



## PLANNING COMMITTEE

**Minutes** of a meeting of the Parish Council Planning Committee on Monday 26<sup>th</sup> April 2010 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

### Present

Cllr Mr PJ Brockett

Cllr Mrs EJM Hilson

Cllr Mr GK Butterwick [Chairman]

Cllr Mr MW Sherwen

### In Attendance:

Mr J Bale

Resident [Item 10.59.03 only]

Mr M Whittaker

Resident [until 20:45]

Mr MJ Green

Clerk to Melton Parish Council

### 10.54 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

#### 10.54.01 Cllr Miss EA Barrington – holiday

#### 10.54.02 Cllr Mrs JEJ Eckersley - illness

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

**Proposed by:** Cllr Butterwick

**Seconded by:** Cllr Sherwen.

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

#### 10.55.01 Item 10.59.02 – 104 Bury Hill Melton IP12 1JD

Cllr Brockett declared that he was known personally to the applicant for the above

There were no other declarations or additions to the register.

### 10.56 PUBLIC PARTICIPATION SESSION

#### 10.56.01 To receive representations from Councillors who have declared a prejudicial interest

There were no representations from councillors.

#### 10.56.02 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.

### 10.57 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS

### 10.58 TO APPROVE THE MINUTES OF PREVIOUS MEETING

#### 10.58.01 Meeting held on 22<sup>nd</sup> March 2010

(a) Amendment #1

Remove para 6 commencing 'The general principle' from item 10.49.

**It was RESOLVED** that, with this one amendment, minutes PLA(10)M03 previously circulated be received, noted and signed as correct recorded by the Chairman.

**Proposed by:** Cllr Sherwen

**Seconded by:** Cllr Brockett.

### 10.59 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

#### 10.59.01 C10/0617/FUL – Park Lodge Saddlemakers Lane Melton IP12 1PP

Application for the renewal of Planning Permission C05/1406/FUL for erection of detached garage

Copy of application previously circulated.

Extension of consultation period until 27<sup>th</sup> April 2010 requested and granted.

**It was RESOLVED** not to object to the application as Melton Planning Committee considers the application to be in line with the saved policies from the SCDC Local Plan and the LDF Core Strategy and Development Management Policies; it 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.

**10.59.02 C10/0663/FUL – 104 Bury Hill Melton IP12 1JD**

Application for the erection of a single-storey rear extension.

Copy of plans previously circulated.

Extension of consultation period to 27<sup>th</sup> April requested and granted.

**It was RESOLVED** not to object to the application as Melton Planning Committee considers the application to be in line with the saved policies from the SCDC Local Plan and the LDF Core Strategy and Development Management Policies; it 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.

**10.59.03 C10/0675/FUL – Plot 8 Former Melton Grange Hotel Site Melton IP12 1AX**

Application for the erection of a seven bedroom two and a half storey detached dwelling with double garage. Revised scheme to that approved under planning consent C04/1449

**It was RESOLVED** to lift standing orders

Representations from Mr Bales neighbour affected by the proposed application were made to council.

Council discussed the concerns of Mr Bales together with the contents of a letter of objection from another neighbour sent to SCDC.

**It was RESOLVED** to reinstate standing orders

After due consideration by council **it was RESOLVED** to object to the application for the following reasons:

- (a) The 3<sup>rd</sup> storey dormer windows directly overlook properties on the far side of the road [DM23 (a)]
- (b) Inadequate provision of parking for the residents of the additional bedrooms [DM22(b)]
- (c) The cumulative effect of the increasing subsequent alteration to the original planning application C04/1449 [AP39(iii)]
- (d) Velux windows have been fitted to the rear based on the potential overlooking of a yet to be built property; consideration should have been given to these being fitted to the front to prevent overlooking of exiting properties [DM23 (a)]  
Additionally Melton Parish Council is aware of objections to the application from at least two neighbours.

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

**10.59.04 C10/0773/FUL – Site of former factory Old Maltings Approach Melton IP12 1AX**

Application for erection of building to house 33 Category II sheltered housing apartments for older people with associated access and parking [renewal of planning [permission C07/2361/FUL]

The following was the response of the planning committee to the original application:

- *Overdevelopment of the site Outline approval was for 31 with residential flat for warden. Now application for 33 without residential warden.*
- *Cumulative effect of further overdevelopment of the Deben Mill site.*
- *Parking inadequate. Not clear that research (Design & Access Statement page 7) is correct for Melton because (a) youngest residents could be only 65 (b) car use is more extensive in Suffolk than other areas and (c) access to site is steep hill. Manager will require 1 space.*
- *Cumulative effect of aggravation or existing parking problems and access for emergency vehicles at Deben Mill sites.*

