



MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(07)M5

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 29th October 2007 commencing at 19:00 in The Lindos Centre Saddlemakers Lane Melton IP12 1PP.

Present:

Cllr Mrs ME Addington
Cllr Mr GK Butterwick

Cllr Mrs EJJ Hilson
Cllr Mr MW Sherwen [Chairman]

In Attendance

Mr M Byrne

Mr F Proctor

07.54 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

07.54.01 Cllr Mr AG Dunford – Other commitment

07.54.02 Cllr Mr KR Tester – Work Commitment

Council received these apologies and **consented** to the absences

07.55 TO RECEIVE DECLARATIONS AND ADDITIONS TO REGISTER

There were none

07.56 TO APPROVE THE MINUTES OF THE MEETING HELD ON 24TH SEPTEMBER 2007

Minutes PLA(07)M4 previously circulated were received and noted.

Proposed that the minutes be signed by the Chairman as a correct record.

Proposed by: Cllr Addington

Seconded by Cllr Butterwick

It was RESOLVED that the minutes be signed by the Chairman as a correct record.

07.57 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

07.57.01 C07/1767/FUL 1 South Close Melton IP12 1QR

Erection of Conservatory

Copy of application previously circulated was received and noted.

It was RESOLVED not to object to the development as it does not appear to contravene SCDC planning policy.

07.57.02 C07/1792/FUL 12 & 14 The Street Melton IP12 1PW

Erection of two-storey building comprising retail shop with flat above [existing single story shop to be demolished] and conversion of former granary to form two new flats

Copy of application previously circulated was received and noted.

MPC wishes to object on the following grounds:-

- Over-development of site. The current use of the site is 2 businesses plus 1 dwelling. The proposal is for 1 business plus 3 dwellings. The site is too constrained to accept this level of development.
- Impact on conservation area. Whilst certain aspects of the application would enhance the streetscape of The Street and the conservation area, the overall result would be to obscure views of the old granary from The Street.
- Under-provision of parking. The application suggests that the net addition of 2 dwellings will result in no increase in daily visits by car (2 per day), and provides only 2 car parking spaces. Scarcely any of the long-established dwellings on The Street have their own off-street parking provision, resulting in heavy use of the limited amount of on-street parking and of the off-street public car park at the opposite end of The Street. Instances of vehicles parking on & obstructing the pavement outside No. 14 have been noted. If approved, this application would undoubtedly be to place unacceptable additional pressure on existing limited public parking places.
- Impact on neighbours. It is noted that the plans provide for a balcony & French windows for the upstairs flat at No. 12. This would directly overlook both the driveway and the bedroom windows of the adjacent property at No 10. Windows on the opposite side of the same flat would overlook the adjacent property at No 16

It was RESOLVED to object to the development for the above reasons

07.57.03 To consider any other new applications received between 18th October 2007 and 29th October 2007

(a) C07/1646/FUL - 11 Saxon Way Melton IP12 1LG

Installation of 4 solar panels on south facing aspect of roof

Copy of application tabled.

It was RESOLVED to support the development as it does not appear to contravene SCDC planning policy and aims to lessen the carbon footprint of the property

(b) C07/1701/FUL and C07/1898/LBC - 1 Fairway View Calder Road Melton IP12 1TP

Erection of conservatory extension to side and conversion of roof space to form habitable room (including insertion of dormer windows)

Copy of application tabled.

It was RESOLVED to request an extension of time until after next Planning Committee meeting

- (c) C07/1850/VAR - Witchpit Farmhouse A12 Melton IP13 6DB

Removal of condition 4 of E11481 in order to allow general occupancy of Witchpit farmhouse [currently restricted to a main resident employed within agriculture]

Copy of application previously circulated was received and noted.

It was RESOLVED not to object to the application.

- (d) C07/1861/FUL – 87 Bredfield Road Melton IP12 1JE

Erection of five dwellings (existing dwelling to be demolished)

Copy of application tabled.

It was RESOLVED to request an extension of time until after next Planning Committee meeting

- (e) C07/1921/FUL – 21 Cages Way Melton IP12 1TE

Erection of sun room

Copy of application previously circulated was received and noted.

It was RESOLVED not to object to the development as it does not appear to contravene SCDC planning policy.

- (f) C07/1958/FUL – 22 Calder Road Melton IP12 1TP

Erection of UPVC conservatory

Copy of application tabled.

It was RESOLVED not to object to the development as it does not appear to contravene SCDC planning policy.

- (g) C07/1970/FUL – 4 The Debenside Melton IP12 1SR

Extension to existing boundary wall

Copy of application tabled.

It was RESOLVED not to object to the development as it does not appear to contravene SCDC planning policy.

07.58 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

07.58.01 C07/1419/FUL – 52 Hall Farm Road Extension

Copy of 'permission has been granted' notice previously circulated was noted.

07.58.02 C07/1243/OUT – Deben Mill

Copy of 'refusal of outline planning permission' notice previously circulated was noted.

07.59 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS ABOUT ISSUES WITHIN THE REMIT OF THE PLANNING COMMITTEE

It was RESOLVED to lift standing orders.

