



Chairman: Councillor GK Butterwick

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 18th May 2009 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr PJ Brockett
Cllr Mr MW Sherwen
(Chairman)

Cllr Mr GK Butterwick

Cllr Mrs EJG Hilson

In Attendance:

2 members of the public were present
Mrs H Palmer [Assistant Clerk to Melton Parish Council]

It was noted that the meeting started at 19.20, due to two committee members arriving late.

09.57 RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

09.57.01 Cllr Mrs ME Addington – Sickness

09.57.02 Cllr Mrs JE Eckersley - Sickness

Council considered whether or not to consent to these apologies.

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

Proposed by: Cllr Sherwen **Seconded by:** Cllr Butterwick

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

There were no representations

09.59 PUBLIC PARTICIPATION SESSION

09.59.01 To receive representations from Councillors who have declared a prejudicial interest under item 09.58

There were no representations

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

09.59.03 Resident 1 made representation against agenda item 09.63.02 – C09/0596/FUL Nursery, Old Church Road.

Resident 1 had sent the Parish Council a letter which had been previously circulated. This was noted and received.

Resident 1 summarised the contents of the objection letter to planning application C09/0596/FUL as follows:

- "The proposed development is outside the Local Plan and separate from the physical limits of the village. The proposed development is not of an agricultural nature and would intrude on the rural nature of its surroundings.
- The development would significantly increase traffic on a country road for which Old Church Road is not designed.
- The proposed development is not a renovation of old buildings but a new building.
- The hours of use of the school are not specified on the application, but there will be noise from children playing outside as well as the noise and disruption from additional traffic at the beginning and end of each session or sessions everyday."

09.59.04 Resident 2 made representation against agenda item 09.63.02 – C09/0596/FUL Nursery, Old Church Road.

Resident 2 had sent a letter to the Parish Council which had previously been circulated. This was noted and received.

Resident 2 could not attend the meeting so the Assistant Clerk read out their objection letter to planning application C09/0596. The following is a summary of the main points:

- Several covenants in respect of the proposed development site were discovered in the course of the purchase of the Resident's house
- The same investigation revealed restrictions on the use of the land to agriculture and horticulture.
- A planning application for 2 dwellings was refused in 1994/1995.
- Access to the site is very restricted and any increase in traffic using this narrow road will pose serious congestion and safety issues.
- The size of the proposed nursery school and facilities seems excessive. The visual and noise effects of this will have a significant effect on their property.

It was RESOLVED to lift standing orders.

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

Member of the public wished to discuss item 09.63.02 with Council regarding the Nursery, Old Church Road site. This item was taken out of sequence in the meeting and dealt with at 19:25.

It was RESOLVED to reinstate standing orders.

09.61 TO APPROVE THE MINUTES OF MEETING HELD ON 27TH APRIL 2009

It was RESOLVED that minutes PLA(09)M4 of the meeting held on 27th April 2009 previously circulated be received, noted and signed as correct recorded by the Chairman.

Proposed by: Cllr Sherwen **Seconded by:** Cllr Butterwick

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

There were no co-options.

09.63 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

09.63.01 C09/0600/FUL – South Lodge, Lodge Farm Lane, Melton IP12 1QS

Extension to consultation time requested and granted to 22nd May 2009.

Application for erection of two-storey side/rear extension

Copy of application previously circulated.

A discussion ensued regarding this application.

It was RESOLVED that Melton Parish Council objects to the application as it believes it is outside the village envelope and is contrary to the Local Plan.

Proposed by: Cllr Butterwick **Seconded by:** Cllr Brockett

It was RESOLVED to lift standing orders.

09.63.02 C09/0596/FUL - Nursery, Old Church Road, Melton

Change of use of site to nursery school including extensions and alterations to existing building, creation of new access, provision of parking area and play area (demolition of existing glasshouse).

Copy of application previously circulated. This item was taken out of sequence and conducted at 19:25. It was noted that 2 residents had provided the Parish Council with objections to this application. A discussion ensued regarding the application, the following points were highlighted:

- The paper advertisement relating to this application was read out and states the application is outside of the Local Plan.
- Concern was raised over the increase in traffic and the road not being fit for this increase and potential safety matters as a result.
- Concern was raised over the appearance of the building including the proposed materials for the roof.
- Concern was raised over water access and drainage.
- Concern was raised over drawings in the plan being inaccurate relating to driveways.

