I. Cycling – see Item 7 Action 2</p> <p>II. Footpaths – see Item 7</p> <p>III. Dog-walking land – see Item 8 (II)</p> <p>g) Speedwatch (TCar)</p> <p>Cllrs. Carty and Lockey are booked onto the SID training on 5<sup>th</sup> November 2021.</p>
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**Meeting ended at 8.10pm**

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