



# MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(08)M7

## PLANNING COMMITTEE

**Minutes** of a meeting of the Parish Council Planning Committee on Monday 19<sup>th</sup> May 2008 commencing at 19:00 in Melton Primary School Melton Road Melton IP12 1PG

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Present:

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

Cllr Mrs J Eckersley  
Cllr Mrs EJJ Hilson

In Attendance:

Cllr Mrs BK Abbott [to item 08.83]  
Cllr Mr MN Bond [to item 08.84]  
Cllr Mr AG Dunford [to item 08.83]

Cllr Mr PD Ferguson [to item 08.83]  
Cllr Miss LS Leonard [to item 08.83]

Cllr Mrs CE Aitchison  
Cllr Mr J Bidwell

County Councillor  
District Councillor

Mr MJ Green

Clerk to Melton Parish Council

Approximately 120 Residents

Cllr Butterwick [Chairman of Melton Parish Council] in the Chair.

### 08.76 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

#### 08.76.01 Cllr Mr MW Sherwen - Holiday

Council received this apology and **consented** to the absence.

### 08.77 TO ELECT THE CHAIRMAN OF MELTON PARISH COUNCIL PLANNING COMMITTEE

Proposed that Cllr MW Sherwen be elected Chairman of Melton Parish Council Planning Committee:

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett

**It was RESOLVED** that Cllr MW Sherwen be elected Chairman of Melton Parish Council Planning Committee.

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

There were none

**08.79 PUBLIC PARTICIPATION SESSION**

**08.79.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.78**

There were no representations.

**08.79.02 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.

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

There were no matters raised by the public under this heading

It was **RESOLVED** to reinstate Standing Orders.

**08.81 TO APPROVE THE MINUTES OF MEETING HELD ON 21<sup>ST</sup> APRIL 2008**

Minutes PLA(08)M6 of the meeting held on 21<sup>st</sup> April 2008 previously circulated were received and it was noted that item 08.70.05 [d] should be 19<sup>th</sup> May 2008 [not May 21<sup>st</sup> 2008] and that 08.73.02 should exclude 'Spur'.

Proposed that, with these amendments, 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, with these amendments, the minutes be received and signed as a correct record

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

There were no nominations.

It was **RESOLVED** to lift Standing Orders.

**08.83 C08/0724/FUL TO CONSIDER THE RESPONSE OF THE COUNCIL TO THE PROPOSED DEVELOPMENT OF LAND AT CORNER OF STATION ROAD & WILFORD BRIDGE ROAD & GIRDLESTONE**

Proposed Response - Paper PLA(08)P83 previously circulated was received and noted. Also copy of SCC Highways Response previously circulated was received and noted.

The Chairman opened the debate and summarised the proposed response:

- Residents had been given the opportunity to raise their concerns at three meetings of the council all held in public [Annual; Parish Meeting 24<sup>th</sup> April, Annual Parish Council Meeting 8<sup>th</sup> May and Planning Committee 19<sup>th</sup> May]
- Key concerns included
  - Scale and size of development
  - Impact of traffic

- Visual impact of the design
- Flood risk/land drainage
- Environment [light, noise, ecology]
- Local employment – proposal would need 90% of working population to work on the site
- Lack of community benefit to compensate for impact on village
- SCC highways had objected to proposal
- Environment Agency objected to proposal
- Anglian Water expressed concerns
- Woodbridge Town Management Committee objected to proposal
- Generally accepted that site needs development but not this particular development
- Village plan highlighted
  - 63% against large scale business development
  - 64% against industry and warehousing development
  - Major housing development location favoured = Girdlestons
  - Mixed community development supported by 64%
- Aware that CEL are looking at development of combined site
- Recommending that SCDC develop with the local community supplementary planning guidance specific to the CEL and Girdlestons sites so that a blueprint for the future could be established
- Should the application be approved Section 106 agreement must be enforced to obtain funding for station car park, road crossing and enhancements to Station Road
- Copies of the Parish Council response will be made available at the Parish Office, VETS and other local businesses, on the website and also by email from [Girdlestons@mac.com](mailto:Girdlestons@mac.com)

