

# The Planning & Environment Committee

## MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

Held in the Community Room, The Town Hall.

**Tuesday 19<sup>th</sup> September 2023, 7:00pm**

### **Present:**

Councillors: Mr R Lockey (Chairman)  
Mrs M Capon  
Mr C Phillips  
Mr T Watts  
Mr T Carty  
Mr R Tizzard

### **In Attendance:**

The Deputy Parish Clerk: Miss Nathalie Hetherington  
4 members of the public

### **Public Question and Comment Time:**

Cllr. Tizzard informed the committee of the recent death of John Edmonds, a local resident who had served as a councillor in the past; his funeral will be held on 4<sup>th</sup> October. Cllr. Lockey will send condolences on behalf of MPPC.

Agenda Number:	Agenda Item:
36	<b><u>Apologies for Absence:</u></b> Received from Cllr. T Campbell.
37	<b><u>Declarations of Interest:</u></b> Cllr. Watts declared a pecuniary interest in Item 39(8) and his intention to remove himself from the meeting room for this item.
38	<b><u>Adoption of Minutes:</u></b> <b>It was proposed by Cllr. Phillips to adopt the minutes of the meeting held on 15<sup>th</sup> August 2023; seconded by Cllr. Watts and resolved unanimously.</b>
39	<b><u>Planning, Tree &amp; Licensing Applications made to Somerset Council – South Team:</u></b>  1) Proposal: <b>Use of field for a temporary construction compound to facilitate a water main installation scheme taking place in Milborne Port which will improve the water supply network in this area.</b> Location: <b>Court Lane, Milborne Port</b> Applicant: <b>Mr Paul Lewis, Wessex Water</b> Application Type: <b>Full application</b> Application Number: <b>23/01864/FUL</b>

Planning and Environment Committee – Milborne Port Parish Council – 19<sup>th</sup> September 2023

Committee Officer: Nathalie Hetherington

Website: [www.milborneportpc.org.uk](http://www.milborneportpc.org.uk)

Signed:

Date:

# The Planning & Environment Committee

Deadline: **6<sup>th</sup> September 2023 (extension agreed)**

Some concerns were expressed regarding the removal of part of the hedgerow/bank in order to allow access to the site but members were reassured by details in the application regarding reinstatement of the hedgerow following the end of the use of the site. The compound is likely to be in place for 15 weeks from January 2024.

**Cllr. Tizzard proposed that MPPC support the application; seconded by Cllr. Phillips and resolved by 5 votes with 1 abstention.**

2)

**Proposal: Removal of existing extension and erection of a single storey extension to the south of The Coach House. Loft conversion and creation of new bedrooms, shower room and ensuite on first floor. Infilling of openings, removal of walls and replacement of staircase as well as additional internal alterations. Installation of new conversation rooflights on south and east roof slopes.**

**Location: The Coach House, Sherborne Road, Milborne Port, DT9 5AT**

**Applicant: Mr Warwick Melvin**

**Application Type: Householder application**

**Application Number: 23/01960/HOU**

**Deadline: 20<sup>th</sup> September 2023**

**Cllr. Carty proposed that MPPC support the application with a comment that members are keen that the work is in keeping with the history and heritage of the area; seconded by Cllr. Tizzard and resolved by 5 votes in favour and 1 objection.**

3)

**Proposal: Removal of existing extension and erection of a single storey extension to the south of The Coach House. Loft conversion and creation of new bedrooms, shower room and ensuite on first floor. Infilling of openings, removal of walls and replacement of staircase as well as additional internal alterations. Installation of new conversation rooflights on south and east roof slopes.**

**Location: The Coach House, Sherborne Road, Milborne Port, DT9 5AT**

**Applicant: Mr Warwick Melvin**

**Application Type: Householder application**

**Application Number: 23/02176/LBC**

**Deadline: 20<sup>th</sup> September 2023**

**Cllr. Carty proposed that MPPC support the application with a comment that members are keen that the work is in keeping with the history and heritage of the area; seconded by Cllr. Tizzard and resolved by 5 votes in favour and 1 objection.**

4)

**Proposal – Proposed single storey rear elevation to dwelling**

**Location: 5 Russell Place, Milborne Port, DT9 5HQ**

**Applicant: Mr & Mrs Coffin**

**Application Type: Householder application**

**Application Number: 23/01396/HOU**

**Deadline: 2<sup>nd</sup> October 2023**

**Cllr. Lockey proposed that MPPC support the application; seconded by Cllr. Watts and resolved unanimously.**

# The Planning & Environment Committee

5)

Proposal – **Amendment: Internal and external alterations and subdivision of property to form annex**

Location: **Cannon Court, Bathwell Lane, Milborne Port.**

Application Number: **23/01674/HOU**

Deadline: **21<sup>st</sup> September 2023**

**Cllr. Lockey proposed that MPPC support the application; seconded by Cllr. Carty and resolved unanimously.**

6)

**To receive notification – no response required unless deemed necessary**

Proposal – **Notification of intent to fell No. 1 tree in Conservation Area**

Location: **Little Barton, Lower Gunville, Milborne Port, DT9 5AP**

Applicant: **Mrs Sonja Denbury**

Application Type: **Trees in conservation area**

Application Number: **23/02175/TCA**

This notification was received with no response required to be communicated to the Tree Officer.

