



# MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(08)M8

## PLANNING COMMITTEE

**Minutes** of a meeting of the Parish Council Planning Committee on Monday 23<sup>rd</sup> June 2008 commencing at 19:00 in The Lindos Centre Saddlemakers Lane Melton IP12 1PP

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Present:

Cllr Mrs ME Addington  
Cllr Mr PJ Brockett  
Cllr Mrs J Eckersley

Cllr Mrs EJJ Hilson  
Cllr Mr MS Sherwen [Chairman]

In Attendance:

Cllr Mr GK Butterwick  
Cllr Mr MN Bond [until 20:25]  
Cllr Miss DE Dann

Mr MJ Green

Clerk to Melton Parish Council

Three members of the public [from 19:15 to 20:05 for item 08.98 only]

### **08.89 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE**

There were none.

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

There were none.

### **08.91 PUBLIC PARTICIPATION SESSION**

#### **08.91.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.90**

There were no representations.

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

There were no representations.

*The Chairman to propose the lifting of standing orders*

### **08.92 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS**

At this point there were no members of the public present.

### **08.93 TO APPROVE THE MINUTES OF MEETING HELD ON 19<sup>TH</sup> MAY 2008**

Minutes PLA(08)M7 of the meeting held on 19<sup>th</sup> May 2008 previously circulated were received and noted.

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

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Proposed by: Cllr Addington.

Seconded by: Cllr Hilson.

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

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

There were none.

**08.95 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**

**08.95.01 C08/0802/FUL – Woodbridge Packaging Services Units 4-6 The Sidings Wilford Bridge Road Melton IP12 1TB**

Change of use of part of premises to the storage and distribution and sale of pre-packed whole food products

Copy of application C08/0802/FUL previously circulated.

Extension requested and granted to 24/06/08

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 Sherwen.

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.

**08.95.02 C08/0940/FUL – 5 Melton Meadow Road Melton IP12 1SB**

Erection of single storey rear conservatory

Copy of application C08/0940/FUL previously circulated.

Extension requested and granted to 24/06/08

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 Sherwen.

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.

**08.95.03 C08/1012/FUL – 71 Bredfield Road Melton IP12 1JB**

Erection of side extension to dwelling & erection of new garage [existing garage to be demolished]

Copy of application C08/1012/FUL previously circulated.

Extension requested to 24/06/08

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 Sherwen.

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.

**08.95.04 C08/1034/FUL – 48 Saxon Way Melton IP12 1LG**

Erection of a summer house to be located at the bottom of the garden [NW end of site].

Copy of application C08/1034/FUL 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 Sherwen.

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.

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

Erection of first floor balcony.

Copy of application C08/1078/FUL 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 Sherwen.

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.

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

Erection of rear conservatory.

Copy of application C08/1078/FUL 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 Sherwen.

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.

## 08.96 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

### 08.96.01 C08/0592/FUL – Woodpecker Cottage Long Springs Woods Lane Melton IP12 1LN

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

### 08.96.02 C08/0642/FUL – 3 Wilford Bridge Spur Melton IP12 1RJ

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

### 08.96.03 C08/0678/FUL – 1 Tollgate Cottages Yarmouth Road Melton IP12 1QF

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

### 08.96.04 C08/0642/FUL – 1 Hackney Villa Hackney Road Melton IP12 1NW

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

### 08.96.05 C08/0254/FUL – 1Plot 15 Deben Mill Business Centre Melton

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

## 08.97 TO CONSIDER A RESPONSE TO THE SCDC PLANNING ENFORCEMENT POLICY CONSULTATION

Copy of the consultation documentation previously circulated as paper PLA(08)P97 was received and noted together with a briefing note on the document from the Chairman of the Council PLA(08)P97A.

The following comments were noted:

- The draft policy appears to offer little improvement on the current, unsatisfactory situation, other than to provide targets for acknowledging receipt of complaints of and starting investigation into unauthorised development. As the draft public information leaflets are based on this policy, there is little to commend them.
- Concerns expressed that enforcement is not carried out, examples of which include the boat at Wilford Bridge, the Hairdressers in Dock Land and the development at Wilford Bridge [in Bromeswell Parish]
- Undercurrent of dissatisfaction noted by District Councillors if enforcement not put into effect.
- Comments would be welcomed from MPC that enforcement policies need 'stiffening up'

Proposed that the parish council should respond along the lines set out in the briefing paper and that the parish council should take steps to acquaint itself with the initial powers for investigating untidy sites under Section 215 of the Town and Country Planning Act 1990, which have apparently been delegated to it.