- It was noted that the Planning Officer for this case had clarified the pre-application advice which was originally sought had caused confusion as it was assumed the nursery was for plants and not a nursery school. Therefore the original advice was given out on this basis.
- There have been 2 other relevant refusals relating to this site (although not under the same title) C94/1180 which was refused and dismissed on appeal and C99/1708 which was refused and dismissed on appeal. Therefore there is an appropriate history to the site which is relevant when considering the new application.
- Concern was raised that the closest neighbour who lives opposite the site had not received an original consultation letter as their land does not adjoin this application.

It was RESOLVED to reinstate standing orders.

It was RESOLVED to support resident views and therefore Melton Parish Council objects to the application as it believes it to be contrary to the Local Plan and there to be traffic and access issues with the proposed development.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

09.63.03 C09/0676/FUL – 3 Saxon Way, Melton IP12 1LG

Erection of extension to garage.

Copy of application previously circulated.

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.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson

09.64 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

09.64.01 C09/0337/FUL 63 Bredfield Road, Melton IP12 1JB

Erection of front & rear extensions, change flat roof to pitch roof & internal alterations.

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

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

It was noted that the Council expects to receive the consultation document towards the end of May 2009.

09.66 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA

Assistant Clerk confirmed information on the occupancy of the Melton Grange site had been sent to SCDC.

09.67 GIRDLESTONE DEVELOPMENT

The Chairman of the Council gave an oral report on the current status of the activities of the New Development Working Group. The following was highlighted:

- The Extraordinary meeting of the Council which took place on May 7th 2009 resolved to appoint legal representation from the Richard Buxton Environmental & Public Law practice in Cambridge jointly by the Parish Council and the Action Group. An initial meeting had taken place with this legal representative on 15th May, with another scheduled for 22nd May.
- There has been oral assurance from SCDC to our lawyer that the 29th May Development Control Sub-Committee meeting will only consider the site visit and not the actual application itself. We believe the full application is intended to be heard in the 23rd June meeting. Our legal representation is seeking this information to be confirmed in writing too.
- The deadline for Melton Parish Council to send their detailed objection to SCDC is 3rd June 2009.
- The Chairman of the Council confirmed two separate objections would be lodged. One objection from Melton Parish Council and one from Girdlestone Action Group. Both of these objections would be based on detailed technical advice

produced by our joint Legal Representation. Further details of the Melton Parish Council's objection would be presented at the Full Council meeting on 28th May 2009.

- The cost of the Legal representation was noted from the Extraordinary Full Council meeting. Currently the Action group will pay 2/3 of costs and the Parish Council will pay 1/3. In the event that total costs appear likely to exceed £5,000, the funding arrangements would be reviewed.
- The Chairman of the Council updated the Committee about the initial findings from the traffic surveys, which cast doubt on the validity of the applicant's Transport Assessment.
- A proposal was raised at the Extraordinary Council meeting of writing to the Secretary of State to call in the application. This proposal was discussed in more detail by the Committee.

It was RESOLVED to write to the Secretary of State regarding this issue.

Proposed by: Cllr Sherwen

Seconded by: Cllr Butterwick

09.68 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

09.68.01 C09/00058/TPO – Initial consultation, 6 Saxon Way, Melton

Woodland W5 – T1 Turkey Oak – Fell

Woodland W5 – T2 – Turkey Oak – reduce crown by half and reshape.

Copy of application previously circulated.

This application was discussed and it was felt that additional information was needed (e.g. site plan) for Councillors to properly consider it. The Assistant Clerk took away the action to call the case Officer to see if further information was available.

09.68.02 St Audrey's House, 4 The Clubhouse, Melton Park

It was noted that resident's concerns about the use of this former dwelling house as a 'holiday letting, sleeping 20 people' had been considered by the Planning Committee at its meeting on 27th October 2008 (paper PLA(08)P154). There has been no response from SCDC Planning Service to the Clerk's letter. This is being reviewed and Cllr Bond is due to table this at the June Council meeting.

09.69 ANY OTHER BUSINESS

There was none.

09.70 DATE OF NEXT MEETING

Monday 22nd June 2009 commencing at 19:00.

There was no further business therefore the meeting closed at 21:00.

Signed: _____ Date: _____

[Chairman]