7) - *not on agenda*

Proposal – **Conversion of attic into an open space bedroom with two cabrio-velux rooflights to front elevation and two standard velux rooflights to the rear.**

Location: **24 Old Tannery Way, Milborne Port, DT9 5GA**

Applicant: **Mrs Mark Beard**

Application Type: **Householder application**

Application Number: **23/01439/HOU**

**Cllr. Lockey proposed that MPPC support the application; seconded by Cllr. Carty and resolved unanimously.**

*Cllr Watts left the meeting at this point.*

8) - *not on agenda*

Proposal – **S73A application to provide double garage and alterations to the roof with dormer windows and rooflights and a stepper pitched roof to allow space for two further bedrooms and bathroom upstairs of dwelling at 5 Milborne Gardens (plot 2).**

**Variation of condition 2 (approved plans) of 16/04015/FUL for the erection of 5 detached dwellings with associated access and parking.**

Location: **Land at Nursery House, Wheathill Lane, Milborne Port**

Applicant: **Mr James George Couper**

Application Type: **Section 73A determination**

Application Number: **23/01556/S73A**

There was some discussion regarding the spec of the car charging station proposed; it was agreed that a comment would be submitted with the response to Somerset Council requesting a more modern version in the interests of future proofing.

**Cllr. Carty proposed that MPPC support the application; seconded by Cllr. Capon and resolved unanimously.**

# The Planning & Environment Committee

	<b>Acton: Committee Officer to submit responses accordingly to Somerset Council.</b>
<b>40</b>	<p><i>Cllr Watts returned to the meeting at this point.</i></p> <p><b><u>Planning and Environment Committee Budget Update:</u></b> This was received with no comments.</p>
<b>41</b>	<p><b><u>Low Bridge on Station Road:</u></b> The new signage regarding the low bridge on Station Road by the Stowell junction proposed by Somerset Council Highways was discussed. It was agreed to request that the words ‘Low Bridge’ appear on the Town Hall signs, as well as the picture of a bridge with its height. The wording of the signs on Station Road and by Henning Way to be checked. The signage at the junction with Henning Way should be on the lefthand side of the road not the righthand side as suggested, Also some capital letters to be sorted out. Signage near Waterloo Crescent should also be considered, plus a location closer to the Stowell side of the bridge. The Committee Officer shared her findings about how satellite navigation systems operate in the UK in terms of how they buy their data and how local knowledge can be fed into the system via the Highways departments of local authorities; the low bridge in question is recognised in the system but only included in the more expensive data packages, e.g. those designed to encompass the requirements of tall vehicles.</p> <p><b>Action: Committee Officer to liaise accordingly with Andy Barron from Somerset Highways and will contact the members of the public who live in that area and raised their concerns last month.</b></p>
<b>42</b>	<p><b><u>Budget 2023/24: P&amp;E Projects:</u></b> Members discussed possible projects for the next financial year. Current considerations are: another SID that has a ‘thank you’ reading option; a revamp of the Milborne Port sign on the A30 near Ven House; a Local Cycling and Walking and Infrastructure project (LCWIP).</p> <p><b>Action: All members to consider this topic for the next meeting; Committee Officer to research costs for the sign project.</b></p>
<b>43</b>	<p><b><u>Verbal Updates / Reports:</u></b></p> <p><b>(a) Update on Previous Planning Applications:</b> The application for extension building at 218 High Street has been withdrawn; the ‘change of use’ application for a touring caravan site at White House Farm has been approved; the application regarding modification mortgage arrangements re. the Redcliffe development has been approved; Springfield pavilion extension application has been approved subject to some minor considerations.</p> <p><b>(b) Update on Current Live Housing Development Applications</b></p>

# The Planning & Environment Committee

## I. **Messrs Parker, Davis and White, Wheathill Lane:**

No further news

## II. **Burrington, Court Lane:**

- Cllr. Carty reported after having check the planning portal for updates; there are some minor design changes regarding water butts and a response from Adam Garland to a member of the public communication thoughts about parking in Court Lane that Cllr. Carty considers rude; he will contact David Kenyon (Somerset - South) Planning regarding this.
- A member of the public (who has been liaising with Cllr. Carty) shared her recent communications with Wessex Water regarding sewerage and drainage in Court Lane, particularly in relation to the proposed Court Lane development but also in relation to capacity for the village overall; it was agreed that there appears to be some mixed ambiguity from Wessex Water regarding capacity. It was agreed that the documents discussed would be circulated to members for information.

## III. **Other recent news/information:**

- Legal advice regarding the community hub has been sought by MPPC and is in draft.
- The Committee Officer has reported a suspected breach of planning regulations in relation to the removal of a stone wall behind 218 High Street.

### **(c) Update on Construction Management of Active Sites:**

- None

### **(d) Update on Highways Issues (incl. speeding):**

- Cllr. Lockey suggested a new location for the SID following correspondence from some members of the public over concerns about speeding on Combe Hill and Gainsborough; it was agreed that he and the Committee Officer will liaise re. possible locations and approaching Somerset Highways for permission.
- Cllr. Capon reported that the newly set up Milborne Port Community Speedwatch Group has approached her to ask that she act as a link with MPPC; all agreed that this would be a positive move.

**Meeting Ended at 20.31**