- *Size and density of proposal affects amenity of existing developments at Deben Mill itself and Melton Road, and itself has poor amenity because of intensity of neighbouring development. (AP26)*
- *Inadequate amenity space for residents. Only a small courtyard adjoining car park and to North of main block. (AP 19 and AP40).*
- *Pedestrian access normally through car park means that residents will have to climb whole slope of Old Maltings Approach rather than accessing from (higher) access at West elevation.*
- *Provision should be made for affordable housing. It is not enough to rely on provision in neighbouring developments (AP38)*
- *Flood risks:*
  - *Application is premature as in advance of SCDC Strategic Flood Risk Assessment (due end Jan 08)*
  - *Flood Risk Assessment (page 5) suggests that in event of breach of defences it would take a total of 18 minutes to become dangerous. In that time between 33 and 66 elderly residents (average expected age 78) would need to be evacuated with the aid of one non-resident manager and on occasion when residents and others from the greater part of the Deben Mill development would also be seeking to escape and require resources.*
  - *There is risk of surface water flooding or damage. The impermeable area of the site will virtually disappear and the Environment Agency advises that surface water should be retained within the site. There is a cumulative effect with the rest of the Deben Mill development and this will be aggravated further when the remaining site West of the railway is developed*

*It is also noted that, despite the inclusion of a Statement of Community involvement on the application, no attempt was made by the developer to contact Melton Parish Council.*

Council is also aware of objections from at least one neighbour.

**It was RESOLVED** to object to the application on the same grounds as previously as no substantial improvement to the original proposal has been made.

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

## **10.60 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**

### **10.60.01 C09/1805/FUL – Southfields Fayrefield Road Melton IP12 1NX**

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

### **10.60.02 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.

### **10.60.03 C10/0361/FUL – 16 Godfreys Wood Melton IP12 1QY**

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

### **10.60.04 C10/0576/FUL – Melton Primary School**

Copy of letter raising no objection from SCDC previously circulated was received and noted.

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

## **10.61 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**

### **10.61.01 C10/00032/TCA – The Gatehouse Melton Lodge Yarmouth Road Melton IP121LU**

Copy of application previously circulated.

Extension of consultation period to 27<sup>th</sup> April requested but granted only until 15<sup>th</sup> April 2010.

The following response was made following consultation with the Planning Committee by email.

**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 Hilson.

- 10.61.02 C10/00045/TPO – 26 Fernhill Close Melton IP12 1LB**  
Copy of application tabled.  
Comments to the Clerk by 4<sup>th</sup> May 2010 to enable a response to be made within the consultation period.
- 10.61.03 C10/00026/TPO – 4 Grange Park Drive Melton IP12 1FF**  
Copy of 'Grant' notice previously circulated was received and noted.
- 10.61.04 C10/00032/TCA – The Gatehouse Melton Lodge Yarmouth Road Melton IP121LU**  
Copy of 'Raise No Objection' notice previously circulated was received and noted.
- 10.62 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**  
Paper PLA(10)P62 enclosed was received and noted.  
Agreed not to progress items 1, 3 & 6
- 10.63 ST AUDRY'S HOUSE NUISANCE**  
Nothing to report – agreed to remove as standard agenda item.
- 10.64 TO CONSIDER LOCAL ASSOCIATIONS INFORMATION SERVICES DOCUMENTS**  
No further action.
- 10.65 TO CONSIDER THE SCDC LDF CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**  
Copy of covering letter previously circulated as paper PLA(10)P65.  
157 page document available to view on MPC website planning pages.  
Comments on the document were circulated by the chairman as report PLA(10)P65.02.  
Council noted the following comments in the paper with concern:
- On 13<sup>th</sup> April, the Clerk received the letter from Suffolk Coastal District Council's Principal Planning Officer - Policy, which forms paper PLA(10)P65.01, together with the 157-page document which comprises the current incarnation of the LDF Core Strategy & Development Management Policies. It will be recalled that this Strategy and Policies are still subject to approval by the Secretary of State, following an independent Examination in Public (EIP), to which the parish council will be invited to submit evidence. The EIP is expected to take place in February 2011.
  - Following adoption of this document by SCDC on 18th March, both district council and parish / town councils (and other objectors), when now considering planning applications, should have regard to both the policies contained in the LDF Pre-Submission Document and the 'saved policies' from the existing Local Plan. The letter states that "in the event of conflict in policies between the various documents ... it remains the case that the most recent document prevails."
  - The letter continues "Before the Core Strategy can be submitted to Government Office and the Inspector, a further round of consultation must take place. It is our aim that this consultation will start sometime around the beginning of June and run for eight weeks. This consultation is looking specifically at the 'soundness' of the document, whether what is proposed is justified, effective and whether it is consistent with national policy."
- Councillors questioned whether, bearing in mind the significant number of LDF Core Strategies across the country which have either been withdrawn prior to EIP or rejected by the inspector, contentious LDF policies should take precedence over existing Local Plan policies before the EIP has taken place and the inspector has made his report.
- 10.66 TO CONSIDER DEVELOPMENT AT FORMER GIRDLESTONE AND CEL SITES**  
**It was RESOLVED** to lift standing orders.  
Councillors considered an informal approach which has been received from a firm thinking about buying the CEL [Carters Haulage] site opposite Melton Station, which

wants to use the site for fabrication and storage of concrete products. The meeting was advised that the proposal had fallen through.

