

The Planning & Environment Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

Tuesday 15th February 2022, 6.45pm in the Town Hall

Present:

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

In attendance:

Miss N Hetherington – Deputy Parish Clerk/Committee Officer

Public Question and Comment Time:

2 members of Friends of Milborne Port Library attended to ask about updates on the Redcliffe development on Wheathill Lane; it was explained that there is a plan in place to pose questions regarding the convenience store application, timescales, etc. to Andrew Godden of Redcliffe within the next 2 weeks.

Agenda Number:	Agenda Item:
1	Apologies for Absence: Cllr. R Tizzard
2	Declarations of Interest: In relations to items 9, Cllrs. Lockey and Watts noted that they are on the Playing Fields Committee.
3	Adoption of Minutes: There had been one minor correction in Item 9 from Football Association to Football Federation. Cllr. Lockey's proposal to adopt the minutes of the meeting of 18 th January 2022 was seconded by Cllr. Watts and the minutes were adopted unanimously.
4	Planning, Tree and Licensing Applications made to South Somerset District Council: <u>Application 1</u> Application No: 21/03727/REM Applicant: Redcliffe Homes Ltd What is proposed: Reserved Matters application for appearance, landscaping, layout and scale, following outline approval (17/03985/OUT) for the erection of Convenience Store (Class E) and associated works. Location: Commercial Building, Station Road, Milborne Port

Planning & Environment Committee - Milborne Port Parish Council – 15th February 2022

Committee Officer: Nathalie Hetherington

Website: www.milborneport.org.uk

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Deadline for response (observations only required): **11th February 2022 (extended to 16/2/22)**

Concerns were expressed by all members of the Planning and Environment Committee in about the size and location of the loading bay in relation to the proposed store and its access by large delivery lorries. MPPC would like assurances that the store can be serviced in a way appropriate to a convenience store, i.e. be appropriately sized for turning arcs/parking/delivery and that won't prevent access by emergency services and the general flow of traffic in the area.

In the event that an appropriate convenience store tenant cannot be found, it would be the desire of Milborne Port Parish Council that an alternative tenant would be commercial/retail in order that employment in the village might be generated.

Action: Committee Officer to forward these observations to SSDC.

Application 2

Application No: **21/01483/HOU**

What is proposed: **The erection of a single storey rear extension.**

Where it is proposed: **Cheystone, Wick Road, Milborne Port**

Deadline for response (observations only required): **11th February 2022 (extended to 16/2/22)**

Cllr. Carty's proposal to support the application was seconded by Cllr. Campbell and resolved unanimously.

Application 3 – for information only

Application No: **21/01543/HOU**

Planning Inspectorate Appeal reference: **APP/R3325/D/22/3290062**

Proposals: **Extensions**

Location: **Wynders, Wick Road, Milborne Port**

Members acknowledged receipt of this notification of an appeal to the Planning Inspectorate.

Application 4 (not published on agenda)

Application No: **22/00098/HOU**

What is proposed: **The erection of a first floor extension over garage.**

Where it is proposed: **26 Prankerds Road, Milborne Port**

Deadline for response: **4th March 2022**

Cllr. Lockey's proposal to support the application was seconded by Cllr. Wagner and resolved unanimously.

Application 5 (not published on agenda)

Notified work to trees: **22/00098/HOU**

Where it is proposed: **The Clump, Bathwell Lane, Milborne Port**

Members had been invited by SSDC's tree specialist, Philip Poulton, to respond to this notification, the details of which had already been discussed at P&E and Management meetings in the past. Members concluded that Philip Poulton's advice regarding the tree surgery would be deferred to. The Clump, its trees/wildlife and aspect are the priority of councillors; if there is a risk of fatal damage to the beech then that work should not go ahead.

Action: Committee Officer to forward these observations to Philip Poulton.

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	<p><u>Application 6 (not published on agenda)</u> Application No: 22/00180/OUT What is proposed: Outline planning application for up to 60 dwellings, sustainable drainage infrastructure, new open space allotments, parking area for neighbouring cemetery, landscaping and associated infrastructure with all matters reserved except access. Where it is proposed: Land adjoining Wheathill Lane, Milborne Port Deadline for response: 7th March 2022</p> <p>A detailed discussion took place around traffic, number of size of houses, allotments/size of gardens, potential environmental impact. It was agreed to request an extension from SSDC to 6th April in order to allow time for proper scrutiny by all members of MPPC and by local residents and for Full Council to debate in meeting on 1st March and 6th April.</p> <p style="text-align: right;">Action: Clerk to forward request to SSDC.</p> <p>Application updates <i>No applications have been decided upon by SSDC since the last meeting; all are 'Awaiting decision'. There have been several responses to the Court Lane application from stakeholders and consultees; the Case Officer has asked some consultees to respond in particular to the comments of MPPC.</i></p>
5	<p>Planning and Environment Committee Budget Update a) The budget update was received. b) A review of the unspent project budget lines resulted in a decision to earmark only the Community Hub monies for 2022-2023.</p>
6	<p>Pre-application Consultations None.</p>
7	<p>Swift Boxes It was noted that it had already been agreed by this committee many months ago that MPPC's standard response to new build applications would be to request that swift boxes, and in fact other measures like bee-boxes, be incorporated into the building process.</p>
8	<p>Damaged railings on the High Street Cllr. Carty' proposal to request that SCC Highways replace the damaged railings with like-for-like materials rather than have them replaced in a new style was seconded by Cllr. Lockey and resolved unanimously. It was also agreed to investigate the costings around MPPC funding this work in order to have the work completed sooner; liaison with the Management Committee is also required.</p>

9

Other Verbal Updates

a) Current housing development applications

I. Redcliffe (RT, TCampbell, TW, RL) - see *Public Comment and Question Time* + Item 4 (1).

II. Wheathill Lane (RT, RL, TCampbell) – see Item 4 (6).

III. Court Lane (RT, RL) – see Item 4, *Application updates*.

IV. Other recent news/information (All) – nothing to report.

b) Neighbourhood Plan (TCarty) – nothing to report.

c) Community Sports Centre (RL, TCampbell, RT, TW)

Cllr. Lockey will liaise with Cllr. Campbell over the names and contact details of 3 potential contractors for the extension/development project; Cllr. Campbell and Paul Heath will be producing the specification.

d) Construction Management of Active Sites - nothing to report.

e) Highway Issues (TCarty, TCampbell, RL) - nothing to report.

f) Infrastructure (S106) Projects (RT, RL, AW)

A recent site inspection concluded that the tennis courts do not need resurfacing at this stage. Cllr. Lockey is still seeking a third company to provide an estimate for the play area extension work.

g) Outdoor Recreation Activities (All)

I. Footpaths and dog-walking land

There is money available to create a gate between the playing fields area and the field that comes back into MPPC use in June for a possible dog-walking area before it is required for the cemetery. Some work will need to be done to address the fact there is a ditch in the area where the gate will be required.

II. Multi-use/access trail (TCarty) – nothing to report.

g) Speedwatch (TCarty, RL)

Action: Cllrs. Lockey and Carty to liaise with Cllr. Lock for further guidance.

Meeting ended at 8.40pm

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