



Chairman: Councillor GK Butterwick

PLA(08)M12

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 27th October 2008 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

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**Present:**

Cllr Mrs ME Addington  
Cllr Mr PJ Brockett

Cllr Mr GK Butterwick  
Cllr Mrs EJM Hilson

**In Attendance:**

Mr C Fortmann [until 19:30]  
Mr MJ Green [Clerk to Melton Parish Council]

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 Brockett.

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

**08.143 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE**

**08.143.01 Cllr Mr MW Sherwen – work commitment**

**08.143.02 Cllr Mrs JE Eckersley – work commitment**

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 Hilson.

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

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

Items 08.149.02 & 08.150.01 – Cllr Brockett – near neighbour.

Item 150.01 – Cllr Butterwick – previous objection

**08.145 PUBLIC PARTICIPATION SESSION**

**08.145.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.144**

There were no representations.

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

There were no representations.

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

**08.146 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS**

See item 151.01

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

**08.147 TO APPROVE THE MINUTES OF MEETING HELD ON 22<sup>ND</sup> SEPTEMBER 2008**

Proposed that minutes PLA(08)M11 of the meeting held on 22<sup>nd</sup> September 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)M11 of the meeting held on 22<sup>nd</sup> September 2008 previously circulated be received and signed as a correct record by the Chairman.

**08.148 TO CONSIDER CO-OPTIONS OF NON-COUNCILLORS TO THE PLANNING COMMITTEE**

No co-options were considered.

**08.149 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**

**08.149.01 C08/1708/FUL – Gawsworth Valley Farm Road Melton IP12 1LJ**

Application for the erection of conservatory.

Copy of application previously circulated.

Extension requested and granted to 28/10/08

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 Butterwick                      Seconded by: Cllr .Brockett

**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.

**08.149.02 C08/1714/FUL – 52 Orchard Close Melton IP12 1LD**

Cllr Brockett withdrew from the discussion for this item as, although he had no prejudicial interest, he was a near neighbour of the applicant.

Application for the erection of a single-storey replacement rear conservatory.

Copy of application previously circulated.

Extension requested and granted to 28/10/08

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.

However, it was agreed to raise the issue of the inconsistencies in the scales used in the drawings and plans with SCDC. This has resulted in difficulties being experienced in comparing the various dimensions of the proposal.

**08.149.03 C08/1725/OUT – Adastral Park**

Application for major development of housing, retail, school etc.

Copy of application previously circulated.

The committee considered the application and noted that they were not a statutory consultee. However, they wished to propose that due to the scope and scale of the proposed development the application should be referred to the Secretary of State to ensure the fullest and widest consultation possible.

Proposed by: Cllr Hilson.                                  Seconded by: Cllr Addington.

**It was RESOLVED** propose that due to the scope and scale of the proposed development the application should be referred to the Secretary of State to ensure the fullest and widest consultation possible.

**08.149.04 C08/1760/FUL – 12 Burrows Road Melton IP12 1GN**

Application for the erection of shed/garden room.

Copy of application previously circulated.

Extension requested and granted to 28/10/08

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.

**08.149.05 C08/1777/FUL – 7 Norman Close Melton IP12 1JT**

Application for the erection of a single-storey extension to link dwelling to garage.

Copy of application previously circulated.

Extension requested and granted to 28/10/08

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.

**08.149.06 C08/1815/FUL – Pines Valley Farm Road Melton IP12 1LJ**

Application for the erection of a single-storey front extension.

Copy of application previously circulated.

Extension requested and granted to 28/10/08

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 Butterwick.

Seconded by: Cllr Brockett.

**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.

**08.149.07 C08/1805/FUL – Garages rear of 15-23 St Andrew's Place Melton**

Application for the erection of a four dwellings [existing garages to be demolished]

Copy of application previously circulated.

Melton Parish Council Planning Committee welcomed the proposal for affordable social housing and 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. They did however wish to raise their concerns over the proposed removal of Oak Tree T8 and request that the Tree Officer be asked to verify the recommendation in the arboricultural report from Land & Sculpture Design partnership.

