

The Planning & Environment Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

Tuesday 16th November 2021

Present:

Councillors: Mr R Tizzard (Chair), Mr T Carty (Vice-Chairman), Cllr. T Watts (until 8.55pm), Cllr. R Lockey, Cllr. T Campbell, Mrs A Wagner (from 7.05pm).

In attendance:

Miss N Hetherington – Deputy Parish Clerk/Committee Officer

Public Question and Comment Time:

No members of the public attended.

Agenda Number:	Agenda Item:
1	Apologies for Absence: None.
2	Declarations of Interest: In relation to Item 4, Cllr. Tizzard asked for it to be noted that the applicant is his brother; in relation to any discussion about the proposed Court Lane development, he 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) and with Burrington Estates but unconnected to the Court Lane proposals; in relation to Item 7, Cllr. Tizzard knows Nigel Jones from Chesters Harcourt on a personal basis. Cllr. Lockey asked for it to be noted that in relation to Item 12e/discussions about the relationship/agreements between MPPC and the Playing Fields Committee, he is a member of that committee.
3	Adoption of Minutes: Cllr. Carty proposed to adopt the minutes of the meeting of 19 th October 2021 and this was seconded by Cllr. Lockey and the minutes were adopted unanimously.
4	Planning, Tree and Licensing Applications made to South Somerset District Council: <u>Application 1</u> Application Reference: 21/02662/REM What is proposed: Application for approval of reserved matters following outline approval of 19/01680/OUT - erection of an agricultural worker's dwelling. Appearance, landscaping, layout and scale. Where it is proposed: Coombe Hill Farm, Furlong Lane, Milborne Port Deadline for response: 7th December 2021

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	<p>Cllr. Carty proposed to support the application; this was seconded by Cllr. Lockey and resolved by 5 votes with one abstention.</p> <p>Application updates <i>3 x Springfield/Falbo applications: alterations to access and amendments – withdrawn; tree protections issue Plot 3 – approved: roof space, Plot 3 – awaiting decision.</i> <i>The Old Bakery change of use – approved</i> <i>8 Newtown outbuilding demolition & 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 – no longer visible planning site</i></p>
5	<p>Planning and Environment Committee Budget Update The latest budget information was received.</p>
6	<p>Planning Application Response Policy – draft (Committee Officer) Committee Officer explained that this policy is still being drafted. Members are of a view that a policy is not necessary because they already respond with the detail and level of nuance required.</p> <p style="text-align: right;">Action: Committee Officer to share members’ views with the Clerk.</p>
7	<p>Pre-application Consultations No representatives attended but the recent communication with a final illustrative layout for the next Wheathill Lane proposals (west of the cemetery) from Nigel Jones/Chesters Harcourt was discussed. It was agreed that the Committee Officer will draft a response to Nigel Jones commenting on the following aspects amongst others and will refer again to previous correspondence on our suggestions: the upgrading of the public right-of-way between Wheathill Lane and Springfield; arrangements regarding the ownership of the proposed allotment area and water supply; the security/use of the gate to the parking area for the cemetery; size and use of the parking area for the allotments/dog walkers; reminder that there will inevitably be other expenditure arising from any S106 agreement and therefore MPPC will provide a list of Community Development Projects for consideration.</p> <p>Action: Committee Officer to draft a response for Cllr. Tizzard’s approval following liaison with Cllr. Lock in his capacity as Chairman of the Management Committee.</p>
8	<p>Response to Origin 3 on current Court Lane Proposals The recent communication from Origin 3 with its two illustrative layouts were discussed in preparation for further responses: the layout which includes the Local Area for Play (LAP) to the south of the site is preferred; Origin 3 is reminded that MPPC has made its views clear in the past regarding the suitability of this site and the existence of more suitable sites; there are concerns regarding access through the village and pedestrian facilities on Court Lane in both directions, as well as the vehicular route both permanently and for construction traffic.</p>

