



MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(08)M6

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 21st April 2008 commencing at 19:0 in The Parish Council Office Saddlemakers Lane Melton IP12 1PP.

Present:

Cllr Mr GK Butterwick
Cllr Mr AG Dunford

Cllr Mr MW Sherwen [Chairman]
Cllr Mrs EJJ Hilson

In attendance:

Mr MJ Green Clerk to Melton Parish Council

08.64 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

08.64.01 Cllr Mrs ME Addington – Ill health

Council received this apology and consented to the absence.

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

There were none

08.66 PUBLIC PARTICIPATION SESSION

08.66.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.65

There were none

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

There were none

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

There were no members of the public present.

08.68 TO APPROVE THE MINUTES OF MEETING HELD ON 31ST MARCH 2008

Minutes PLA(08)M5 of the meeting held on 31st March 2008 previously circulated were received and noted.

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

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

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

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

There were none.

08.70 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

08.70.01 C08/0642/FUL - 3 Wilford bridge Spur Melton IP12 1RJ

Change of use from warehouse to health & vitality centre

Copy of application previously circulated was received and noted.

Proposed not to object to the application as it is in line with SCDC Local Plan Policies.

Proposed by: Cllr Sherwen

Seconded by: Butterwick

It was RESOLVED not to object to the application as it is in line with SCDC Local Plan Policies.

08.70.02 C08/0676/FUL - Land to South of Beresford Drive Melton IP12 1JJ

Erection of 8 dwellings including 2 affordable houses

Copy of application previously circulated was received and noted.

Proposed to object to the development for the following reasons:

- (a) Additional traffic generated on an already busy road with increasing number of housing developments.
- (b) AP19 - Three storey development not in keeping with area and will seriously detract from the character of the surroundings
- (c) AP38 – Loss of amenity area and close proximity to children’s play area – additional parking likely to cause hazards to parents and children
- (d) AP37 - Revised plans reduce the number of affordable houses from original C07/0636/RES. Any affordable housing on this site should be in full compliance with the definition in circular 06/98 and the Second Alteration to the Local Plan. Its provision should be secured under the Conditions of Grant by means of an appropriate Section 106 Agreement.
- (e) AP41 – Housing Density – the proliferation of developments along Bredfield Road is leading to a density that is not consistent with a satisfactory housing environment

Proposed by: Cllr Sherwen

Seconded by: Cllr Hilson

It was RESOLVED to object to the application for the reasons above.

08.70.03 C08/0678/FUL - 1 Tollgate Cottages Yarmouth Road Melton IP12 1QF

Erection of single-storey extension

Copy of application previously circulated was received and noted.

Proposed not to object to the application as it is in line with SCDC Local Plan Policies.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

It was RESOLVED not to object to the application as it is in line with SCDC Local Plan Policies.

08.70.04 C08/0592/FUL - Woodpecker Cottage Long Springs Woods Lane Melton IP12 1LN

Change of use from B&B to all residential to provide one single dwelling [Woodpecker Cottage & Foxvale combined]

Copy of application previously circulated was received and noted.

Concerned expressed about the potential for future development with the surfacing and lighting of the track from Valley Farm Road and the potential impact on Valley Farm Road of increased traffic flows.

Proposed not to object to the application as it is in line with SCDC Local Plan Policies.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

It was RESOLVED not to object to the application as it is in line with SCDC Local Plan Policies.

08.70.05 C08/0724/FUL – Land at Corner of Station Road & Wilford bridge Road & Girdlestone

Development of 78no 1, 2, 3 & 4 storey business units to include offices, workshops, shops & restaurant/café and associated external works

Copy of application available from Parish Council Office was received and noted.

The following action was agreed:

- (a) Annual parish meeting will allow for residents views to be heard
- (b) EADT articles to publicise the application and opportunity for discussion
- (c) Annual Parish Council Meeting on 8th May will allow further discussion – subsequent to the meeting Mr John Pattle [Poole & Pattle – Architects of Redwald Business Park] agreed to attend, give a short presentation and response to questions & answers. Additional publicity to be given in the press to this meeting
- (d) Planning Meeting on 21st May 2008 will be held at Melton Primary School Main Hall from 7.00 p.m.to 9.30 p.m. to allow final deliberation on Melton PC response to application to be agreed.
- (e) Clerk to obtain Flood Plains map of area and to review similar developments by Riduna Holdings

08.70.06 C08/737/FUL – 12-14 The Street Melton IP12 1PW

Relocation of windows approved under C07/1792 & insertion of additional windows/roof lights.

Copy of application previously circulated was received and noted.

Proposed not to object to the application as it is in line with SCDC Local Plan Policies.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

It was RESOLVED not to object to the application as it is in line with SCDC Local Plan Policies.

08.70.07 C08/0764/FUL – 1 Hackney Villa Hackney Road Melton IP12 1NW

Erection of part single storey, part two storey rear extension and new pitched roof over existing flat roof [revised scheme]

Copy of application previously circulated was received and noted.

Proposed not to object to the application as it is in line with SCDC Local Plan Policies.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

It was RESOLVED not to object to the application as it is in line with SCDC Local Plan Policies.

08.71 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

08.71.01 C07/2361/FUL - Site of former factory Old Maltings Approach Melton.

Notice of 'permission granted' previously circulated was received and noted.

08.71.02 C08/0043/FUL – Tollgate Cottage Yarmouth Road Melton IP12 1QF

Notice of 'refusal of planning permission' previously circulated was received and noted.

It was noted with regret that the refusal letter made no reference to the historic nature of the building. It was also noted that an application for 'spot listing' had been lodged.

08.71.03 C08/0217/FUL – Hackney Villa Hackney Road Melton IP12 1NW

Notice of 'withdrawal of application' previously circulated was received and noted.

08.72 TO CONSIDER A RESPONSE TO THE NATS CONSULTATION ON CHANGES TO AIRCRAFT FLIGHT PATHS

The committee considered the likely impact on the local area of the changes proposed.

Agreed that there were no grounds to object to the current proposals but that a response should be made raising concern about the policy of placing stacking patterns over rural areas. Should the proposals be altered in the light of consultation to include an increase in aircraft activity over the Melton/Woodbridge area, this would be strongly opposed.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

It was **RESOLVED** to respond that there were no grounds to object to the current proposals but that a response should be made raising concern about the policy of placing stacking patterns over rural areas, since the noise of planes is more intrusive where background noise levels are lower. Should the proposals be altered in the light of consultation to include an increase in aircraft activity over the Melton/Woodbridge area, this would be strongly opposed.

08.73 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

08.73.01 C08/0254/FUL – Plot 15 Deben Mill Business Centre Old Maltings Approach Melton

Change of Use to a Remedial Pilates Studio.

Notice that the matter will be considered by the Development Sub-Committee on 1st May 2008 commencing at 9.00 a.m.

08.73.02 Wilford Bridge Spur

Concern expressed about the continued works on the site and agreed to seek clarification from SCDC on enforcement action.

08.74 ANY OTHER BUSINESS

There was no further business.

08.75 DATE OF NEXT MEETING

Monday 19th May 2008 at Melton Primary School Main Hall commencing at 19:00.

There being no further business the meeting closed at 20:25

Signed: _____ Date: _____
[Chairman]