



**PLANNING COMMITTEE**

**Minutes** of a meeting of the Parish Council Planning Committee on Monday 27<sup>th</sup> July 2009 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP  
**Present**

Cllr Mr PJ Brockett  
Cllr Mrs JEJ Eckersley

Cllr Mr GK Butterwick  
(Chairman)

Cllr Mrs EJG Hilson

**In Attendance:**

Mrs Holly Palmer [Assistant Clerk to Melton Parish Council]  
From 20:00 Cllr Mr Michael Bond

**09.89 RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE**

**09.106.02 Cllr Miss EA Barrington – Holiday**

**09.106.02 Cllr Mr MW Sherwen – Wedding Anniversary**

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 Butterwick

**Seconded by:** Cllr Eckersley

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

Cllr. Butterwick declared a personal interest in respect of item 09.107, being a Member (*i.e.* owner) of Network Rail Ltd. As Network Rail is a company limited by guarantee, ownership provides no financial benefits and he therefore considered the interest to be non-prejudicial.

**09.91 PUBLIC PARTICIPATION SESSION**

**09.106.02 To receive representations from Councillors who have declared a prejudicial interest under item 09.90**

There were no representations from councillors

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

There were no members of the public present.

*It was RESOLVED to lift standing orders.*

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

**09.106.02 Safety/Traffic Issues Woods Lane/Melton Road**

Copy of email from Mr Pringle previously circulated

Item 09.104 discussed Traffic and Road Safety Issues in general and resolved to put this issue forward at the next SNT meeting.

*It was RESOLVED to re-instate standing orders.*

**09.93 TO APPROVE THE MINUTES OF MEETING HELD ON 22<sup>ND</sup> JUNE 2009**

**It was RESOLVED** that minutes PLA(09)M6 previously circulated be received, noted and signed as correct recorded by the Chairman.

**Proposed by:** Cllr Eckersley

**Seconded by:** Cllr Butterwick

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

There were no co-options considered.

**09.95 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**

**09.106.02 C09/0931/FUL – Tanglewoods, 51 Fernhill Close, Melton IP12 1LB**

Erection of extension to provide granny annexe and erection of garage [existing garage to be demolished]

Application previously circulated.

Extension of consultation period requested and granted to 28<sup>th</sup> July 2009

Whilst Melton Parish Council is sympathetic to the intended use of this extension it does however have the following concerns with the application: -

- Concern was raised over the size and style of the extension in relation to the main house and given the size of the existing property.
- Concern was raised that when the extension is no longer required to be a 'granny annexe' it appears to be convertible to a separate dwelling.

**It was RESOLVED** that Melton Parish Council objects to the application as it believes it is contrary to Policy AP43 in respect of the proposed scale and design in relation to the existing dwelling. In addition it believes it is contrary to Policy AP43 with regards to its potential to become a separate dwelling.

**Proposed by:** Cllr Butterwick

**Seconded by:** Cllr Brockett

**09.106.02 C09/0957/FUL – Plot 2 Former Melton Grange Hotel Site Melton IP12 1EX**

Erection of garage with ancillary accommodation above and alterations to driveway and associated landscaping.

Application previously circulated.

Extension of consultation period requested and granted to 28<sup>th</sup> July 2009

- Concern was raised that no neighbours had been consulted with regards to this application.
- Concern was raised over the application being excessive given the current size of the main dwelling.
- No details were included about the intended use of the ancillary accommodation and why it was in fact needed. The proposed plans did not detail how the ancillary accommodation space was intending to be separated. Both of these factors made it difficult to consider the application in more detail.
- Concern was raised that contrary to AP43 this appeared to be convertible to a separate dwelling.

**It was RESOLVED** that Melton Parish Council objects to the application for the above reasons and believes it to be contrary to Policy AP43 with regards to its potential to become a separate dwelling. The Council also believed there to be a lack of information accompanying this application.