Proposed by: Cllr Sherwen.

Seconded by: Cllr Brockett.

**It was RESOLVED** that the parish council should respond along the lines set out in the briefing paper and that the parish council should take steps to acquaint itself with the initial powers for investigating untidy sites under Section 215 of the Town and Country Planning Act 1990, which have apparently been delegated to it.

**08.98 TO CONSIDER THAT THIS COUNCIL WISHES TO SEE A DESIGN REVIEW COVERING THE GIRDLESTONES SITE AND THE CEL SITE AND WILL NOT ACCEPT ANY APPLICATION ON EITHER SITE UNTIL SUCH A REVIEW IS IN PLACE**

This item was brought forward and dealt with at 19:15.

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

The following comments were noted during the discussion:

- The application was not on the agenda for the development sub-committee meeting on 24<sup>th</sup> June 2008
- eMail received from Planning Officer stating he would recommend refusal and suggest the application was withdrawn
- Both District Councillors had met informally with Planning Officer
- Planning Officer is not in favour of producing SPG
- Copy letter from Planning Officer to developer had been obtained by District Cllr Bond requesting response by 26<sup>th</sup> June 2008
- The application had not yet been formally withdrawn
- MPC advised that better to recommend production of Design Brief by SCDC rather than Supplementary Planning Guidance as this is more likely to produce the desired outcome
- District Councillor Bond is of the view that MPC and local residents should be proactive in the production of the design brief setting out what they consider is acceptable for the site. Chairman of Council believes initiative should rest with professional planners at SCDC – they need to identify ‘carrying capacity’ of site as first priority; once that done, community should be formally engaged in process.
- Indication given that local MP is very supportive of stance being taken by MPC and local protest/action group
- Agreed the need to include all statutory bodies in a any design brief
- Proper consultation with the local community is essential
- Residents believe MPC should lead the process of engaging with SCDC throughout production of the design brief
- Need to engage with SCDC members at the cabinet level ideally jointly with local protest/action groups and MPC
- Chairman of Council suggested that, in view of the adverse and permanent impact on the character of the village of this proposal – or any development of a similar scale, full Council may wish to consider how best to deal with this matter.

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

Proposed that this council wishes to see a design brief drawn up by Suffolk Coastal District Council, with the active participation of the local community, covering the former Girdlestone’s site, the CEL/Carters’ site and the railway station forecourt, and that the council will object to any application to develop either the former Girdlestone’s site or the CEL site until this design brief has been adopted by the district council.

Proposed by: Cllr Sherwen.

Seconded by: Cllr Brockett.

**It was RESOLVED** that this council wishes to see a design brief drawn up by Suffolk Coastal District Council, with the active participation of the local community, covering the former Girdlestone's site, the CEL/Carters' site and the railway station forecourt, and that the council will object to any application to develop either the former Girdlestone's site or the CEL site until this design brief has been adopted by the district council.

#### **08.99 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS**

There was none.

#### **08.100 ANY OTHER BUSINESS**

##### **08.100.01 Suffolk Preservation Society/Orwell Housing Conference – Affordable Housing**

Chairman of Council commended this conference to be held at Elmswell on Tuesday 22<sup>nd</sup> July 2008. A volunteer to be the delegate from the parish council is required. Details in the correspondence file

##### **08.100.02 Strategic Housing Market Assessment**

Chairman of Council advised that this formed part of the evidence base for the Local Development Framework [LDF] and Housing Strategies of Ipswich, Babergh, Mid Suffolk and Suffolk Coastal Borough/District Councils. Both research and consultation were being undertaken by Fordham Research on behalf of the four councils. The closing date for response is date of 25<sup>th</sup> July 2008, before the next meeting of the Committee.

Agreed Cllr Butterwick to formulate a response by the due date.

##### **08.100.03 Greenprint Forum**

30<sup>th</sup> June 2008 at 7.00 p.m. in SCDC Council Chamber– Talk on LDF and Green Space Strategies

##### **08.100.04 Development at Bredfield Road Water Tower.**

A question was asked about the status of the various planning consents for the land at the Water Tower on Bredfield Road – Clerk to investigate.

#### **08.101 DATE OF NEXT MEETING**

Monday 28<sup>th</sup> July 2008 in The Lindos Centre Conference Room commencing at 19:00.

There being no further business the meeting closed at 20:50

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

[Chairman]