

The Planning Committee

MILBORNE PORT PARISH COUNCIL

The Minutes of the Planning & Environment Committee meeting

The Town Hall

Tuesday 17th March 2026 7:00 pm

Present:

Councillors:

Mr Rob Lockey (Chair)

Mr Chris Phillips

Mr Ted Watts

Mrs Margaret Capon (Vice-chair)

Mr Robert Tizzard

In Attendance:

The Deputy Parish Clerk & Committee Officer: Nathalie Hetherington

Cllr. Alison Flynn (*until 8.20 pm*)

Phil Davis – Projects Officer

Public Question and Comment Time:

There were 4 members of the public present in connection with Item 84/2. (*3 left 20.47 after item 84/2*).

Questions and comments were raised regarding the Court Lane development application (item 84/2) around differences from the previous application, traffic and Highways, safety of children walking to and from school and playing by river, drainage/sewerage systems/capacity, conservation, heritage, notification of the public, narrowness and condition of village roads, ownership of property on Court Lane, houses being bought to rent rather than bought to live.

Agenda Number:	Agenda Item:
81	<u>Apologies for Absence:</u> Cllr Tim Carty.
82	<u>Declarations of Interest:</u> None.
83	<u>Adoption of Minutes:</u> It was proposed by Cllr. Lockey to adopt the minutes of the meeting held on Tuesday 17 th February 2026; seconded by Cllr. Phillips and resolved unanimously.
84	<u>Planning, Tree & Licensing Applications made to Somerset Council – South Team:</u> <i>Notification only.</i> 1. Proposal: A single storey, flat roofed extension (i) the projection of the rear extension beyond the rear wall is 6.85 (ii) the maximum height of the extension is 2.86

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(iii) the height of the eaves of the extension is 2.76.

Location: **2 Plover Road, Milborne Port, DT9 5DA**

Applicant: **Mr Benjamin Laughton**

Application Type: **PA Larger Home Extension**

Application Number: **26/00512/PDE**

This notification was received.

2. Proposal: Outline Application with some matters reserved except for access and layout for the development of land for residential purposes (Use Class C3), including associated landscaping, attenuation, public open space and infrastructure, matters to be considered.

Location: **Land at Court Lane, Milborne Port.**

Application Type : **Outline Application.**

Application Number: **26/00143/OUT**

Deadline: **16th March 2026 (extended to 10th April 2026).**

- **Notification of Public:** It was agreed to immediately request that Somerset Council grant an extension to the deadline to 10th April for public responses given the recent and current problems with the planning portal, and the anecdotal information received that some local residents whose properties border or are close to the site received the notification letter late or not at all, and that the notice was not put up at the site until 9th March was very quickly damaged by rain to the point of being illegible. The Parish Council is requesting an extension to the published deadline for public responses of 16th March.

Cllr. Lockey invited comments, observations and queries from members of the public and councillors which are noted below and do not necessarily reflect what will be the Parish Council's final response:

- **Highways and Access:** Different versions of plans are showing access in different places, one would involve removing part of the hedge. Members were reminded that these are indicative plans only. Pavements and shared surface arrangements were discussed; the estate would open out onto a rural lane. Concerns about a significant increase in traffic due to the increased number of houses and the increased weight of traffic and impact on condition of road. These issues were not given as one of the reasons for refusal previously, although traffic has increased since. A traffic assessment should be redone; the last was in 2021 Query over accuracy of accident figures. The dispensability of the hedge was discussed in relation to notion of road widening. Impact on conservation area, probably the ancient boundary of the village and park of archaeology of the village; CPRE involvement last time. Issue over accessibility.
- **Drainage:** There is no improvement in the current proposal. Where pumping is concerned, what happens in a power cut if there are no back-up arrangements? Drainage is already a problem towards the bottom of Court Lane. Permission will not be granted if there is a danger of increasing flooding; the developers' drainage technicians are proposing strategies to address this risk. An upgrade of existing drainage is needed offsite in Kingsbury as there are plans to make connections with systems that are already not satisfactory. Wessex Water recently did some work to increase capacity.

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- **Soil Contamination:** Concerns expressed about the information provided – no contamination report so query over how layout/access can be considered until contamination mitigation considered. Procedural issues unsatisfactory. Arsenic levels harmful to health – ‘not bioavailable’ – risk of changing pH levels in soil. Nothing has been done before in response to concerns raised about contamination – recommendations have been ignored, houses have already been built on other potentially contaminated sites. Would there be a need to cap the site? Possible risk of anthrax contamination from historic tannery waste; some arsenic came from fertiliser. A contamination report and satisfactory mitigation measures are expected. Other tannery signature chemicals are in the soil and arsenic can be found everywhere in village. It comes from goat hides imported from South Africa.

(RL left 8.04 pm and returned 8.06 pm.)