**Proposed by:** Cllr Brockett

**Seconded by:** Cllr Eckersley

**09.106.02 C09/0974/FUL – 2 Beulah Villas Melton Road Melton IP12 1NZ**

Erection of rear conservatory

Application previously circulated.

Extension of consultation period requested and granted to 28<sup>th</sup> July 2009

**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

**09.106.02 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]

Revised/additional plans previously circulated.

Extension of consultation period to 28<sup>th</sup> July 2009 requested, but deadline of 17<sup>th</sup> July set.

It was noted that Melton Parish Council confirmed its objection to the revised/additional plans by email on 17<sup>th</sup> July.

- 09.106.02 C09/1023/FUL – 4 Grange Park Drive, Melton**  
 Erection of rear conservatory.  
 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 Brockett                      **Seconded by:** Cllr Butterwick
- 09.106.02 C09/1070/CRG3 - Woodbridge Primary School, Wilkinson Way**  
 The addition of 2 external canopies on the south side of the school building.  
 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 Eckersley                      **Seconded by:** Cllr Butterwick
- 09.106.02 C09/1074/FUL - 2 Saxon Way, Melton**  
 Erection of rear conservatory.  
 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 Brockett                      **Seconded by:** Cllr Butterwick
- 09.96 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 09.106.02 C09/0521/FUL – Land to North of New Quay Court Old Maltings Melton**  
 Copy of notice consenting to the removal of condition [01] only previously circulated was received and noted.
- 09.106.02 C09/0676/FUL – 3 Saxon Way**  
 Erection of extension to garage. Copy of ‘permission has been granted’ notice previously circulated was received and noted.
- 09.96.03 C09/0855/CLD – Tollgate Cottage, Yarmouth Road, Melton**  
 Copy of Certificate of Lawful Use or Development previously circulated was received and noted.
- 09.97 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**
- 09.106.02 C09/00070/TPO – Orcades, 1 Saxon Way, Melton**  
 To note the objection to the application circulated by email.  
 Copy of ‘notice of permission granted’ previously circulated was received and noted.
- 09.106.02 C09/00062/TPO – Lavenders 22 Burrows Road Melton IP12 1GN**  
 Copy of ‘notice of refusal’ previously circulated was received and noted.
- 09.98 TO RECEIVE AND CONSIDER A REPORT FROM THE CONSERVATION AREA WORKING GROUP**  
 No update was provided by the Working Group. It was noted that the Conservation Area Appraisal has not yet been issued by Suffolk Coastal District Council, despite it being expected to be completed in draft form by the beginning of April, and to form the basis of widespread consultation not much later. It was suggested that the Clerk/Assistant Clerk should formally write to the relevant Officer to find out the revised timescales to the Consultation.
- 09.99 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
- 09.99.01** The Assistant Clerk confirmed that detailed information had been sent to the Committee regarding the topic of permitted development in Planning.
- 09.99.02** The Assistant Clerk confirmed that a follow up will be made to find out the enforcement action being taken to improve the junction of Grant Rise with Pytches Road (as required by condition 16 of consent C04/1449/FUL), as several properties were now occupied or sold and full access from Melton Grange Road via Grange Park Drive and Bentham Lane was still not possible.

**09.100 TO RECEIVE AND CONSIDER A REPORT FROM THE NEW DEVELOPMENT WORKING GROUP – GIRDLESTONE DEVELOPMENT**

The Chairman of the Planning Committee gave an oral report on behalf of the New Development Working Group. The following points were highlighted as an update since the last Full Council Meeting on 9<sup>th</sup> July 2009:

- Lisa Foster (Legal Representative from Richard Buxton Legal Practice) received an email confirming SCDC had withdrawn its screening opinion made on 28<sup>th</sup> May 2009, which had been backdated to 16<sup>th</sup> April 2009.
- The application may be determined in August/September 2009.
- Lisa Foster has written to SCDC complaining on the Parish Council's behalf regarding the site visit and putting the questions from the site visit which she had been told to submit in writing. There has been no response as yet.
- Similarly, there has been no response to questions regarding the site's Tree Protection Order.
- Riduna Holdings have now given permission after 8 weeks for the Ecologist to conduct a site visit.

