

# The Planning & Environment Committee

## MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting  
The Town Hall

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

### **Present:**

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

### **In Attendance:**

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

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

2 members of the public commented on recent newspaper publicity regarding Somerset Council's enforcement action over the wall in Brook Street; MPPC continues to be supportive of this action and of any action against breaches of planning regulations. Concerns were expressed over the condition of the remaining sections of the wall.

Another member of the public expressed concerns about the drainage/surface water issues on Wheathill Lane created by the groundworks at the Redcliffe development and the lack of clarity regarding plans. The councillors who attended a site meeting with Redcliffe representatives last week reported that the delay in installing the necessary pipework has been created by a delay in permission being granted by Somerset Council to dig up the road in Wheathill Lane and Wheathill Road; this work will now take place from 15<sup>th</sup> January-27<sup>th</sup> March in 3 sections. *See Item 66(c)(i) for further details.*

Agenda Number:	Agenda Item:
59	<b><u>Apologies for Absence:</u></b> Received from Cllr. T Campbell & Cllr. T Carty
60	<b><u>Declarations of Interest:</u></b> None at this point in the meeting.
61	<b><u>Adoption of Minutes:</u></b> It was proposed by Cllr. Lockey to adopt the minutes of the meeting held on 21st November 2023; seconded by Cllr. Phillips and resolved by the 4 councillors who were present at that meeting and 2 abstentions.

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## Planning, Tree & Licensing Applications made to Somerset Council – South Team:

1.

Proposal: **Widening of existing access including the removal of 0.5m section of front boundary wall, resurfacing of drive with paving blocks to match existing and repositioning of existing steps to the left of the altered drive.**

Location: **Littlebourne, South Street, Milborne Port, DT9 5DH**

Applicant: **Mrs Jane Daggett**

Application Type: **Householder application**

Application Number: **23/02123/HOU**

Deadline: **18<sup>th</sup> December 2023 (extension agreed)**

**Cllr. Lockey proposed that MPPC support this application on the grounds of improved visibility and safe access; seconded by Cllr. Price and resolved by 5 votes with 1 abstention.**

2.

Proposal: **Installation of stone piers to the existing gates at the rear entrance to the property.**

Location: **Bowling Green, Sherborne Road, Milborne Port, DT9 5AX**

Applicant: **Nr and Mrs R Emery**

Application Type: **Full application**

Application Number: **23/02733/FUL**

Deadline: **28<sup>th</sup> December 2023**

**Cllr. Lockey proposed that MPPC support this application; seconded by Cllr. Price and resolved unanimously.**

3. *(not on agenda)*

Proposal: **Retrospective application for rooflight, internal alterations, garden fence and boundary wall, garden gates and garden shed.**

Location: **Barn Cottage, Newtown, Milborne Port, DT9 5BJ**

Applicant: **Mr J Evans**

Application Type: **Householder application**

Application Number: **23/03039/HOU**

Deadline: **4<sup>th</sup> January 2024**

4. *(not on agenda)*

Proposal: **Retrospective application for rooflight, internal alterations, garden fence and boundary wall, garden gates and garden shed.**

Location: **Barn Cottage, Newtown, Milborne Port, DT9 5BJ**

Applicant: **Mr J Evans**

Application Type: **Listed Buildings Consent**

Application Number: **23/03040/LBC**

Deadline: **4<sup>th</sup> January 2024**

**Cllr. Lockey proposed that MPPC support applications 3 & 4; seconded by Cllr. Price and resolved unanimously.**

**Action: Committee Officer to submit responses accordingly to Somerset Council.**

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63	<p><b><u>Planning and Environment Committee Budget Update:</u></b> This was received. The Committee Officer informed members of a probable increase to Line 146/Streetscape and Signage in light of the installation work required for the fingerpost on the B3145/Seven Wells Farm junction which was recently knocked over.</p>
64	<p><b><u>Gigaclear – Resident’s Complaint:</u></b> This complaint was received. Some discussion took place regarding the conduct of Gigaclear contractors in the village in general and it was agreed that the Committee Officer would make contact with Gigaclear’s Kristian Jenkins - Community Engagement Manager for the South West - to request a meeting to share concerns regarding interactions between operatives and residents, parking of work vans/vehicles and communication in general.</p> <p>Cllr. Lockey requested that it be noted that he knows Kristian Jenkins because Gigaclear have recently made a donation to Milborne Port Football Club.</p> <p style="text-align: right;"><b>Action: Committee Officer to make contact with Kristian Jenkins.</b></p>
65	<p><b><u>Land at Wheathill Lane, Milborne Port App. 22/00180/OUT</u></b> The documents provided by Somerset Council were discussed, as was Cllr. Tim Carty’s response which had been shared previously. It was agreed to report back to SC that MPPC has no objections to the outcomes of the Appropriate Assessment and NNAMS regarding a phosphate mitigation scheme in relation to this planning application.</p> <p><b>Acton: Committee Officer to respond accordingly to David Kenyon of SC Planning South Team.</b></p>
66	<p><b><u>Verbal Updates / Reports:</u></b></p> <p>(a) <b>Update on Previous Planning Applications:</b> S37A application for alterations at 5 Milborne Gardens has been approved; application for extensions at 218 High Street and 11 Plover Road have been approved.</p> <p>(b) <b>Update on Current Live Housing Development Applications</b></p> <p>I. <b>Messrs Parker, Davis and White, Wheathill Lane:</b> See Item 65.</p> <p>II. <b>Burrington, Court Lane:</b> Nothing new to report since October.</p> <p>III. <b>Other recent news/information:</b></p> <p>The Committee Officer gave a verbal update on a recent communication regarding Wessex Water and the planned compound in Court Lane. In summary, works are delayed by 3 weeks and are now due to begin on Monday 22<sup>nd</sup> January; key local stakeholders will be contacted and almost every property in the village will receive a letter and map from WW in early January.</p>

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Cllr. Tizzard commented on the recent government reports regarding housing supply. Somerset Councils' supply is between 2.9. and 3.1 years; the target is 5 years. SC is well behind other authorities; the phosphates issue is a significant factor here.

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

Redcliffe – report from the site meeting with Mike Parsons of Northavon regarding surface water management and impact on surrounding area

*See also Public Comments and Questions above.* Cllrs. Capon, Phillips and Watts met with 3 Redcliffe contractors on Wednesday 13<sup>th</sup> December. The delay in installing the necessary pipework has been created by a delay in permission being granted by Somerset Council to dig up the road in Wheathill Lane and Wheathill Road; this work will now take place from 15<sup>th</sup> January-27<sup>th</sup> March in 3 sections. A residents' consultation/information meeting will be called by Redcliffe; it was agreed that the Committee Officer will make contact with Redcliffe to ensure that the residents of both Wheathill Lane and Wheathill Way are invited. An e-mail address for complaints and information on designated parking will be provided.

Cllr. Capon reported that the adoption of Wheatsheaf Road had been discussed; councillors believe that the adoption of the road should have been made *before* the blocking off of the top of Wheathill Lane. It is still yet to be adopted so is still a private road. The Redcliffe representatives believed that they had done the work in the correct order.

The future of the whole of the area in front of the development was discussed, and what responsibilities any management company might have in relation to the Market Square and the green areas on site. Cllr. Tizzard raised the question of whether the Market Square should be an area that MPPC should aim to procure.

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

SID is at the Station Road/Springfield Road junction at the moment but is soon to be moved to near the junction of Old Bowen Way and Station Road. Cllr. Lockey will liaise with a resident on Combe Hill regarding a possible further location in that area.

**Meeting Ended at 8.23 pm**