



Chairman: Councillor GK Butterwick

PLA(08)M11

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 22nd September 2008 commencing at 19:00 in the Lindos Centre Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mrs ME Addington
Cllr Mr PJ Brockett
Cllr Mr GK Butterwick

Cllr Mrs J Eckersley
Cllr Mrs EJJ Hilson

In Attendance:

Mrs LA Burrows [Resident until 20:20]
Mr R Burrows [Resident until 20:20]
Mr MJ Green [Clerk to Melton Parish Council]

Ms D McCreery [Resident until 20:20]
Mr RJ Conroy [Resident until 20:20]

In the absence of the Chairman of the Planning Committee it was proposed that the Council Chairman chair the meeting.

Proposed by: Cllr Addington.

Seconded by: Cllr Eckersley.

It was **RESOLVED** that the Council Chairman chair the meeting.

08.130 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

08.130.01 Cllr Mr MW Sherwen – attending daughter’s graduation ceremony.

Council considered whether or not to consent to this apology.

Proposed that Council receive this apology and consent to the absence.

Proposed by: Cllr Addington.

Seconded by: Cllr Eckersley.

It was **RESOLVED** that Council receive this apology and consent to the absence.

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

There were none.

08.132 PUBLIC PARTICIPATION SESSION

08.132.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.131

There were no representations.

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

There were no representations.

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

See item 08.136.01

08.134 TO APPROVE THE MINUTES OF MEETING HELD ON 18TH AUGUST 2008

Proposed that minutes PLA(08)M10 of the meeting held on 18th August 2008 previously circulated be received and signed as a correct record by the Chairman.

Proposed by: Cllr Butterwick.

Seconded by: Cllr Brockett.

It was RESOLVED that minutes PLA(08)M10 of the meeting held on 18th August 2008 previously circulated be received and signed as a correct record by the Chairman.

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

There were none to be considered.

08.136 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

08.136.01 C08/1522 – Melton Boatyard Dock Lane Melton IP12 1PE

Application for certificate of lawfulness in respect of existing use of land for storage of boats.

Copy of application previously circulated was received and noted.

Noted that an extension to the consultation period had been requested and granted to 23/09/08.

Copy of letter of objection from resident of Riverview previously circulated.

It was RESOLVED to lift standing orders and to take this item out of order at 19:05.

The following points were raised during the ensuing discussion:

- Four applications were made in 1985 (C/65/79/2, /3, /4 & /5), believed to be shortly after Mr Upshall took over as director of Granary Yacht Harbour. According to the SCDC planning website, none were granted and they can be assumed to have been refused by default;
- Despite this, the land was developed for the storage of boats, without planning consent, from some date after the works to the flood defences in 1992/93;

- The land is used not just for the storage of boats, but work is undertaken upon them by their owners throughout the year, at all times of day, often using power tools;
- Unlike the other boatyards in Melton, this site backs onto a pre-existing residential development and such work interferes with their residential amenity. Had a planning application been made, it would have attracted objections and conditions restricting the hours of work could have been attached to any consent given.
- Despite assurances given at the meeting with the Planning Enforcement Officer on 10 July 2007 (a year or more after the residents' complaints to which it refers), *"that the boats currently beyond the 66m mark would be relocated within the storage area"*, they remain beyond it, as born out by aerial photos supplied by residents;
- During 2005/06, major earth-moving began well to the south of the 66m line. This led to complaints from residents of Riverview, and appears only to have stopped at the time of the Planning Enforcement Officer's visit. The extent of this work, undertaken without any planning application being submitted, is clearly shown on aerial photos.
- It appears to MPC that the site owner has shown scant regard for planning law, or for the residential amenity of neighbours. It would be contrary to natural justice for him to be rewarded for this by the grant of a certificate of Lawful Development, which would then provide a springboard for further development of the site, to the detriment of neighbouring residents.

It was RESOLVED to reinstate standing orders.

Proposed that Melton Parish Council objects to the application for a certificate of lawfulness and recommends that the applicant be invited to submit a full application for planning consent for the following reasons:

- Discussion with residents leaves room for doubt about the accuracy of the applicant's statement that the site has been used since 1997;
- Residents' concerns, including petitions and meetings with District Councillor Perry, date back to at least 2005. This should be the base date from which 10 years' use is calculated, *not* the date of this much-delayed application;
- Applicant's supporting Document 1 (site plan) is inaccurate with regard to number and location of houses on Riverview backing onto the boatyard, which calls into doubt the accuracy of other documents;
- Unfortunate that a copy of Document 6 (SCDC's 1999 aerial photo) was not included with papers sent to MPC;

Proposed by: Cllr Butterwick.

Seconded by: Cllr Brockett.

It was **RESOLVED** that Melton Parish Council objects to the application for a certificate of lawfulness and recommends that the applicant be invited to submit a full application for planning consent for the reasons stated.

The discussion ended at 20:20 and the meeting returned to the agenda at item 08.134.

Members of the public left the meeting at this point.

08.137 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

08.137.01 C08/1253/FUL - 8 Bredfield Road Melton IP12 1JA

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

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

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

08.138 TO RECEIVE A REPORT FROM THE CONSERVATION AREA WORKING GROUP

Noted that the working group had not yet met – deferred to next meeting.

08.139 TO CONSIDER THE WASTE CORE STRATEGY – ISSUES & OPTIONS CONSULTATION

Copy of the consultation document available on Planning Page of MPC Website.

The consultation was noted but no action taken pending the detailed site specific information due in the autumn.

08.140 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

08.140.01 Trees in Bredfield Road

Noted that the removal of the hedgerows surrounding the site of the new development were being removed but that trees cannot be subject to protection if planning consent allows them to be built over.

Agreed that the Clerk should ask SCDC whether there is a requirement for developers to indicate clearly on submitted plans where mature trees and hedgerows are to be removed. Also agreed that committee needs to be vigilant with future applications to ensure that trees are properly considered and conditions included in planning consent.

08.140.02 Adastral Park

The proposed submission of an application at Adastral Park previously circulated was noted. Agreed that the Clerk should request SCDC to include Melton Parish Council in consultation on this proposal.

08.140.03 Melton Park

Noted that complaints had been received regarding the noise nuisance at the Clubhouse that had recently had a change of use to a holiday let by new owners, a property company.

Agreed that this should be an item on the next planning committee agenda.

08.141 ANY OTHER BUSINESS

There was none.

08.142 DATE OF NEXT MEETING

Monday 27th October 2008 commencing at 19:00.

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

Signed: _____ Date: _____

[Chairman]