



MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(08)M10

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 18th August 2008 commencing at 7:00 pm in the Lindos Centre Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mrs ME Addington
Cllr Mr PJ Brockett

Cllr Mrs EJJ Hilson

Cllr Mr GK Butterwick

In Attendance:

nil

08.115 ELECT A CHAIRMAN FOR THE MEETING

In the absence of the Chairman of the Planning Committee proposed that Cllr Butterwick be elected Chairman of the meeting.

Proposed by: Cllr Addington Seconded by: Cllr Brockett

It was RESOLVED that Cllr Butterwick be elected Chairman of the meeting.

08.116 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

08.116.01 Cllr Mrs J Eckersley – Holiday

08.116.02 Cllr Mr MW Sherwen - Holiday

Council considered whether or not to consent to these apologies.

Proposed that Council receive these apologies and consent to the absences.

Proposed by: Cllr Butterwick Seconded by: Cllr Addington

It was RESOLVED that Council receive these apologies and consent to the absences,

Mr. MJ Green {Clerk to the Council} - Holiday

In the absence of the Clerk, Cllr Hilson kindly agreed to act as note taker for the meeting.

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

There were no declarations.

08.118 PUBLIC PARTICIPATION SESSION

08.118.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.116

There were no representations

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

There were no representations

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

There were no members of the public present; therefore standing orders were not lifted.

08.120 TO APPROVE THE MINUTES OF MEETING HELD ON 28TH JULY 2008

Minutes PLA(08)M9 of the meeting held on 28th July 2008 previously circulated.

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

Proposed by: Cllr Butterwick

Seconded by Cllr Hilson

It was RESOLVED that the minutes be received and signed as a correct record

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

There were none.

08.122 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

08.122.01 C08/1378/FUL – Part Rear Garden of Danelaw Dock Lane Melton IP12 1PA

Erection of detached two-storey dwelling. Revised scheme to that approved under planning consent C07/1401.

Copy of application previously distributed was received and noted. Also noted that this application was being considered by SCDC Development Control South Sub-Committee on 21st August, despite the closing date being 15th August and an extension to consultation period to 19th August having being requested.

Proposed that no objection be made to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

Proposed by: Cllr Brockett Seconded by: Cllr Hilson

It was RESOLVED not to object to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

08.122.02 C08/1388/FUL – 1 Grange Park Drive Melton IP12 1FF

Retention/completion of proposed 5-bedroom house. Revised scheme to that approved under planning consent C04/1449.

Copy of application previously distributed was received and noted.

Also noted that an extension to consultation period to 19th August had been requested.

Committee considered the application in detail. Grave concern was expressed that this dwelling in a new-build development had been built to a significantly different design to that originally approved, to the detriment of the residential amenity of occupiers of neighbouring properties. It was found difficult to reconcile the description of the property on Drawing 001 Rev A02 on application C04/1449: "*Plot 1 - 4-bedroom detached house - Type D7*", with that on Drawing 001 Rev A10 on application C08/1338: "*Plot 1 - 3-bedroom detached house - Type D4*", and that on the description of application C08/1338 "*Retention/completion of proposed 5-bedroom house*".

It was also noted that the property shown on Drawing 001 Rev A02 on application C04/1449: "*Plot 10 - 4-bedroom detached house - Type D7*" appears to have a plain roof, whilst that on Drawing 001 Rev A10 on application C08/1338 it has what appear to be numerous dormer windows.

Committee felt it difficult to believe that such deviations from the approved plans were likely to be accidental.

Proposed that objection be made on the following grounds:-

- AP39 Impact on residential amenity of occupiers of neighbouring properties.
- Failure, in constructing the property, to follow approved plans.

Proposed by: Cllr Butterwick Seconded by: Cllr Addington

It was RESOLVED to object strongly to the development on the above grounds.

08.122.03 C07/2168/FUL – GAH Premises Melton Road Melton IP12 1NH

Construction of housing scheme for the over 55s comprising 60 two-bed apartments, social facility, access, parking and landscaping (submission of details under outline planning permission C05/0722). Revised / additional plans.

Copy of revised/additional plans previously distributed was received and noted. Also noted that an extension to consultation period had been requested and granted to 19th August.

Committee considered the revised /additional plans in detail. It was noted that this application dates back to November 2007 and that, far from being minor alterations, the "revised / additional plans" included:-

- Deletion of one of the ten originally proposed apartment blocks;
- Deletion of the originally proposed social building;
- Significant alterations to the design of several of the remaining nine originally proposed apartment blocks;
- Revised site layout and parking arrangements.

For these reasons, committee was strongly of the opinion that the applicant should be required to make a new application and that the 14 days allowed for consultation on these “revised / additional plans” was totally inadequate.

Should the district council decide to make the determination on the basis of the plans provided, the parish council maintains its objections, originally lodged on 31st January 2008, viz:-

- The height of the four (or three-&a-half)-storey buildings is considered excessive, and likely to impair the residential amenity of neighbouring properties contrary to Local Plan Policy AP39.
- It is not immediately apparent how much, if any, Affordable Housing is to be provided, in accordance with Local Plan [Second Alteration] Policy AP38A, which would appear to suggest that, for a development of 60 dwellings, 20 should be affordable [defined as housing for rent, or shared ownership/equity housing]
- If approved, this would be the first ‘gated community’ in Melton. This is considered to be socially divisive, visually intrusive, unnecessary in view of the low crime rate enjoyed by this part of Suffolk, and would also restrict the access to the recreational facilities by the public which the application suggests ‘may’ be permitted. If approved, this should become a firm requirement of the conditions.
- The lighting strategy, details of which appear yet to be agreed, should have a clear objective of reducing the impact, both visual and ecological, on the adjoining AONB.