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	<p>Action: Committee Officer to draft a response for Cllr. Tizzard's approval and forward the Community Development Projects document to Origin 3 (see Item 12/a/ii)</p>
9	<p>Budget 2022/23: P&E Projects Members continued to consider projects to undertake from April 2022.</p> <ul style="list-style-type: none"> • a further £7.5k to ring-fence for the Community Hub (as agreed last year when setting the budget for 2021-2022) • £5k for resourcing the drawing up of the Neighbourhood Plan • £200 for a new post for SID at Station Road. • a possible £2k for improvement of footpaths as possible joint venture with Management Committee (Cllr. Tizzard will liaise with the owners of the land and report back) • a possible £500 for a gate/installation for access from new Wheathill Lane development to PC land beyond current cemetery site for dog-walking (see Item 7) • £5k for project management of S106 projects/initiatives • Ecology report – Cllr. Tizzard raised concerns that these are complex, expensive and quickly out-of-date but will provide possible contacts so that options can be explored; to date there has been no response to enquiries made to Somerset County Council Ecology Department.
10	<p>New picnic benches at Gainsborough (Cllr. Carty) A spend of up to £3,500 on new picnic benches for Gainsborough playpark from residual S106 funding was discussed. Options from different companies were discussed. Cllr. Carty proposed that the council moves ahead with this spending; this was seconded by Cllr. Lockey and resolved unanimously.</p> <p>Action: Committee Officer will liaise with Cllr. Lockey regarding best value for money/installation/siting, etc. and put in the order.</p>
11	<p>Street Naming and Numbering SSDC have requested ideas for the new roads on the Redcliffe development. Various ideas were discussed: the names of the airmen who died in the Second World War at East Hill; the names of historical figures such as factory owners, politicians and landowners; and the names of the field where the development will lie.</p> <p>Action: Committee Officer to research further and liaise with members in time for a response to SSDC by 26th November 2021.</p>
	<p>Other Verbal Updates</p> <p>a) Current housing development applications</p> <p>I. Redcliffe/Wheathill Lane (RT, TCar, TCam) Nothing to report; Cllr. Tizzard will follow up.</p>

12

II. Court Lane/S106 (TCar, RL) See Item 8. Cllr. Carty has drawn up a list of Community Development Documents, in which the following are deemed appropriate for S106 funding from the Court Lane proposal and others; the list includes: additional allotment areas in the village; sports facilities for all age groups; extended footpath network with the ambition of providing a circular village walk; extended playgroup accommodation; fitting out of the Community Hub at the Redcliffe development. Cllr Carty will update the list as a result of suggestions provided within the meeting and will circulate

III. Other recent news/information (All)

b) Neighbourhood Plan (TCar, TCam)

Nothing to report; Cllr. Carty is in liaison with the Clerk on how to progress and regarding resourcing and will report to Full Council.

c) Construction Management of Active Sites (TCam)

Nothing to report.

d) Highway Issues (TCar, TCam, RL)

Nothing to report.

e) Infrastructure (S106) Projects

A successful meeting took place on 9.11.21 between the Clerk, Cllr. Carty and the Playing Fields Committee and there are plans for quarterly meetings henceforth. On MPPC's part, Cllr. Lockey will take the lead on the Springfield developments and the S106 spending plans with the assistance of Cllrs. Wagner and Tizzard and the Committee Officer: play area development; changing rooms; new pavilion etc. Paul Heath has provided plans for the pavilion which Cllr. Lockey will circulate.

There is further S106 funding to be spent on refurbishing the skate park facility at Gainsborough with which Cllr. Lockey has already made some progress and will continue to move this forward by contacting the contractors who did the original work, as well meet with young people who use the skate park by 6.12.21 so that they can be involved in decisions about it; Cllr. Campbell and Cllr. Carty will help with this.

f) Outdoor Recreation Activities (All)

- I. Cycling – Nothing to report as options for a feasibility study is still being investigated.
- II. Dog-walking land – see Item 7. Members have started to consider the use of PC land to the north of the cemetery site when it comes back into MPPC use in June 2022.

g) Speedwatch (TCar)

Cllrs. Carty and Lockey attended the training on 5th November and are now awaiting the certificates for their qualification which will mean that they are insured to install the Speed Indicator Device; they learnt that the data collected by SIDs is used/analysed.

Cllr. Tizzard thanked members for their work and said that he was reminded of what can be achieved when there are working groups focusing on particular projects.

Meeting ended at 9.10pm

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