



MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(07)M6

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 26th November 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 EJG Hilson

Cllr Mr MW Sherwen [Chairman]
Cllr Mr KR Tester

In Attendance

Mr G James – Woodbridge Society

Mr MJ Green – Clerk to the Council

07.66 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

07.66.01 Cllr Mr AG Dunford – Holiday

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

07.67 TO RECEIVE DECLARATIONS OF INTEREST WITH REGARD TO ITEMS ON THE AGENDA AND ADDITIONS TO THE REGISTER

There were none

07.68 PUBLIC PARTICIPATION SESSION

07.68.01 To receive representations from Councillors who have declared a prejudicial interest under item 07.67

There were none

07.68.02 To receive representations from members of the public in respect of items on the agenda only

There were none

It was **RESOLVED** to suspend standing orders at 19:08

07.69 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS

The Chairman welcomed Mr James to the meeting and thanked him for giving of his time to explain how the society might be able to support the planning committee in its deliberations. The following points were noted:

- The society had been in existence 6 years.
- There are over 400 members

- They are a statutory consultee on planning applications from SCDC and therefore see all Melton applications although they do not normally engage in Melton issues as their prime concern is conservation areas
- They would be prepared to represent MPC should they be requested to do so
- The societies planning committee, of which Mr James is a members, meets fortnightly
- They attend all meetings of the district council development sub-committees
- They do not get consulted on county council highways issues but do have contact with the officer responsible
- Traffic issues are normally a matter for the Woodbridge Town Council rather than the society [Neil Montgomery is the contact]
- They are sympathetic to small scale development of affordable housing for both first time buyers and retired people
- They are also sympathetic to the demolition of large sites lacking distinctive property and the replacement with smaller property
- Meeting of the society planning committee on 28th November and he will report back to them at that meeting

Concerns were expressed by planning committee particularly about the increasing number of developments on Pyches/Bredfield Road and the impact that these will have on traffic flows and pedestrian safety.

The latest application for the demolition of 87 Bredfield Road and the replacement with 5 dwellings was a concern not only for these reasons but also at the loss of a house of architectural merit.

The Chairman thanked Mr James and agreed to develop a closer partnership with the society in the future.

It was RESOLVED to reinstate standing orders at 19:45

07.70 TO APPROVE THE MINUTES OF MEETING HELD ON 29TH OCTOBER 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.

07.71 TO CONSIDER CO-OPTIONS OF NON-COUNCILLORS TO THE PLANNING COMMITTEE

There were none

07.72 TO REVIEW THE IMPLEMENTATION OF THE VILLAGE PLAN

Paper PLA(07)P72 – Action Monitor Report previously circulated was received and noted. The committee considered the report and were encouraged by the progress being made.

It was noted that many of the items could not be progressed until the Local Development Framework was established but **it was RESOLVED** to follow up the Traffic Management items with the County Council and only include items on future agendas where action had been carried out.

07.72.01 Actions delegated to Planning Committee

- (a) 6.2.1 [Part ii] Jobs & Local Economy
Awaiting publication of SCDC Local development Framework
- (b) 6.3.1 Jobs & local Economy – encourage retention of sites within Melton for employment
Awaiting publication of SCDC Local development Framework
- (c) 6.4.1 Traffic Management – safer pedestrian crossing
 - (i) Wilford Bridge Road – access to/from station
 - (ii) Woods Lane – junction with Gypsy Lane
 - (iii) Melton Road by Playing Field
- (d) 6.4.2 Traffic Management – wider pavements
 - (i) The Street & Yarmouth Road
 - (ii) Pytches Road
Achieved 2007
 - (iii) Station Road
- (e) 6.4.3 Traffic Management – cycle paths
 - (i) Melton Road
 - (ii) Bredfield Road
Achieved 2006
 - (iii) River Walk
 - (iv) Woods Lane
- (f) 6.4.6 Traffic Management - improved safety for pedestrians, cyclists and motorists
 - (i) Pytches Road
Achieved 2007
 - (ii) Melton crossroads
Achieved 2006
 - (iii) Woods Lane/Bredfield Rd Junction
- (g) 6.4.7 Parking – secure off street parking
 - (i) Village centre
 - (ii) Designated bays on street in village centre
 - (iii) Railway station
Progressing
 - (iv) Melton Road
- (h) 6.4.8 Traffic Management – improved road safety

- (i) Review speed limits
- (ii) Secure better enforcement
 - Achieved 2007 – SID and Speed Guns have been deployed resulting more frequently with an increase in prosecutions
- (i) 6.4.9 Traffic Management – secure improved ambience to historic village centre
 - (i) 7.5t weight limit Station Rd, The Street & Saddlemakers Lane
 - (ii) Promote on-line improvements to B1069, C337 & B1078 as a second means of access/egress to peninsular
- (j) 6.6.1 Market Housing – prohibiting housing development of specific sites in Melton
 - Awaiting publication of SCDC Local development Framework
- (k) 6.6.2 Market Housing – ensure future housing meets needs of young people and small families
 - Awaiting publication of SCDC Local development Framework
- (l) 6.6.3 Affordable Housing
 - Awaiting publication of SCDC Local development Framework
- (m) 6.6.4 Facilities for Older People – residential provision
 - Awaiting publication of SCDC Local development Framework
- (n) 6.6.5 Jobs & Local Community – ensure redevelopment of redundant industrial units for housing does not result in the loss of local employment opportunities
 - Awaiting publication of SCDC Local development Framework
- (o) 6.14.4 Built Environment
 - (i) Secure electricity cables laid underground
- (p) 6.14.5 [Part i] Natural Environment
 - (i) a) River & riverside walks
 - (ii) b) Woods
 - (iii) c) Meadows & green fields
 - (iv) d) Hedgerows
 - (v) e) Open spaces in built up areas
 - (vi) f) Ponds
 - (vii) h) Ditches & streams
 - (viii) l) Old turnpike road
 - Awaiting publication of SCDC Local development Framework
- (q) 6.14.5 [Part ii] Built Environment
 - (i) g) Old buildings in conservation area
 - (ii) i) Old village pumps/milestones
 - (iii) j) Traditional farm buildings