Proposed by: Cllr Brockett.

Seconded by: Cllr Butterwick.

**It was RESOLVED** 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. They did however wish to raise their concerns over the proposed removal of Oak Tree T8 and request that the Tree Officer be asked to verify the recommendation in the arboricultural report from Land & Sculpture Design partnership.

**08.149.08 C08/1895/FUL – 14 The Clubhouse Clements Road Melton IP12 1SZ**

Application for replacement windows.

Copy of application previously circulated.

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 Butterwick.

**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.

**08.149.09 C08/1896/LBC – 14 The Clubhouse Clements Road Melton IP12 1SZ**

Application for alterations to provide new windows

Copy of application previously circulated.

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 Butterwick.

**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.

**08.150 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**

**08.150.01 C08/0043/Tollgate Cottage Yarmouth Road Melton IP12 1QF**

Cllr Butterwick withdrew from the discussion for this item as he had previously objected to the application.

Notice of appeal against planning decision.

Copy of appeal previously circulated was received and noted.

Proposed that an objection to the appeal be submitted based on the original objections to the application.

Proposed by: Cllr Addington

Seconded by: Cllr Hilson.

**It was RESOLVED** that an objection to the appeal be submitted based on the original objections to the application.

**08.150.02 C08/1115/FUL - High View Woods Lane Melton IP12 1JF**

Cllr Brockett withdrew from the discussion for this item as, although he had no prejudicial interest, he was a near neighbour of the applicant.

Notice of appeal against planning decision.

Copy of appeal previously circulated was received and noted.

Proposed that an objection to the appeal be submitted based on the original objections to the application.

Proposed by: Cllr Addington

Seconded by: Cllr Butterwick.

**It was RESOLVED** that an objection to the appeal be submitted based on the original objections to the application.

**08.150.03 C08/1284/FUL – 87 Bredfield Road Melton IP12 1JE**

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

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

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

**08.150.05 C08/1424/FUL – 34 Melton Grange Road Melton IP12 1SD**

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

**08.150.06 C08/1455/FUL – 8 Bredfield Road Melton IP12 1JA**

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

**08.150.07 C08/1522/FUL – Melton Boatyard**

It was noted that the Clerk had received an email from SCDC advising that a decision had not yet been made as the District Council Solicitor was still reviewing some of the evidence.

**08.151 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS**

**08.151.01 Application for Licence Extension – Horse & Groom Public House**

This matter was taken out of sequence at 19:05 whilst standing orders were lifted to permit residents to put their views to councillors.

Paper PLA(08)P151 was tabled.

Punch Taverns are applying for an extension to the licence to cover:

- (a) Hours for the sale of alcohol to be:
  - (i) 11:00 am to 12:00 midnight on Mondays to Wednesdays (no change);
  - (ii) 11:00 am to 1:00am on Thursdays to Saturdays (an extra hour);
  - (iii) 11:00 am to 11:30pm on Sundays (an extra hour).
- (b) Drinking up time to be
  - (i) 0:30 am on Mondays to Wednesdays (no change);
  - (ii) 1:30 am on Thursdays to Saturdays (an extra hour);
  - (iii) 12:00 midnight on Sundays (an extra hour).
  - (iv) A further additional hour (i.e. drinking up time until 2:30 am [1:00 am on Sundays]) on
  - (v) the Friday, Saturday, Sunday & Monday of every May Day, Spring and August Bank
- (c) Holiday weekend.
  - (i) A *further* additional hour (i.e. drinking up time until 2:30 am [1:00 am on Sundays]) on the Thursday, Friday, Saturday, Sunday & Monday of every Easter holiday weekend.
  - (ii) A *further* additional hour (i.e. drinking up time until 2:30 am [1:00 am on Sundays]) every Christmas Eve and Boxing Day.
  - (iii) Continuous opening from 11:00 a.m. on New Years Eve to midnight / 1:00 a.m. every New Years Day.
- (d) Provision of late night refreshment (i.e. hot food & drink served on the premises) from 11:00 pm to 12:00 midnight (11:30 on Sundays).
- (e) Amplified & un-amplified live & recorded music, karaoke (including films) and dancing from 11:00 pm to 12:00 midnight (11:30 on Sundays), and for an additional hour on all the days listed above.