Comments from the meeting included:

- Suffolk Preservation Society offered their help and support
- Likely date for consideration by development control would be 24<sup>th</sup> June at 9.00 a.m. – members of the public are welcome
- Cllr Bidwell advised the meeting of the Merton Rule whereby 10-20% of energy used on site must be from renewable sources
- The local MP was in the dark about the proposal but was now aware of it
- Development was taking place in the Ipswich Fringe and local authorities ought to be looking to that area for employment development opportunities
- SCDC should have undertaken the Flood Assessments and Technical Sequential Tests not the applicant
- Impact on Conservation Area, ANOB and closeness to village community demands high standards of design – 4 storey buildings are not in accord with this concept

- Straw Poll
  - Leave site with no development Nil
  - Develop whole site for housing only 18
  - Develop site for employment only Nil
  - Mixture of housing and employment 48
- It was confirmed that although the site was zoned for employment it could be changed in a similar way to the GAH site
- Concern over the loss of what was perceived as Public Open Space
- County Highways has concerns over ownership of old Station Road Spur
- Further traffic counts are being requested especially on Station Road
- Noted that traffic using Wilford Bridge Road had increased by 14% over last 2 years
- Environmental impact of traffic noise and exhaust emissions especially on school needs to be considered
- Concern of the loss of many trees – although the plans only refer to the loss of 2 a whole avenue of trees appears to disappear on the plan
- Inevitable expansion of housing and employment at Bentwaters will exacerbate the traffic problems in Melton and this application should be considered in conjunction with this possibility

The Chairman thanked all those present for their concern and constructive debate.

**It was RESOLVED** to reinstate Standing Orders.

Proposed that the proposed response contained in paper PLA(08)P83 as amended by the meeting be adopted.

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett

**It was RESOLVED** that the proposed response contained in paper PLA(08)P83 as amended by the meeting be adopted.

Members of the public and other councillors [with the exception of Cllr Bond] left the meeting at this point.

The committee wished to record its indebtedness to Cllr Butterwick and Cllr Dunford for the significant contribution that they had made to the deliberations by their outstanding piece of work in drafting the proposed objection.

## **08.84 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**

### **08.84.01 C08/0842/FUL – Decoy House old Church Road Melton IP13 6DH**

Erection of detached building to accommodate swimming pool and associated facilities

Copy of application C08/0842/FUL previously circulated.

The following observations were made:

- The application is for a “detached building to accommodate swimming pool & associated facilities” in the grounds of, and within 3.2m to 5.2m of, a Grade II listed building, part 17<sup>th</sup> century / part 19<sup>th</sup> (?) century, but Listed Building Consent has not been applied for.

- The proposed building would measure 29.0m by 9.0m, with a height of 4.5m. This appears significantly larger than usual for a private domestic swimming pool.
- The footprint of the proposed building is 5% larger than the entire existing listed building. Nevertheless, the Design & Access Statement says "*in relation to & in comparison with the house, the appearance / scale of the building will be viewed as subservient*". There is no indication of the height of the existing 17<sup>th</sup> century (lower) part of the house, to which it would be immediately adjacent.
- Construction would be soft red facing brick, with slate roof and softwood windows & doors.
- Access would be by the existing private driveway to the house.
- The pool / facilities are stated to be "*for use solely in connection with the domestic occupation of Decoy House*".
- The site of the proposed building is currently screened from the road by mature road-side hedging, behind which, within the property boundary, is leylandii hedging. The leylandii is to be replaced by "*a scheme of new native species hedge / tree planting ... details of which are to be agreed*".
- There is no indication of the impact of filling/draining the pool on the existing water/sewage systems..