There were questions relating to C07/1655 and C07/1792 to which councillors responded.

It was **RESOLVED** to reinstate standing orders.

07.60 TO RECEIVE A REPORT ON ACTION TAKEN ON OUTSTANDING ITEMS FROM PREVIOUS MEETINGS

07.60.01 07.35 Confidentiality of advice given to potential applicants

Noted that no further information was publicly available

07.60.02 07.36.03 SCDC Local Development Framework

Noted Cllrs Addington, Hilson & Tester + the Clerk attended the seminar on 10th October 2007 at Haughley Park Barn entitled 'Your involvement in the Planning System' and reported that they had found it very useful.

Noted that Cllrs Butterwick, Dunford & Sherwen + the Clerk will attend the LDF seminar on 31st October 2007 at Elmswell

07.60.03 07.36.04 New Sign at John Grose

Noted that a reply had now been received. Advertising consent is required where the advertisement exceeds 4.6 square metres. Either the sign is to be taken down or the business applies for consent. Noted that the sign has now been removed.

07.60.04 07.36.05 Woodbridge Town Council as a Consultee on Melton Planning Applications

Noted that a response had been received. 'When consulting on planning applications the Local Planning Authority consults the Parish or Town Council in which the site resides in. Neighbouring parish/town councils are usually only consulted on schemes where there could be an impact upon the adjacent parish. Often these are very large schemes rather than small scale developments such as householder extensions.'

07.60.05 07.43.04 C07/1655/OUT Part of Water Works Bredfield Road

It was **RESOLVED** to object on the following grounds:-

- Over-development of site. Withdrawn application C06/1491 provided for the erection of 4 dwellings. This application for 8 dwellings, particularly as it is for Outline consent only, tries to put too many housing units on a site restricted by virtue of its location.
- Under-provision of parking. Eight two-bedroom dwellings can reasonably be expected to result in between 12 & 16 cars owned by residents. The site provides no garage accommodation, and only 8 parking spaces for residents plus 3 for visitors. There is no parking provision for the vans used by technicians undertaking regular inspections / light maintenance of the water and telecoms companies' equipment on site.
- Unacceptable impact on access by neighbouring land owner. Access to 16 Bredfield Road will be unacceptably impaired by the proposed access road for this development. The occupants of No 16 will have to either completely remodel vehicular access to their property, or be faced with a dangerous manoeuvre (both to themselves and other road users) by driving / reversing across the junction of Bredfield Road with the proposed access road.
- Cumulative effect of development fronting Bredfield Road. Bredfield Road has developed over the years into a road where

increasing volumes of, often fast moving, through traffic compete with people driving into & reversing out of (or *vice versa*) many properties designed & built in the days before universal car ownership. Recent approvals will increase the volume of traffic using Bredfield Road, viz:-

C04/1126/OUT part of Waterworks site, Bredfield Road Residential (undefined)

NB This is a *different site* to C07/1655 and is believe to be now owned by a care home business. No access arrangements appear to have been agreed.

C06/1670/FUL 75 Bredfield Road 4 new dwellings

C07/0888/FUL 75 Bredfield Road 3 new dwellings

C04/0145 land at corner Beresford Dr/Bredfield Rd see C07/0626

C07/0626/RES land south of Beresford Drive 16 new dwellings

This, and future, applications should be considered in the context of their cumulative addition to the existing traffic & safety problems on Bredfield Road.

07.60.06 07.47.01 The Slaughterhouse Valley Farm Road

Noted that a reply has been received from the Environmental Health Officer – copy attached.

07.60.07 07.51 Site Specific Allocation & Policies Consultation Document

Noted that the response from SCDC is that consultation will start in January 2008.

07.61 TO REVIEW THE ACTION REQUIRED ON ITEMS REFERRED BY THE FULL COUNCIL

07.61.01 Girdlestones Development

Noted that no further information was currently available.

07.62 TO REVIEW THE ACTION ON THE VILLAGE PLAN ACTION MONITOR DELEGATED BY THE FULL COUNCIL

Paper PLA(07)P47 – action plan monitor report previously circulated was received and noted. Work in hand, especially through the Committee's monitoring of progress with the Local Development Framework, was noted, as was the need to establish a dialogue with Suffolk County Council Highways. The Chairman of the Council agreed to update the monitor accordingly [copy attached to these minutes].

Noted that the Head of Planning Services has agreed to attend the meeting of the planning committee on 28th January 2008.

07.63 TO RECEIVE A REPORT FROM THE CHAIRMAN OF THE COUNCIL ON THE SITE SPECIFIC ALLOCATION AND POLICIES DOCUMENT

A verbal report and schedule from the Chairman of the Council was received and noted. [Copy attached to these minutes].

07.64 ANY OTHER BUSINESS

There being no further business the meeting closed at 20:55

07.65 DATE OF NEXT MEETING

Monday 26th November 2007 in the Lindos Centre Conference Room commencing at 19:00.

Signed: _____ Date: _____

[Chairman]