- **Conservation Area:** There have been no changes so the Parish Council will use the response from the last consultation.
- **Parking.** Transport Assessment shows that 82 parking spaces are proposed, possibly 14 short of what is required; the result could be more on-road parking. Car-parking national standard ratios should be adhered to.
- **Social/Affordable/Shared Housing:** None planned and a viability report has been provided, although there are concerns over how well the case has been made and there should be a robust review of the claim that none should be provided. There were no viability arguments 2 years ago when 22 houses were proposed. Councillors are surprised and concerned; now is the time for this to be challenged. The 2-bedroom houses should be for first time buyers only, not buy to rent. Social housing should be prioritised to local people.
- **s106** calculations discussed – not yet known for this application, it is a complicated process.
- **Other:** Where will underground cables go? There was an historic building on this site and is missing from the report. Part of the site is 30 metres from the old gas works site. Archaeology report required?
- Some consider that the application is not acceptable in its present form as it is incomplete and the principle of development should not be considered further until these flaws are resolved.

Cllr. Lockey proposed that the recommendation to the Full Council is to object to the application on the grounds that it is not acceptable in its current form due to unsatisfactory or incomplete detail on the following issues: social housing; contamination/soil health; effect/impact on highways; drainage; parking. The proposal was seconded by Cllr. Phillips and resolved by 4 votes with one abstention.

It was agreed that Cllr. Lockey and the Committee Officer will meet to draft a summary of the discussion and an explanation of the recommended response to inform the Full Council at the next meeting 7th April 2026; this will be circulated in advance to Members for comment/suggested amendments.

Notification only – not on agenda.

3. Proposal: Application to carry out tree surgery work to No. 1 Beech Tree (T1) as shown by the South Somerset District Council (MIPO6) 2001 Tree Preservation Order.

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	T1: Beech, To shorten limbs on Northern and Eastern side to a radius of 6m. To shorten lateral branches on remainder tree by 1-1.5m. To reduce the height by 3m. Location: 5 Wellington Close, Milborne Port, DT9 5FA. Applicant: Mrs Murray. Application Type: Tree Preservation Order. Application Number: 26/00622/TPO. This notification was received.
85	<u>Planning Committee Budget Update:</u> This was received. The CPRE has granted £250 towards the cost of restoring the Milborne Wick fingerpost.
86	<u>Consultation on Potential Leisure Planning Obligation – Court Lane:</u> The email (circulated before meeting) sent by Somerset Council’s Strategic Planning department regarding the Court Lane application (see Item 84/2) was discussed. The department is requesting additional information or comments in relation to any specific projects. It was agreed to request that Village Hall improvements be added to the projects list, including storage and facility extensions at a cost of up to £80,000. Action: Committee Officer to respond to Somerset Council accordingly.
87	<u>Brook Street site update – Cllr. Capon:</u> Cllr. Lockey has written to Somerset Councillor Mike Rigby expressing concerns regarding what has been considered by the Committee to be an unsatisfactory response to the potential breaches of planning regulations. The anticipated planning application has not yet been received by the Parish Council; Somerset Council planned to reconsider enforcement procedures within 3 months if it had not been received by them by the end of January. The application is possibly still at the pre-app stage. It was agreed to continue to monitor the situation and to report back as appropriate.
88	<u>Fingerpost restoration project – Furlong Lane/Oberne Road:</u> The quotation from Somerset Forge for the restoration work was received and discussed. This company has carried out 2 previous fingerpost restorations at very competitive rates and the quality of the work is very good, so it was not considered necessary to seek other quotations. Cllr. Phillips proposed that Somerset Forge be contracted to carry out this work at a cost of £1420 (incl. VAT); seconded by Cllr. Tizzard and resolved unanimously.

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	Action: Committee Officer to liaise with Somerset Forge and the CPRE regarding a further grant.
89	<u>Feedback from Somerset Highways regarding gully clearance:</u> The feedback from Tracy Harris from Somerset Highways regarding gully maintenance (sent prior to meeting) was received. It was agreed to defer this item to the next meeting due to time constraints.
90	<u>Verbal Updates / Reports:</u> a) Update on Previous Planning Applications: - o Extension to 23 West View – approved. b) Update on Current Live Housing Development Applications: - o Wheathill Lane housing development Reserved Matters – approved 6.3.26 with one condition relating to the Ball Stop fencing, which must be erected in its entirety prior to the residential occupation of plots 26-29. It was agreed that the Committee Officer will write to the developers to thank them for working with the Parish Council thus far and to express its readiness to renew conversations about the facilities that will be provided to the community. c) Update on Construction Management of Active Sites: - o The building of the Community Hub continues. d) Update on Highway/Traffic Management Issues: - none. e) Committee Officer's Report: - nothing further.
	Meeting ended at 9.08 pm.