

Planning & Environment Committee



NOTICE OF MEETING:

The next Planning & Environment Committee Meeting will be held on
Tuesday 16th June 2020 at 6:45pm via conference call on Zoom.

Chairman: Cllr R. Tizzard

Membership: Councillors Mr A Fletcher, Mr T. Campbell, Mr T. Carty, Mr R. Lockey, Ms. L. MacArthur

To all Members of Milborne Port Planning & Environment Committee, you are hereby summoned to attend the above meeting, to resolve on the business as outlined below under the current lockdown regulations:

The Council have passed a Motion that sets out how the Council will deal with planning applications: *(c) The authority to decide the council's response to planning applications be delegated to the Clerk or Deputy Clerk, in consultation with the Chairman of the Planning Committee and Chairman and Vice Chairman of council. Whenever possible, members of the Planning Committee (or council in the case of large applications) will be informed of applications out for consultation and will be invited to submit comments to the Deputy Clerk).* The same Motion says: *(g) Should government allow councils to meet virtually (online), the council will take all reasonable steps to facilitate this.*

Signed:

A handwritten signature in blue ink, appearing to read "Nathalie Hetherington".

Miss Nathalie Hetherington

Deputy Clerk - Milborne Port Parish Council

Public Question and Comment Time:

Before the start of the formal meeting the Public are given the opportunity to ask questions or pass comment. Once the formal meeting has started the Public are reminded that they have no right to speak. The Public can access the meeting by using the Zoom video-conferencing technology; no account is required. If any member of the public would like to join the meeting, please e-mail Nathalie Hetherington (address in footer) and the meeting link will be provided. A computer with camera and microphone is required

Agenda:

1) Apologies for Absence:

To receive any apologies for absence.

2) Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other Interests they may have under the Localism Act 2011 and the Councils Code of Conduct.

3) Adoption of Minutes:

To adopt the minutes of the last Planning and Environment Committee meeting held on:

- 19th May. *This agenda item will be postponed until the committee meets again in person as the minutes must be signed and dated immediately after adoption.*

4) Election of Committee Chairman

To elect a Chairman to serve until May 2021.

5) Election of Committee Vice-Chairman

To elect a Vice-Chairman to serve until May 2021.

6) Adoption of Terms of Reference:

To adopt the Terms of Reference for the Planning Committee for use until May 2021.

7) Appointment of Group Representatives:

To confirm current appointments and resolve on any changes.

- Neighbourhood Plan
- Construction Management of Active Sites
- Highways Issues/Parking & Traffic
- Other relevant groups

8) Planning & Tree Applications made to South Somerset District Council:

To resolve the Parish Council's response to SSDC on any local planning or tree applications.

Item 1: Planning Inspectorate Appeal Reference – APP/R3325/C/20/3244232 & 3244233

Appeal by: Miss Wendy Evans & Mr Alan Trevett

Site: 7 Cannon Court Mews

Starting Date: 13th May 2020

The Council is invited to write to the Planning Inspectorate with any comments by 24th June 2020.

Item 2 – for information only: Application No: 19/01557/FUL

Proposal: The erection of 2 dwellings, repositioning existing access gates & closure of existing access.

Location: Land adjacent to Brook House, Brook Street, Milborne Port, Sherborne, Dorset.

Deadline for observations: 5th June 2020

The Council submitted its comments on 6th June 2020:

We had objected to the original application and we now welcome the amendments. As a result, we support the revised application subject to it:

- a) meeting the access and safety requirements of County and SSDC Highways officers and*
- b) meeting/satisfying heritage standards given that the proposed building is in the Conservation Area*

We also suggest that those two points are included as conditions to any planning permission.

Item 3: Amended Plans/Additional Information – 20/01137/HOU

Proposal: Erection of a flat roof kitchen & utility extension to rear & erection of a garage to side of dwelling – amended plans to remove the balcony & spiral staircase from the extension & to reduce the depth of the development from 7.5 to 6.5 metres.

Location: Mayflower, North Street, Milborne Port, DT9 5EP

Starting Date: 13th May 2020

Observations by 24th June 2020.

Item 4: Application No - 19/02244/REM

Proposal: Application for approval of reserved matters following outline approval for appearance, landscaping, layout & scale for the erection of 65 No. dwellings, community hub, public open space and associated works (reserved matters pursuant to outline planning permission 17/03985/OUT)

Location: Land OS 7800 Wheathill Lane, Milborne Port

Applicant: Redcliffe Homes

This application has been amended by the applicants. Details of amendment are:-

- Changes to the bed spaces of the 3 & 4-bed affordable units following discussion with the Council's Housing Officer
- A revised CEMP following discussion with the LLFA
- The following layout changes across the various layouts to address technical highways and drainage matters:
 - 1.8m footway added to shared surface leading from beside Plot 38 to Plot 44.
 - 2.0m margin added to the end of Road 1.
 - Junction visibility splay (looking north/east) shown at the junction of Roads 5 and 1.

- Margin widths increased from 0.5m to 1m
- 2.0m margins shown to end of Roads 5 and 7.
- Minor amendment to southern path to accommodate the swales.
- Minor amendment to front gardens of the northern dwellings to accommodate the updated footways and subsequent dwelling configurations.
- 3D design of roads has been updated to reflect widened margins on latest Architect Layout.
- Swale amended by Plots 7 & 9.
- Filter drain by bays 29-32 reduced in length due to widened margins.

Please access the planning application under consideration and supporting documents using the reference number.

NB: The Committee reserves the right to consider any applications received between the time the agenda was issued and the day of the meeting.

NB: The Parish Council is only consulted by SSDC on applications; the power to determine them rests with SSDC.

9) Planning & Environment Committee Budget Update:

To receive the latest budget spending to date.

10) Redcliffe Development Update:

To receive any verbal update on the proposed developments

11) New Infrastructure Projects (S106 money) Updates:

To receive and note any verbal update on moving forward with plans for the Springfield and Gainsborough sites.

12) Other Verbal Updates:

To receive and note any verbal updates from Members.

- a) Working Parties Updates
- b) Neighbourhood Plan
- c) Construction Management of Active Sites.
- d) Highway Issues/Parking & Traffic

13) MPPC Policy Statements on:

- a) Affordable housing
- b) Energy efficiency
- c) Biodiversity

14. Phraseology of Planning Recommendation:

To review the recent changes to the phrasing of responses made by SSDC.

Date of the next Committee meeting is: **Tuesday 21st July 2020**