The following comments were raised during the discussion:

- Nuisance from noise, smoke, cars
- Single glazing does not allow music noise to be contained within the building
- Use of the 'outside garden area exacerbates the nuisance
- Music licence withdrawn some years ago due to noise nuisance

- Proposals were more in keeping with a 'nightclub' image than a community pub, located in a residential area [as indicate by the suggested change of name to 'Dakota']
- Concern about level of supervision late at night - landlord does not live on site
- Understand that Police & Environmental Health have already objected due to close proximity of surrounding residential properties
- Recent incident at 2.00 a.m. when police had to 'break in' to gain entry due to a fight in the public house
- Occasions recently of drunken people congregating in the early hours in the car park causing a nuisance – suspicions of a 'lock in'

Proposed that the council supports residents and objects on the basis of crime & disorder and prevention of public nuisance grounds as outlined above.

Proposed by: Cllr Brockett                      Seconded by: Cllr Butterwick.

**It was RESOLVED** that the council supports residents and objects on the basis of crime & disorder and prevention of public nuisance grounds as outlined above..

The discussion concluded at 19:30 and the meeting returned to item 08.147.

**08.151.02 Works on Land on Wilford Bridge Road**

The Chairman advised the meeting that he had completed an on-line enforcement complaint regarding the continuing work on the land on Wilford Bridge Road in the parish of Bromeswell.

Council noted with concern that there had been no response from SCDC enforcement to the complaint.

**08.152 TO CONSIDER THE MERITS OF A 'COMMUNITY PLANNER' AS SUGGESTED BY SUFFOLK PRESERVATION SOCIETY.**

Copy of the letter previously circulated as PLA(08)P152 previously circulated was received and noted.

Proposed that Melton Parish Council supports the idea of an independent Community Planner provided by SPS and is prepared to contribute towards the cost.

Proposed by: Cllr Brockett                      Seconded by: Cllr Addington.

**It was RESOLVED** that Melton Parish Council supports the idea of an independent Community Planner provided by SPS and is prepared to contribute towards the cost.

**08.153 TO RECEIVE AND CONSIDER A REPORT FROM THE CONSERVATION AREA WORKING GROUP**

There was no report.

**08.154 TO CONSIDER THE CHANGE OF USE OF ST AUDREY'S HOUSE 4 THE CLUB HOUSE MELTON PARK**

Copies of correspondence previously circulated as PLA(08)P154.01 and PLA(08)P154.02

The meeting discussed the use of St Audrey's House [an 8 bedroom property within the clubhouse block] as a 'holiday let' and noted that considerable nuisance was being caused to neighbouring residents.

Council believed that this constitutes a change of use from 'a dwelling house' to the detriment of others.

The Clerk agreed to contact SCDC Planning Enforcement to determine whether or not there had been a change of use and therefore a breach of consent.

**08.155 TO CONSIDER THE CHANGES TO THE PERMITTED DEVELOPMENT REGIME FOR HOUSEHOLDERS**

Proposed that paper PLA(08)P155 previously circulated be received and noted.

Proposed by: Cllr Brockett. Seconded by: Cllr Butterwick.

**It was RESOLVED** that paper PLA(08)P155 previously circulated be received and noted.

**08.156 ANY OTHER BUSINESS**

**08.156.01 75 Bredfield Road Melton**

Concern was expressed regarding the removal of hedging in contravention of conditions attached to the planning consent, and its unauthorised replacement by plain fencing. The Clerk to investigate referring to SCDC Planning Enforcement as appropriate.

**08.157 DATE OF NEXT MEETING**

Monday 24<sup>th</sup> November 2008 commencing at 19:00.

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
[Chairman]