



PLANNING COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning Committee on Thursday 24th June 2010 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

Present

Cllr Mr PJ Brockett

Cllr Mr GK Butterwick [Chairman]

Cllr Mrs EJJ Hilson

Cllr Miss KS Martin

Cllr Mr MW Sherwen

In Attendance:

Miss Heather Heelis

Mr MJ Green

Manager – Pitstop Out of School Club

Clerk to Melton Parish Council

10.87 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

10.87.01 Cllr Miss EA Barrington – family matters

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

Proposed by: Cllr Butterwick

Seconded by: Cllr Martin.

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

There were no declarations of interest or additions to the register.

10.89 PUBLIC PARTICIPATION SESSION

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

There were no representations from councillors.

10.89.02 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.

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

10.90.01 Melton Under Fives Pre-School/Pit Stop Proposals

Copy of drawings previously circulated as PLA(10)P90.01.

Heather Heelis was welcomed to the meeting and she provided the following information about the proposed development:

- The funding for the project was a once in a lifetime opportunity for the pre-school
- The existing Portacabin was no longer fit for purpose
- There would be joint usage by the Preschool and Pitstop who attract children from Melton, Eyke, Sandlings, Kyson and St Mary's Primary Schools
- The new facility would be purpose built and provide off road parking, disabled space, free flow play area including meeting the needs of disabled children, a paved covered area enabling all-weather outdoor play
- Pedestrian access would be from the west of the site and the area would be enclosed for safety
- Opportunities for a vegetable garden, green house, raised beds, figure of 8 'race track' with low level lighting

- Eco friendly design with children's needs at the forefront
- A notice board on the corner of the site
- Pitstop caters for 4-12 year old children from 3.30 p.m. – 6.00 p.m. during term time; during school holidays the Pitstop Holiday Club will continue to operate from 8.00 a.m. – 6.00 p.m. at Melton Primary School, not at Hall Farm Road
- A breakfast club was under consideration in conjunction with Melton Primary School
- The build would in two phases – demolition of existing garages and new build followed by demolition of Portacabin and creation of outdoor play space. It was hoped that the project would last no more than 12 weeks and commence in July 2010

Councillors commented on the need for careful access/egress and parking of contractors' vehicles during the development as experience elsewhere in Melton developers had not shown consideration for others. Heather agreed to raise this with the contractors.

It was RESOLVED to reinstate standing orders

10.91 TO APPROVE THE MINUTES OF PREVIOUS MEETING

10.91.01 Meeting held on 24th May 2010

It was RESOLVED that minutes PLA(10)M05 previously circulated be received, noted and signed as correct recorded by the Chairman.

Proposed by: Cllr Martin **Seconded by:** Cllr Hilson.

10.92 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

10.92.01 C10/1110/FUL – 14 Hall Farm Close Melton IP12 1RL

Application for the erection of a single storey side/rear extension
Copy of application previously circulated was received and noted.

It was noted that an extension of consultation period to 22nd June had been requested.
Due to the rescheduling of this meeting this application was dealt with by email.

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 Interim Planning 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 Brockett.

10.92.02 C10/1345/LBC – Melton Lodge Yarmouth Road Melton IP12 1LU

Application for the replacement of existing flat roof covering with lead sheet roofing.
Copy of application previously circulated was received and noted.

It was noted that an extension of the consultation period to 22nd June had been requested and granted.

Due to the rescheduling of this meeting this application was dealt with by email.

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 Interim Planning 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 Brockett.

10.92.03 C10/1390/FUL – Melton Day Nursery Yarmouth Road Melton IP12 1QQ

Application for the erection of a portable, telescopic glazed enclosure placed over existing swimming pool to allow swimming in all weathers.

Copy of application previously circulated was received and noted.

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 Interim Planning 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 Martin.