The next update on the Girdlestone Application will be given at the Full Council meeting on 13<sup>th</sup> August 2009.

**09.101 SCDC PLANNING PROCESSES**

Paper PLA(09)101 previously circulated was received and noted.

The Chairman of the Planning Committee provided an overview of the report.

It was noted that there are a significant number of local groups which share frustration with SCDC on a number of different topics. The suggestion that Melton Parish Council should make contact with these local groups in order to share information and discuss common interests will be put forward to Full Council on 13<sup>th</sup> August for consideration.

**It was RESOLVED** to add The Environmental Law Foundation to the original contact circulation list and send Melton Parish Council's report on their concerns with the SCDC planning process for their consideration and response.

**Proposed by:** Cllr Butterwick

**Seconded by:** Cllr Eckersley

**09.102 TO RECEIVE AND CONSIDER A REPORT FROM THE LDF WORKING GROUP**

Paper PLA(09)102 previously circulated was received and noted.

It was noted that there will be a further round of consultation to the Local Development Framework Core Strategy which is likely to commence early September 2009 and run for 8 weeks. All Councillors are asked to make themselves familiar with the issues in preparation for the consultation. Depending on timescales this will be added to either the Full Council or Planning Committee meetings in September or October.

**09.103 C/09/0555/OUT - ADASTRAL PARK DEVELOPMENT, MARTLESHAM**

Paper PLA(09)103 previously circulated was noted and received. It was suggested that Melton Parish Council should prepare an objection to this planning application which will be put forward to either Full Council or Planning Committee for formal resolution.

**09.104 ROAD SAFETY AND SPEEDING ON SADDLEMAKERS LANE**

Paper PLA(09)104 previously circulated was received and noted. The Chairman of the Planning Committee gave an overview of the report. It was agreed that:

- A request be made to SCC Environment & Transport (Highways) to extend the 30mph speed limit to the north-west of the houses at the junction of Lodge Farm Lane and enforcing the current speed limit.
- The issue of speeding on Saddlemakers Lane would be put forward to the next SNT meeting with a request for action to enforce the current speed limit.

It was also agreed that the Full Council meeting on 13<sup>th</sup> August 2009 would formally consider more detailed proposals for traffic calming measures which could be submitted to Suffolk County Council Highways for their inclusion in their 2010/11 programme of works.

**09.105 ST AUDREY'S HOUSE, 4 THE CLUBHOUSE, MELTON PARK.**

To consider the owner's response to the planning contravention notice issued on 7<sup>th</sup> July 2009. It was noted that, as the deadline for response was not until 28<sup>th</sup> July, no update has yet been received.

**09.106 TO CONSIDER MAKING REPRESENTATIONS TO SCDC REGARDING PLANNING ENFORCEMENT POLICY SECTION 215 IN RESPECT OF:**

**09.106.01 Land to the South of Beresford Drive Melton**

**09.106.02 The Slaughterhouse Valley Farm Road Melton**

**It was RESOLVED** to make representations regarding the above two items as per minute 09.81.01 and to include the garden of what is number 75 Bredfield Road.

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

**09.107 RAILWAY COMMUNICATIONS SYSTEM**

To consider proposals for 15m radio mast near Melton Station. Letter from Network Rail previously circulated.

**It was RESOLVED** to write to Network Rail and suggest an alternative location for the mast at Waterhead Lane where there is a natural screening of trees and adequate road access, both of which are not present at the propose Melton station site.

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

There was none.

**09.109 ANY OTHER BUSINESS**

There was none.

**09.110 DATE OF NEXT MEETING**

Monday 24<sup>th</sup> August 2009 commencing at 19:00.

There being no further business the meeting closed at 21:50.

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

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

[Chairman]