



PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 22nd March 2010 commencing at 20:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

Present

Cllr Mr PJ Brockett

Cllr Mr MW Sherwen

Cllr Mr GK Butterwick [Chairman]

In Attendance:

Mr I Harvie

Resident [Item 49 only]

Mr CD Ramsay

Resident [Item 49 only]

Mr MJ Green

Clerk to Melton Parish Council

10.38 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

10.38.01 Cllr Miss EA Barrington – medical

10.38.02 Cllr Mrs JEJ Eckersley – holiday

10.38.03 Cllr Mrs EJG Hilson - holiday

Council considered these apologies and **it was RESOLVED** to receive the apologies and consent to the absences.

Proposed by: Cllr Butterwick

Seconded by: Cllr Sherwen.

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

There were no declarations or additions to the register.

10.40 PUBLIC PARTICIPATION SESSION

10.40.01 To receive representations from Councillors who have declared a prejudicial interest

There were no representations from councillors.

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

There were no representations from members of the public.

It was RESOLVED to lift standing orders

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

10.41.01 Traffic Regulation Order [Item 10.49]

Consideration of item 10.49 was brought forward to this point, for the benefit of members of the public who wished to speak.

Members of the public expressed their concerns about the proposals for Dock Lane [ET02336/PRO/104] as they did not appear to solve the issues of HGV access when vehicles are parked on either side of the lane.

The preference would be for parking to be allowed on one side only, preferably the South side, and restricted on the North side.

No comments were raised about the other proposals [ET002335/PRO101/102/103/105/106]

It was RESOLVED to reinstate standing orders

- 10.42 TO APPROVE THE MINUTES OF PREVIOUS MEETING**
- 10.42.01 Meeting held on 22nd February 2010**
It was RESOLVED that minutes PLA(10)M02 previously circulated be received, noted and signed as correct recorded by the Chairman.
Proposed by: Cllr Butterwick *Seconded by:* Cllr Brockett.
- 10.43 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**
- 10.43.01 C10/0576/CRG3 - Replacement of Copper Sheet Roofing – Melton Primary School**
 Application for the replacement of copper sheet roofing at Melton Primary School with Sarnafil Copper Patina PVC.
 Copy of plans previously circulated.
 Extension of consultation period until 23rd March 2010 requested & granted.
 It was noted that this application will be determined by Suffolk County Council and not SCDC. Councillors expressed their dismay that the existing copper sheet roof had been stolen.
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, has not received any objections from residents and has confirmed this with the documentation on the SCDC Planning Application Website.
Proposed by: Cllr Butterwick *Seconded by:* Cllr Sherwen.
- 10.43.02 C10/0563/LDCE – Boat Constance New Quay Lane Melton IP12 1BJ**
 Application of Lawful Development Certificate for existing use of operation. Use of barge as private home.
 Copy of plans previously circulated was received. It was noted that, in this instance, comments were restricted to matters of fact.
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, has not received any objections from residents and has confirmed this with the documentation on the SCDC Planning Application Website. Councillors confirmed that to the best of their knowledge the use has taken place since the mid 1970's.
Proposed by: Cllr Butterwick *Seconded by:* Cllr Sherwen.
- 10.44 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 10.44.01 C09/1825/FUL – The Old Forge 6 Station Road Melton IP12 1PX**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.44.02 C10/0163/FUL –Valley View Valley Farm Road Melton IP12 1LJ**
 Copy of 'Permission has been granted' notice tabled at the meeting was received and noted.
- 10.45 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**
- 10.45.01 C10/00026/TPO – 4 Grange Park Drive Melton IP12 1FF**
 Copy of application previously circulated by post.
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.
Proposed by: Cllr Brockett *Seconded by:* Cllr Sherwen.
- 10.45.02 To consider concerns about SCDC Policy re: Tree Preservation Orders**
 To remedy concerns, it was suggested that when an application to remove a tree covered by a TPO is considered by SCDC then:
 ➤ There should be a valid reason backed by an arboricultural report
 ➤ There should be an enforceable agreement that a suitable replacement should be planted in its place within a maximum of 6 months. This may not be possible in the immediate spot where the removed tree stood but as near thereto as possible and written confirmation should be received from the land owner when this is done
It was RESOLVED to write formally to SCDC suggesting that they adopt this protocol when dealing with removing trees covered by a TPO.
Proposed by: Cllr Butterwick *Seconded by:* Cllr Sherwen.

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

Paper PLA(10)P46 enclosed was received and noted.

10.47 ST AUDRY'S HOUSE NUISANCE

Nothing further to report,

10.48 TO CONSIDER ATTENDANCE AT THE SCDC PLANNING INFORMATION SESSIONS

Information and dates previously circulated.