The Girdlestone Action Group (GAG) continues to discuss its options with its lawyers, Richard Buxton Environmental & Public Law. A High Court decision earlier this year on an application for Judicial Review of a planning consent granted by a local planning authority in Wales has given the group renewed hope. In that decision, the granting of planning consent in 2005 was quashed on a number of grounds, including failure by the planning authority to follow proper procedures. Following a meeting with Buxton's the previous week, it has been agreed to formally seek barristers' opinion on the likelihood of success of an application for judicial review of the Girdlestone decision. The cost of this is £1,050 plus VAT.

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

It was agreed to recommend to full council that MPC contributes £250 towards the costs incurred by the Girdlestone Action Group in seeking the barristers' opinion.

**10.67 TO CONSIDER RESPONSE TO WASTE CORE STRATEGY DEVELOPMENT PLAN**

Paper PLA(10)P67 previously circulated was discussed.

It was agreed to seek clarification from Suffolk County Council about the potential for the Parham, Bentwaters and Debach facilities forming part of the waste management facilities.

**10.68 TO CONSIDER RESPONSE TO 'INVITATION TO GIVE EVIDENCE' TO SCDC SCRUTINY COMMITTEE**

Copy of SCDC letter dated 14<sup>th</sup> April previously circulated as paper PLA(10)P68 was received and noted.

The Chairman had prepared a briefing paper PLA(10)P68.02 previously circulated suggesting an appropriate response to the Corporate Services Scrutiny Committee Planning Working Group.

It was noted with concern that Melton Parish Council was amongst the significant number of parish/town councils which never received SCDC's email of 3<sup>rd</sup> February inviting the views of parish/town councils.

Councillors noted that Melton Parish Council makes a point of responding to every planning application within or affecting our community and finds that, in general, junior members of the planning service are helpful and courteous in their dealings both with the council and with residents and that the majority of small-scale/householder applications are dealt with expeditiously and fairly. However, they also noted that, having been amongst those councils which have recently passed votes of No Confidence in the planning service, it should come as no surprise to members of the Scrutiny Committee to hear that the parish council has grave concerns about the way in which the planning process works in the district, at both the strategic and the operational levels.

It was noted that the expected report on the views expressed by parish/town councils will not now be discussed by the Scrutiny Committee on 13<sup>th</sup> May but will be considered on a date to be arranged.

After discussion **it was RESOLVED** that the clerk and chairman prepare a response based on the paper and provide copies to both ward councillors.

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

**10.69 TO CONSIDER THE DEVELOPMENT AT BENTWATERS PARK/SORR**

Paper PLA(10)P69 previously circulated was received and noted.

**10.70 TO CONSIDER ADASTRAL NEW TOWN DEVELOPMENT/NANT**

Paper PLA(10)P70 previously circulated was received and noted.

**10.71 TO CONSIDER THE RESPONSE FROM STEPHEN BAKER TO VOTE OF NO CONFIDENCE LETTER**

Copy of letter as paper PLA(10)P71 previously circulated was received and noted

**10.72 TO CONSIDER MELTON PRE-SCHOOL, PITSTOP OUT OF SCHOOL CLUB AND MELTON PRIMARY SCHOOL**

Copy of letter as paper PLA(10)P72 previously circulated was received and noted

Concern was expressed about the lack of an apparent cohesive approach to the need for child care provision within Melton. The meeting was advised that a further meeting had

taken place at the school to look at possible use of the hard tennis courts at the school for the provision of the joint facility.

Agreed that it would be appropriate for council to set up a working group to work with Cllr Bond on finding a workable solution within the community.

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

**10.73.01 Joint Delegation to meet with Audit Commission and Government Office for the East of England**

Given the concerns expressed in items 10.65, 10.66, 10.68, 10.69, 10.70 and 10.71 it was agreed to recommend to full council that the Chairman of Planning be delegated to invite representatives of SORR, NANT, SALC, GAG and other appropriate bodies to a meeting to consider forming a joint delegation to the Audit Commission and Government Office for the East of England to try to resolve the issues surrounding the planning function at SCDC.

**10.74 DATE OF NEXT MEETING**

Monday 24<sup>th</sup> May 2010 commencing at 19:00.

There being no further business the meeting closed at 21:25

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

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

[Chairman]