

The Planning & Environment Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Informal Planning & Environment Committee meeting

held via Zoom video conference on:

Tuesday December 21st 2021 @ 6:45pm

Present:

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

In attendance:

Mr S. Pritchard – Parish Clerk
Ms N. Hetherington – Deputy Parish Clerk

Public Question and Comment Time:

No members of the public attended.

Before the meeting began, it was agreed by the members of the Committee that the meeting could be recorded by the Clerk for administrative purposes and that the recording would be deleted as soon as the minutes were approved by the Chairman.

Agenda Number:	Agenda Item:
1	Apologies for Absence: None.
2	Declarations of Interest: In relation to Item 4 & 8a(II), Cllr. Tizzard asked for it to be noted that in relation to any discussion about the proposed Court Lane development, 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) and with Burrington Estates and Vectos but that these are unconnected to the current Court Lane development proposals; in relation to Item 5, Cllr. Tizzard knows Nigel Jones from Chesters Harcourt on a personal basis.
3	Planning, Tree and Licensing Applications made to South Somerset District Council: Application 1: 21/03417/HOU Proposal: Demolition of garage, greenhouse, shed and conservatory, replacement with single story rear extension and side two-storey extension with loft bedroom suite Location: 2 Russell Place, Milborne Port, DT9 5HQ Deadline for response: 21st December 2021

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

Committee Officer: Nathalie Hetherington

Website: www.milborneport.org.uk

Email: office@milborneportpc.org.uk

Signed: _____ **Date:** _____

Members support this application with the recommendation that, as there would be 5 bedrooms in the extended dwelling, adequate off-street for the parking of 4 cars would be desirable, plus an external electric car charging point.

Application 2: **21/02767/FUL**

Proposal: **Residential development of 22 dwellings with associated access and highway works, drainage and attenuation, public open space, landscaping and associated infrastructure.**

Location: **Land at Court Lane**

Deadline for response: **7th January 2022**

(This application was received the day after the publication of the agenda for this meeting.)

Cllr. Tizzard summarised the history of the pre-application consultation and the main features of the application. Members of the committee discussed the application in detail in preparation for further discussion and resolution at the next Full Council meeting on Tuesday 4th January 2022. Three out of the five members of this Committee currently object to the application on these grounds:

- there is no footpath planned going north to Court Lane and inadequate preparation for any future pedestrian/vehicular access to the site to the south of the site
- S106 funding of £3000 per unit is considered low for this area
- phosphates issue yet to be resolved/mitigated
- there remain concerns around access/traffic/flooding/transport
- some environmental/infrastructure concerns are not addressed/mitigated in application, e.g. arsenic quantities on site
- a previous application was rejected on the grounds of access
- inadequate parking spaces for plots 10-17
- disproportionate number of larger houses and not enough 2/3 bed houses
- police concerns regarding the woodland walk

Cllr. Carty offered to support the Committee Officer in summarising in more detail the current thoughts of all members in order to inform the Full Council at the meeting on 4th January 2022.

This deadline for the following application was 10th December so the matter was resolved before this meeting through consultation with members of the committee who agreed by a majority to support it.

Application 3: **21/03045/LBC**

Proposal: **Replacement windows and front door entrance**

Location: **34 Newtown, Milborne Port, DT9 5BJ**

Update on previous applications:

Springfield/Falbo application, attic space - awaiting decision.

8 Newtown outbuilding demolition & rebuild – awaiting decision

Wynders, Wick Road, extensions – refused

Old Printing Works conversion – awaiting decision

Combe Hill conversion – awaiting decision

4

Planning and Environment Committee budget update

This was received by members with no comments.

