



MELTON PARISH COUNCIL

Chairman: Councillor GK Butterwick

PLA(08)M9

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 28th July 2008 commencing at 19:00 in The Lindos Centre Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr PJ Brockett
Cllr Mr GK Butterwick
Cllr Mrs J Eckersley

Cllr Mrs EJG Hilson
Cllr Mr MW Sherwen [Chairman]

In Attendance:

Mr MJ Green [Clerk to Melton Parish Council]

The Chairman welcomed Cllr Butterwick as a co-opted member of the committee.

08.102 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

08.102.01 Cllr Mrs ME Addington - Holiday

Council considered whether or not to consent to this apology

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

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson

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

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

Cllr Brockett declared a prejudicial interest in item 08.108.01 High View Woods Lane Melton IP12 1JF as this property was close to his property.

08.104 PUBLIC PARTICIPATION SESSION

08.104.01 To receive representations from Councillors who have declared a prejudicial interest under item 08.103

Cllr Brockett made the following representation in respect of the application C08/1115/FUL High View Melton IP12 1JF:

- The property is close to his own
- This application will result in the overdevelopment of the site

- Concerned that the application would not have been submitted had the intended occupant of the new property not been a family member of High View
- As an effected resident he had not been consulted by SCDC Planning Department
- He had objected in a personal capacity as a resident to the application

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

There were no representations.

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

There were no members of the public present therefore standing orders were not lifted.

08.106 TO APPROVE THE MINUTES OF MEETING HELD ON 23RD JUNE 2008

Minutes PLA(08)M8 of the meeting held on 23rd June 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 Hilson.

Seconded by: Cllr Butterwick.

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

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

There were none.

08.108 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

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

Cllr Brockett retired from the meeting for this item

Erection of single storey dwelling & detached garage.

Copy of application C08/0802/FUL previously circulated was received and noted. Also noted that an extension of consultation period granted to 29/07/08.

Council considered the application in detail but agreed to object to the application on the following grounds:

- AP 27 Vehicles would be exiting from the new property onto the main road from the A12 to the Wilford Peninsular close to where children cross on their way to and from school
- AP37 The development is not contributing to the provision of affordable housing in Melton
- AP41 Impact on surrounding properties and infill of a green site

Proposed to object to the development on the above grounds.

Proposed by: Cllr Eckersley.

Seconded by: Cllr Hilson.

It was RESOLVED to object to the application on the above grounds.

Cllr Brockett returned to the meeting at 19:25.

08.108.02 C08/1253/FUL – 8 Bredfield Road Melton IP12 1JA

Proposed dropped kerb.

Copy of application C08/1253/FUL previously circulated was received and noted. Also noted that an extension of consultation period granted to 29/07/08.

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 Sherwen.

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.

08.108.03 C08/1284/FUL - 87 Bredfield Road Melton IP12 1JE

Demolition of existing garage, and the construction of 3 new residential dwellings. New garage and a kitchen extension to Jesmond Lodge.

Copy of application C08/1284/FUL previously circulated was received and noted.

Council considered the revised application in detail. The minor differences to the original application C08/0248/FUL that Melton Planning Committee objected to, do not answer the original objections. It was agreed therefore to maintain the objection to the application on the same grounds as previously:

- AP 36 & AP 37 – Not in accord with the provision of affordable housing.
- AP 41 – The two storey buildings will hugely overlook single storey properties to the rear and infill a green site

Proposed to object to the development on the above grounds.

Proposed by: Cllr Sherwen.

Seconded by: Cllr Eckersley.

It was RESOLVED to object to the application on the above grounds.

08.109 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

08.109.01 C08/0404/FUL – 75 Bredfield Road Melton IP12 1JB

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

08.109.02 C08/0445/FUL – Tintern House Melton road Melton IP12 1NH

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

It was also noted that the 'Grant of Permission' has a condition [2] that the approved wall should not be higher than 1.5m. It was the originally proposed height of 2m that MPC Planning Committee objected to under LPP AP1.

08.109.03 C08/0724/FUL – Land at Junction of Station Road & Wilford Bridge Road & Girdlestone Pumps IP12 1ER

Copy of 'Withdrawal' notice previously circulated was received and noted.

08.109.04 C08/0802/FUL – Units 4 and 6 The Sidings Wilford Bridge Road Melton IP12 1TB

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

08.109.05 C08/0892/FUL – Melton Station Wilford Bridge Road Melton

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

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

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

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

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

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

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

08.109.09 Outstanding Applications where no decision has been notified

(a) C07/1401/RES Danelaw

Noted that revised application C08/1378FUL received 28/7/08

(b) C07/1655/OUT Water Tower Site Bredfield Road

(c) C07/2168/FUL GAH Site

(d) C08/0676/FUL Land to South of Beresford Drive

The Clerk was requested to check with SCDC on the current status of these applications.

08.110 TO CONSIDER THE RESPONSE FROM SCDC TO THE REQUEST FOR A DESIGN BRIEF FOR GIRDLESTONES/CEL/STATION FRONTAGE

Copy of letter from Head of Planning Services previously circulated was received and noted.

Noted that:

- Meeting on 7th August is not with representatives of Melton Parish Council
- Meeting is with members of the action group
- Cllr Butterwick will be attending by invitation – not as a representative of MPC

- Further application likely in 6-8 weeks
- Despite reassurances by developer no consultation has been made with MPC or local residents

Proposed to respond to Head of Planning Services:

- Clarifying situation regarding representation
- Clarifying situation regarding planning consultation by developers
- Book suitable venue for September and October Planning Committee meetings in anticipation of receipt of new application

Proposed by: Cllr Sherwen.

Seconded by: Cllr Butterwick.

It was RESOLVED to respond to Head of Planning Services as above and book suitable venues.

08.111 TO CONSIDER THE RESPONSE FROM SCDC TO THE REQUEST FOR AN APPRAISAL OF THE MELTON CONSERVATION AREA

Copy of letter from Senior Design & Conservation Officer previously circulated was received and noted.

Considered action to be taken and agreed that a working group would be the most efficient way of dealing with the response to SCDC.

Proposed to put the setting up of the working group on the next agenda and that members would consider their personal responses for that meeting.

Proposed by: Cllr Butterwick.

Seconded by: Cllr Sherwen.

It was RESOLVED to put the setting up of the working group on the next agenda and that members would consider their personal responses for that meeting.

08.112 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

There was none.

08.113 ANY OTHER BUSINESS

08.113.01 Strategic Housing Market Assessment Consultation

Cllr Butterwick advised the meeting that he had submitted the response to the consultation by the agreed deadline and that copies had been circulated to all councillors.

An acknowledgement had been received from the research company.

08.114 DATE OF NEXT MEETING

Monday 18th August 2008 in The Lindos Centre Conference Room commencing at 19:00.

Cllr Hilson agreed to act as minute secretary. Apologies for absence due to holiday were tendered by both Cllr Sherwen and Cllr Eckersley.

There being no further business the meeting closed at 20:30

Signed: _____ Date: _____

[Chairman]