The planning policies that affect this application are:

- AP1 Conservation Areas – The form scale design and detailing of new buildings should be in harmony with their surroundings. The size of this proposal is too large
- AP5 Listed Building Consent – the erection of this building alongside a listed building should ensure that visually the listed building remains the dominant feature on the site
- AP19 Design – the sheer size in relation to the listed building will seriously detract from the character of the surrounding area
- PPS22 - Following the publication of Planning Policy Statement 22 (PPS22), Planning Guidance on Renewable Energy, issued by the Office of Deputy Prime Minister in 2004, the London Borough of Merton was the first to formalise the governments renewable energy targets in its adopted UDP, setting the target for the use of onsite renewable energy to reduce annual CO<sup>2</sup> emissions for all new major developments\* in the borough by 10%. This became known as the 'Merton Rule'. There is insufficient detail in the application to substantiate that this is being followed.
- AP93 Impact on the environment in respect of amount of water required to fill pool, drainage, sewage etc.
- If approved, a condition should be attached that '*the pool/facilities are to be for use solely in connection with the domestic occupation of Decoy House*'.

Proposed that Melton Parish Council object to the proposal on the grounds listed above.

Proposed by: Cllr Brockett

Seconded by: Cllr Hilson

**It was RESOLVED** that Melton Parish Council object to the proposal on the grounds listed above.

**08.84.02 C08/0892/FUL – The Station Wilford Bridge Road Melton IP12 1LT**

Extend and upgrade Station Car Park to provide at total of 48 car parking spaces and four taxi parking spaces.

Copy of application C08/0892/FUL previously circulated.

- The application is to extend and remodel the car-park at Melton Station, providing a total of 48 spaces, *plus* 4 taxi spaces. The current car-park provides 21 spaces, of which only 5 are dedicated to train users. The remaining 16 are effectively given over to the use of the resident taxi firm and butchers shop, the latter backed up by notices threatening clamping for non-shoppers.
- The rapid growth in patronage of the station since the introduction of through trains to / from London has seen station users parking indiscriminately on Station Road, to the annoyance of residents and the proprietors of Melton Mowers.
- The growing road congestion on the approach to Woodbridge means Melton has become a more attractive railhead for people living in the peninsula, but this is restricted by the limited availability of car parking at Melton.
- The proposal results in an additional 31 spaces, a net gain of 26 spaces (520%) for train users.
- The drawing shows “Phase 1” comprising the existing 5 spaces, plus surfacing & marking of the existing area to provide a further 16 spaces, *plus* 4 taxi spaces – a net gain of 4 spaces for train users. “Phase 2” would use the currently vacant land and would provide an additional 28 spaces for train users.
- The drawing shows a “pay on foot” meter, but there is no reference in the application to any charging regime.
- Access from Wilford Bridge Road would remain as existing.
- Increasing confusion surrounds the funding / timescale of the project. This should not influence decisions on the application, which would be expected to run for 3 years, if granted.

Proposed that Melton Parish Council supports the proposal but recommends that, due to the additional traffic that will be generated by both applications, no decision should be taken until the current Riduna Holdings Application C08/0724/FUL is determined. .

Proposed by: Cllr Hilson

Seconded by: Cllr Addington

**It was RESOLVED** that Melton Parish Council supports the proposal but recommends that, due to the additional traffic that will be generated by both applications, no decision should be taken until the current Riduna Holdings Application C08/0724/FUL is determined.

Cllr Bond left the meeting at 20:35.

**08.85 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**

**08.85.01 C08/0347/FUL The Slaughter House Valley Farm Road Melton IP12 1LJ**

Erection of 20m pole with 6 antennas, ground based equipment cabinets and ancillary development.

Copy of 'application withdrawn' notice was received and noted.

**08.85.02 C08/0431/FUL 46 Fernhill Close Melton IP12 1LB**

Erection of single storey rear extension.

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

**08.85.03 C08/0437/FUL 5 Norman Close Melton IP12 1JT**

Erection of conservatory and extension.

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

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

The Chairman of the Council advised that application C08/0676/FUL – Land to the South of Beresford Drive, Melton, to which the council had objected, was listed for hearing by SCDC's Development Control [South] Sub-Committee on Thursday 29<sup>th</sup> May 2008. The officer recommendation is to approve.

**08.87 ANY OTHER BUSINESS**

There was none.

**08.88 DATE OF NEXT MEETING**

Monday 23<sup>rd</sup> June 2008 in The Lindos Centre Conference Room commencing at 19:00.

There being no further business the meeting closed at 21:10

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

[Chairman]