- 10.92.04 C10/1477/County Reg 3 –Pre-school Portacabin Hall Farm Road Melton IP12 1PJ**
 Application for the erection of a new stand alone modular building to be used as a pre-school & day nursery & after school club with associated hard and soft landscaping
 It was noted that a copy of application had been available in the parish council office.
 It was also noted that this application will be determined by Suffolk County Council.
It was RESOLVED to support 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 Interim Planning 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 Martin.
- 10.92.05 C10/1517/FUL - 2 Valley Farm Road Melton IP12 1LJ**
 Erection of side extension.
 Copy of application previously circulated was received and noted.
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 Interim Planning 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 Martin.
 It was agreed that the response will be withheld until 9th July [the closing date] to enable any objections by residents to be considered.
- 10.93 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 10.93.01 C10/0675/FUL – Plot 8 Former Melton Grange Hotel Site Bentham Lane Melton IP12 1EX**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.93.02 C10/0773/FUL – Site of Former Factory Old Maltings Approach Melton**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.93.03 C10/0963/FUL – 21 Bury Hill Close Melton IP12 1LE**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.94 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**
- 10.94.01 C10/00045/TPO – 26 Fernhill Close Melton IP12 1LB**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.94.02 C10/00049/TPO – 3 Grange Park Drive Melton IP12 1FF**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.94.03 C10/00080/TCA – Melton Lodge Yarmouth Road Melton IP12 1LU**
 Various felling and pruning works to 78 individual trees and 17 smaller trees within groups of trees situated within the park.
 Copy of the application posted on the website in advance of the meeting.
It was RESOLVED that councillors email their comments to the clerk by 8th July at the latest so that a response can be made to SCDC by the consultation date of 9th July 2010.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Brockett.
- 10.95 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
 Paper PLA(10)P95 previously circulated was received and noted.
- 10.96 TO CONSIDER RESPONSE TO FLOOD SURVEY CONSULTATION**
 Copy of letter and questionnaire previously circulated as paper PLA(10)P96 was received and noted.
 The following areas were identified as being potentially problematic:

- Bury Hill/Bredfield Road Junction
- Wilford Bridge Road by Brick Kiln Lane
- Old Church Lane by Melton Old Church
- Pytches Road near the zebra crossing
- Pytches Close at the bottom of the slope

It was RESOLVED that the clerk should respond to the survey highlighting the above areas.

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett.

10.97 TO RECEIVE A REPORT OF THE TOWN & PARISH PLANNING FORUM FROM THE CHAIRMAN OF COUNCIL

The Chairman of Council reported on the meeting and highlighted the following:

- Well attended with councillors, clerks, SCDC councillors and planning officers
- Sessions included Planning Decisions, Enforcement and LDF
- SCDC Planning forum will soon have it's own web page
- Scrutiny report will be presented on 21st June 2010
- In 2009/10 only 8.4% of planning applications were refused
- 12.4% of decision are contrary to PC/PC recommendations – but in future officers will write to TC/PC's to explain contrary decisions
- Possible further links with Waveney DC
- Head of Planning Services will write to all TC/PC's regarding the LDF
- LDF Site Specific Allocations consultations will take place in 2011
- LDF Physical Limit Boundaries ['village envelope'] consultations will commence in next month or so

10.98 REPORT ON THE MEETING HELD ON 11TH JUNE 2010 TO CONSIDER THE DELEGATION TO THE AUDIT COMMISSION

Notes of the meeting tabled were received and noted.

The chairman highlighted the following:

- There was a wide variety of bad experiences of the planning function at SCDC
- Standards for England appears to be a further appropriate body to follow up the concerns over SCDC
- There would be a further meeting of representatives of concerned local councils and citizens on 30th June at Rendlesham; Cllrs Butterwick & Needham would be attending

10.99 INTERIM PLANNING POLICY

Copy of letter from Head of Planning Services previously circulated as paper PLA(10)P99 was received and noted.

Paper PLA(10)PP99.02 previously circulated was received and noted.

The Chairman advised that there is now much confusion over the current status of the Local Development Framework (LDF) Core Strategy. The whole question of SCDC's handling of the LDF process is on the agenda for the meeting to be held on 30th June referred to at 10.98 above.

10.100 LETTER FROM SCDC THANKING COUNCIL FOR ITS OBSERVATIONS TO THE SCRUTINY COMMITTEE

Copy of letter previously circulated to all councillors was received and noted.

Chairman of Council and Chairman of Planning were amongst 20-30 members of the public to attend the meeting of SCDC's Corporate Services Scrutiny Committee on Monday 21st June which considered the report of their Planning Working Party. Copies of that report, notes taken at the Parish Planning Forum in April and the full text of all evidence submitted formed paper PLA(10)P100 previously circulated, which was received and noted.

Councillors noted that the SCDC Working Party will now produce a draft agenda for Scrutiny Committee suggesting inviting between 5 & 10 town and parish councils [including those with supportive views as well as those with concerns] to give oral evidence. Following this, a final meeting of Scrutiny Committee would take place at which any recommendations to be made to Full Council would be agreed.

10.101 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

There was no urgent business.

10.102 DATE OF NEXT MEETING

Monday 26th July 2010 commencing at 1900.

There being no further business the meeting closed at 2055

Signed: _____

Date: _____

[Chairman]