To these grounds should be added the following:-

- Failure to provide a flood risk assessment in compliance with PPS25.
- Potential traffic impact on Melton Road (B1438).

Finally, the council is aware of, and fully supports, the views expressed by the Suffolk Preservation Society in its letter to the Head of Planning Services dated 14th February 2008.

Proposed that objection be made strongly on the following grounds:-

Proposed by: Cllr Butterwick Seconded by: Cllr Brockett

It was RESOLVED to object strongly to the development on the above grounds.

08.122.04 C08/1424FUL - 34 Melton Grange Road Melton IP12 1SD

Erection of single-storey side extension to form utility room (existing lean-to extension to be demolished)

Copy of application previously distributed was received and noted.

Proposed that no objection be made to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

Proposed by: Cllr Hilson Seconded by: Cllr Addington

It was **RESOLVED** not to object to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

08.122.05 C08/1455/FUL Castle Cote 8 Bredfield Road Melton IP12 1JA

Erection of single-storey and two-storey side extensions

Copy of application previously distributed was received and noted.

Committee considered the application in detail. It was noted that the property was on of significant historical and architectural interest, and surprise was expressed that it did not appear to be on the register of listed buildings. Subject to that important caveat, the application appeared to be in line with SCDC Local Plan Policies. It was also noted that, whilst the council was not aware of any local objections, the consultation period did not expire until 29th August 2008.

Proposed that the views of the Suffolk Preservation Society and the Woodbridge Society be sought and that, subject to there being no objection from them, or from local residents, no objection be made to the application. However, should the council become aware of such objections, then the council should join in any objection on the grounds of the building's historical and architectural interest.

Proposed by: Cllr Addington Seconded by: Cllr Butterwick

It was **RESOLVED** that subject to there being no objection from the Suffolk Preservation Society and the Woodbridge Society or from local residents, no objection be made to the application, but that if the council become aware of such objections, then objection should be made on the grounds of the building's historical and architectural interest.

08.123 TO NOTE RESPONSES TO ACTION ITEMS FROM PREVIOUS MEETING

08.123.01 C07/1655/OUT – Part Water Tower Site Bredfield Road Melton

Noted that this application has been withdrawn.

08.123.02 C07/2168/FUL – GAH Premises Melton Road Melton IP12 1NH

Noted that revised / additional plans have been received (see above)

08.123.03 C08/0676/FUL – Land south of Beresford Drive Melton IP12 1JJ

Noted SCDC response dated 13th August, stating "*the above application after consideration by committee is to be recommended for approval. The most appropriate mechanism for securing the affordable housing units is currently being discussed, hence the delay in issuing the decision*". Also noted that, on 18th August, the SCDC planning website showed this application as "case not yet decided", despite having been considered by Development Control South Sub-Committee on 29th May. Concern was again expressed about the increasing amount of damage to footways caused by the linked development of the former 75 Bredfield Road and this site. Clerk asked to press SCC Highways and SCDC Development

Control to take action to ensure the footway was kept in a safe condition for pedestrians.

08.124 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

08.124.01 C08/1078/FUL – Tintern House Melton Road Melton IP12 1NH

Copy of 'Permission has been granted' notice previously distributed was received and noted.

08.124.02 C08/1094/FUL – 62 Saxon Way Melton IP12 1LG

Copy of 'Permission has been granted' notice previously distributed was received and noted.

08.124.03 C08/0737/FUL – 12-14 The Street Melton IP12 1QF

Copy of 'Permission has been granted' notice previously distributed received and noted.

08.124.04 C08/1115/FUL – High View Woods Lane Melton IP12 1JF

Copy of 'Permission has been Refused' notice previously distributed received. Committee noted that this application, to which the council had objected, had been refused by SCDC officers without being considered by Development Control South Sub-Committee. Clerk to write to SCDC asking whether policy has changed.

08.125 TO CONSIDER SETTING UP A WORKING GROUP TO PREPARE A RESPONSE TO THE SCDC APPRAISAL OF THE MELTON CONSERVATION AREA

Proposed that a working group be set up to consider the council's response to the SCDC appraisal of the Melton Conservation Area.

Proposed by: Cllr Addington

Seconded by: Cllr Butterwick

IT WAS RESOLVED that a Working Group be set up to consider the council's response to the SCDC appraisal of the Melton Conservation Area.

Proposed that the members of the Working Group should be Chairman of Planning Committee (Cllr Sherwen) and Cllr Eckersley.

It was RESOLVED that the members of the Working Group should be Cllr Sherwen and Cllr Eckersley.

Proposed by: Cllr Brockett

Seconded by: Cllr Hilson

08.126 TO CONSIDER A RESPONSE TO CONSULTATION ON THE SCC MINERALS SITE SPECIFIC ALLOCATIONS SUBMISSION DOCUMENTS

Consultation letter dated 30th July previously distributed received. Committee noted that the nearest sites are at Waldringfield and Claydon and that consequently there would be minimal impact on Melton. Agreed that no response was necessary.

08.127 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

There was none.

08.128 ANY OTHER BUSINESS

There was none.

08.129 DATE OF NEXT MEETING

Monday 22nd September 2008 commencing at 19:00. **NB** Venue to be arranged.

There being no other business, the meeting closed at 8:45 pm.

Signed:

Date:

[Chairman]