- (iv) k) Other old buildings

Awaiting publication of SCDC Local development Framework

07.73 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

07.73.01 C07/1984/FUL – 7 Norman Close Melton IP12 1JT

Application C07/1984/FUL 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.

07.73.02 To Consider Planning Applications Deferred from Meeting Held on 29th October 2007

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

Noted that copy of application previously tabled at meeting on 29th October 2007

Council were concerned that this is application no 6 for extensions to the property since 2003 one of which was refused and for which it would appear no works have been carried out.

Policy AP5 – Listing Building Consent allows extensions to buildings of special architectural or historic interest where it can be shown that visually the listed building remains the dominant feature on the site.

Council considers the modern extension to be in contravention of this policy and **it was RESOLVED** therefore to object to the proposed development.

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

Noted that copy of application previously tabled at meeting on 29th October 2007

It was RESOLVED to object to the development on the following grounds

- AP36 seeks to ensure a wide range of type and size of house is provided – this development seeks to provide 5 *3/4 bedroom properties which is not in accord with this policy
- AP37 provides for affordable housing – this development will do nothing to achieve this objective
- A house of some architectural merit will be lost in an area of much modern development
- There are grave concerns regarding the cumulative impact of the growing number of developments on Pytches/Bredfield Road on traffic flows and pedestrian safety. Recent developments have included the new Woodbridge Primary School, Melton Grange, 75 Bredfield Road, The Old Waterworks site and the development of the land at the edge of Beresford Drive and Bredfield Road.

07.73.03 To consider any other new applications received between 19th November 2007 and 26th November 2007

(a) C07/2100/FUL – 2 Saxon Way Melton IP12 1LG

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.

(b) C07/2101/FUL – 4 Prospect Place Melton Hill Melton IP12 1AY

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.

(c) C07/2120/FUL – Pembertons Turnpike Lane Melton IP12 1NJ

Copy of application tabled was received and noted.

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

07.74 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

07.74.01 C07/1621/FUL – 8 South Close Melton IP12 1QR

Single storey side & rear extension

Copy of 'permission has been granted' notice previously circulated

07.74.02 C07/1649/FUL – 24 Wilkinson Way Melton IP12 1SS

Erection of wooden summer house and retention of two wooden garden sheds

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

07.74.03 C07/1699/FUL – 1 Simons Road Melton IP12 1HQ

Erection of conservatory

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

07.74.04 C07/1756/FUL – 73 Bredfield Road Melton IP12 1JB

Erection of single storey side, rear and front extension

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

07.74.05 C07/1767/FUL – 1 South Close Melton IP12 1QR

Erection of conservatory

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

07.74.06 C07/1745/FUL – 6 St Audrys Park Road Melton IP12 1SX

Erection of single storey extension to rear

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

07.75 TO CONSIDER THE FURTHER PROPOSED CHANGES TO THE EAST OF ENGLAND PLAN

Paper previously circulated was received and noted. The independent inspector has identified a number of wildlife issues that had not been addressed hence the reason for further consultation. Committee welcomed these additions.

07.76 LOCAL DEVELOPMENT FRAMEWORK

Paper previously circulated was received and noted.

Whilst the slowness in achieving the LDF was regretted committee was encouraged to know that they had not missed out on any of the consultation processes.

07.77 ANY OTHER BUSINESS

07.77.01 Application C07/1792/FUL – 12 & 14 The Street Melton IP12 1PW

Although a formal notice granting planning permission has not yet been received the following email from Cllr Bidwell was noted.

‘Approval has been granted, in spite of my reiterating PC objections and words from Mr Byrne. Approval given subject to a number of amendments of which you will be informed in due course. Amendments attempt to alleviate impact on neighbours.’

It was also noted that SCDC Website is still showing this application as ‘awaiting decision’ [27/11/07]

07.77.02 Register of Dwellings

Paper showing Residential Developments in the Pipeline was tabled and noted

07.77.03 Wilford Bridge Earthworks

Extensive earthworks at Wilford Bridge were noted with concern.

07.77.04 Proposed Development of Retirement Apartments

Leaflet from Pegasus retirement homes tabled for information

07.78 DATE OF NEXT MEETINGS

Monday 17th December 2007 at 19:00 in the Lindos Centre Conference Room

Monday 21st January 2008 in the Lindos Centre Conference Room commencing at 19:00. It was noted that Mr Philip Ridley, SCDC Head of Planning, will attend this meeting. Specific issues for Mr Ridley should be brought to the December meeting to enable them to be forwarded to Mr Ridley so that he can be prepared.

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

Signed: _____ Date: _____
[Chairman]