Town & Parish Forum meetings to be held between 6.45 p.m. and 9.00 p.m. on 15th April [SCDC Offices] and 22nd April [Riverside Centre Stratford St Andrew] with further meetings on 20th & 26th October. The aim of these is to inform local councillors about planning procedures, guidance and policies, not to discuss specific cases.

Despite, if not because of concern expressed by Melton Parish Council, and in view of the Council's request for information on the policy for dealing with the new regime for householder development, ***councillors are encouraged to attend. Names to the Clerk ASAP.***

10.49 TO CONSIDER TRAFFIC REGULATION ORDER

Copy of proposals previously circulated as paper PLA(10)P49 by post was received and noted.

Following the representations made by members of the public attending the meeting council discussed the issue and agreed the response to be made to SCC Environment and Transport.

It was recalled that objections had been raised by Melton Parish Council in November 2008 when the initial proposals were made, on the grounds that there had been no meaningful engagement with the local community. Council also noted that the public display in St Andrew's Church in early 2009 had enabled further comments to be made by the local community and that the final proposal would be formally advertised in the middle of April 2010. Council welcomed this opportunity to comment on the proposed changes.

The comments that council wished to make are in relation to the proposals for Dock Lane Melton [ET02336/PRO/104] a road heavily used by HGV's going to Hypoguard, the riverside and the SCC Highways Depot and also providing parking for those visiting Melton Primary School. Council is also concerned about potential increases in traffic likely to be caused when Melton Primary School opens up its community classroom.

On the north side of Dock Lane alongside of the Primary School it has been suggested by residents that the double yellow line restriction should be extended from the corner with Melton Road for a further 20 metres than currently proposed into Dock Lane. They have also questioned the need for the restricted parking outside of the bowls club.

The general principle being suggesting is that parking should be allowed on one side of Dock Lane only, ideally the north side, so that visitors to the school do not need to then cross the road.

The potential impact on the retail activities of McColls of the proposed parking restrictions [ET02336/PRO/102] was discussed but, given the number of junctions/accesses on The Street and the narrowing of Saddlemakers Lane at the junction, no alternative could be envisaged.

It was RESOLVED to respond to SCC suggesting that:-

- a) in respect of ET02336/PRO/104, the double yellow line restriction on the northern side of Dock Lane should be extended in an easterly direction by a further 20 metres.
- b) in respect of ET02336/PRO/102, whilst concerned about the potential impact on the retail activities of McColls' convenience store, the narrowness of Saddlemakers Lane at the junction it is difficult to suggest a workable alternative, short of comprehensive proposals for traffic calming of The Street.
- c) the remaining proposals be welcomed,

Proposed by: Cllr Butterwick

Seconded by: Cllr Sherwen

10.50 TO CONSIDER LOCAL ASSOCIATIONS INFORMATION SERVICES DOCUMENTS

It was noted that receipt of LAIS1295 [Development Management: Pro-Active Planning] had been anticipated and a response agreed at the February meeting of the committee. Concern was expressed that LAIS 1296 [Improving the Use & Discharge of Planning Conditions] had been received too late for a response to be made within the deadline.

10.51 TO CONSIDER ISSUES RAISED BY RESIDENTS

Copy of correspondence from Mr & Mrs Gascoigne previously circulated was received and noted. Councillors expressed concern about the suggestion that public consultation by SCDC on this application [C09/1864] appeared not to have started until after the closing date advised to the parish council and on a revised proposal.

10.52 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

10.52.01 Air Quality Consultation

It was noted that this requires completing by May 28th 2010. The Chairman agreed to bring a paper to the next meeting for consideration.

10.52.02 Local Development Framework

Councillors heard that, on 18th March a special meeting of SCDC's Full Council agreed that the LDF Core Strategy & Development Management Policies should proceed towards formal adoption and that, in the meantime, the policies it contains are adopted as interim planning policy for the determining of planning applications and enforcement.

It was noted that this implied that the application for 'Adastral New Town' (C09/0555) would be considered against these new, unapproved policies and not those contained in the Local Plan.

Grave concern was expressed about the implications of SCDC adopting LDF policies in this way, when the LDF has yet to be submitted to independent public inquiry and approval [or otherwise] by the Secretary of State.

10.52.03 Girdlestone Development

Councillors heard that the minutes of the SCDC South Area Development Control Sub-Committee meeting on 4th March, which had given authority to approve the application to develop the Girdlestone site [C09/0584] subject to the signing of a legal agreement under s106 of the Planning Act, had still not been published, despite papers for the 1st April meeting having been sent out.

In the aftermath of that decision, and in the light of a recent [27th January 2010] High Court decision revoking a 2005 planning consent given by another local planning authority in the light of serious failings in the way the application had been dealt with, the Girdlestone Action Group was actively reviewing its options.

10.53 DATE OF NEXT MEETING

Monday 26th April 2010 commencing at 19:00.

There being no further business the meeting closed at 21:35

Signed: _____

Date: _____

[Chairman]