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5	<p>Pre-Application Consultations</p> <p>Nigel Jones from Chesters Harcourt has let MPPC know that he will be seeking outline planning approval for his clients, who own the land next to the proposed Redcliffe development site. He has provided further details in response to MPPC's feedback.</p>
6	<p>Community Developments Projects</p> <p>It was agreed that the Committee Secretary respond to the query re. East Street carpark from Georgina Nelson/Origin 3 re. Court Lane S106 to explain that the resurfacing of the East Street car park is a project for which there are plans associated with the anticipated Redcliffe development in the village and the S106 funding which it will provide; nothing can be done with the car park until the Library bus is moved, and this will not happen until the development is built, which in turn will provide a Community Hub, to where the Library will relocate and that other projects are considered by MPPC to be a priority.</p>
7	<p>Market Towns Investment Group</p> <p>It was agreed that MPPC responds to the MTIG co-ordinator at SSDC with a view to apply for a grant for a mural at Springfield (2022/2023).</p> <p style="text-align: center;">Action: Committee Secretary to liaise with Nicola Doble at SSDC.</p>
8	<p>Other Verbal Updates:</p> <p>a) Current housing development applications/proposals</p> <p style="padding-left: 20px;">I. Redcliffe/Wheathill Lane (RT, TC)</p> <ul style="list-style-type: none"> • The proposed names for the new roads in the Redcliffe development have been accepted by SSDC and have gone to Redcliffe for consideration, with historical context provided by MPPC. • A Reserved Matters planning application has been made for the approval of a convenience store in the Redcliffe development and a letter has gone to local residents; it explains the background to the proposal and gives the opportunity to comment. Cllrs. Carty, Tizzard and Watts will liaise in their working group. <p>Action: Committee Secretary to contact Redcliffe with a view to setting up a catch-up meeting in the New Year.</p> <p style="padding-left: 20px;">II. Court Lane (see Item 3)</p> <p style="padding-left: 20px;">III. Other recent news/information (All) – nothing to report</p> <p>b) Neighbourhood Plan</p> <p>Issues regarding the Local Plan and the resources required to drive this forward were shared by Cllr. Carty. A working party of Cllrs. Carty, Lockey and Wagner will liaise to investigate possible grant funding; Cllr. Carty will contact Jo Witherden, who was involved previously, for advice on how to proceed, for example, would it be possible to see good examples of other</p>

Neighbourhood Plans? He will also contact Anna de Souza at SSDC who might also be able to help.

c) Construction Management of Active Sites

It was agreed to continue to keep a close eye on incidents of possible non-compliance/breaches of planning conditions which are unlikely to be resolved in the foreseeable future and draw SSDC's attention to these if necessary.

d) Highway Issues (TC, RL)

The issue of recent flooding at the junction of Sherborne Road and Bathwell Lane was discussed; the Committee Officer had reported it to Somerset County Council.

e) Infrastructure (S106) Projects: Sports & Recreation at Gainsborough & Springfield (RT, RL, LM)

Cllrs. Lockey and Wagner have met possible contractors for new play equipment and to repair fencing at Springfield for initial discussions and will report back to this committee in the new year; it was agreed that it would be sensible to have separate contractors but plan for the work to happen at the same time, also to consider the location of play equipment in the relation to the football pitch in order to avoid incidents of young children being hit by balls. Cllr. Carty is confident that SSDC will be flexible about spending the S106 that exists in different 'pots'; he thanked the Clerk for pursuing SSDC for the Gainsborough maintenance money of £25k. Cllr. Lockey is liaising with interested parties re. ideas for seating for teenagers in the area and for security cameras.

f) Outdoor Recreation and Cycling Initiatives (All)

Cllr. Carty attended an SSDC meeting on 2nd December. Many interested parties involved in looking into the multi-use/access trail from Milborne Port to Sherborne, for which there will be two phases: landowners to be identified; proposed routes to be assessed. (This agenda item will change to Outdoor Recreation and Multi-use/access Trail for the next meeting.)

Action: Committee Officer to investigate land ownership in relevant areas.

g) Speedwatch (TC, RL)

Cllrs. Carty and Lockey are still awaiting their certification. Cllrs. Carty and Lockey will liaise with Cllr. Lock in the new year.

Action: Committee Officer will chase Coram.

Meeting ended at 8.25pm