



## PLANNING COMMITTEE

**Minutes** of an ordinary meeting of the Parish Council Planning Committee on Monday 26<sup>th</sup> July 2010 commencing at 1900 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

### Present

Cllr Miss EA Barrington  
Cllr Mr PJ Brockett  
Cllr Mr GK Butterwick [Chairman]

Cllr Mrs EJM Hilson  
Cllr Miss KS Martin

### In Attendance:

Cllr MN Bond                      County Councillor [Until 2025]  
Mrs P Ferguson                Until 1930  
Mrs PL Harding                Until 1930  
Mr D Kemp                      SCC Cycling Officer [Until 2020]  
Mr K Stebbings                Until 1930  
Mr MJ Green                    Clerk to Melton Parish Council

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

#### 10.103.01 Cllr Mr MW Sherwen – Holiday

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

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

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

#### 10.104.01 Cllr Butterwick – Community Voice on Planning

Member - Code of Conduct Clause 4

#### 10.104.02 Cllr Barrington – Community Voice on Planning

Member - Code of Conduct Clause 4

The Clerk received and noted these changes to the Register and confirmed that official notification would be forwarded to the Monitoring Officer at SCDC

### 10.105 PUBLIC PARTICIPATION SESSION

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

There were no representations from Councillors.

#### 10.105.02 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.

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

#### 10.106.01 C10/1494/FUL – Melton Parish Council Sports Pavilion

Members of the public present were generally in favour of the proposal but made the following comments in respect of the application:

- The front overhang does not protect people from adverse weather when sitting on the seat to the front the pavilion and it would be beneficial if it could be extended to provide protection

- Concern at the height of the internal ceiling being too low thereby adversely affecting the acoustics of the room
- Public toilet provision would be an additional facility that would be much appreciated
- Need for alarm system and CCTV in view of ongoing criminal damage
- Use of the meeting room for public use such as children's parties thereby generating income

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

#### 10.107 TO APPROVE THE MINUTES OF PREVIOUS MEETING

##### 10.107.01 Meeting held on 24<sup>th</sup> June 2010

It was **RESOLVED** that minutes PLA(10)M06 previously circulated be received, noted and signed as correct record by the Chairman.

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

#### 10.108 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

##### 10.108.01 C10/1494/FUL – Melton Parish Council Sports Pavilion Melton Playing Field Melton Road Melton IP12 1NT

Application for the change of use from sports pavilion [D2] to public meeting room and parish council office [D1] erection of extension [demolition of existing garage and store] and external alterations

Copy of application previously circulated was received and noted.

It was also noted that an extension of consultation to 27<sup>th</sup> July 2010 had been requested and granted to enable residents to attend and make their views known.

The application had been publicised on notice boards and E-NEWS and website to ensure as full a consultation with residents as possible.

It was noted that there had been no objections raised by residents with Melton Parish Council. However it was noted that a formal objection had been submitted to SCDC by Mr AK Cole and Family of Danelaw Melton Road Melton. This was confirmed by reference to the SCDC Website. The essence of the objection was that the removal of showering facilities precludes adult football returning to Melton Playing Field.

Council carefully considered this matter but concluded that the only way in which adult football could return would be if there was significant financial investment in the quality of the playing surface, *i.e.* to bring the pitches up to an agreed standard acceptable to the FA. The reason why adult football ceased on Melton Playing Field many years ago was that the playing surface failed to meet FA Standards. It was also felt that should finances be available for that work the installation of showers in the future would be possible given the style of the proposal. It was also noted that the defective boiler to the showers had been previously removed.

After careful consideration of the views expressed by residents attending the meeting and also the letter of objection from Mr Cole & Family to SCDC 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.

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

##### 10.108.02 C10/1535/FUL – Shelton House 23 Cages Way Melton IP12 1TE

Application for the retention of garden shed

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 Brockett.

##### 10.108.03 C10/1698/LBC – The Grooms Flat Melton Lodge Yarmouth Road Melton IP12 1LU

Application for the removal of modern canopy and insertion of new timber doors in cart shed

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 Brockett.

**10.108.04 C10/1792/FUL – Treatment Building The Knackers Yard Valley Farm Road Melton IP12 1LL**

Application for the erection of extension to existing processing building to provide housing of Category 1 incinerator and erection of associated flue [revised scheme to C09/0117/FUL]

It was noted that the following response to the previous application was made in February 2009.

*C09/0117/FUL – Treatment Building, Valley Farm Road, Melton IP12 1LJ*

*Application for erection of extension to existing processing building to create holding bay for Category 1 animal waste.*

*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 Sherwen **Seconded by:** Cllr Brockett.

It was noted that as the planning application is too large to produce electronic versions – the plans were available for viewing in the parish council office. Also noted that the closing date for public objections is 12<sup>th</sup> August.

A copy of comments from Mr Thompson to SCDC Planning had previously been circulated by email to members of Melton Parish Council Planning Committee.

**It was RESOLVED** to object to the application as Melton Planning Committee considers that the conditions imposed in previous applications [Condition 12 C06/0805 & Condition 8 C09/0117] “*Unless otherwise agreed in writing with the local planning authority no flues, chimneys or incinerators shall be installed on the site or in the buildings herein approved*”, imposed in the interests of amenity and the protection of the local environment, are still appropriate.

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

**10.108.05 C10/1532/FUL – 64 Hall Farm Road Melton IP12 1RW**

Application for the erection of replacement fence.

Copy of recently received application tabled was received and noted. Also noted that the closing date for public objections is 10<sup>th</sup> August.

**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 so far received any objections from residents.

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

**10.109 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**

**10.109.01 C09/1827/FUL – Land to the South of Beresford Drive Melton**

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

**10.109.02 C10/1081/LBC – The Grooms Flat Melton Lodge Yarmouth Road Melton IP12 1LU**

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

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

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

**10.109.04 C10/1121/FUL – Lynwood Jenners Close Melton IP12 1RE**

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

- 10.109.05 C10/1159/FUL – Residential Home – 5-27 The Grove Melton IP12 1EZ**  
Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.109.06 C08/0676/FUL – Land to the South of Beresford Drive Melton**  
Copy of notice of 'application has now been withdrawn' tabled was received and noted.
- 10.109.07 C10/1345/LBC – Melton Lodge Yarmouth Road Melton IP12 1LU**  
Copy of 'Permission has been granted' notice was received and noted.
- 10.110 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**
- 10.110.01 C10/00080/TCA – Melton Lodge Yarmouth Road Melton IP12 1LU**  
Copy of application previously circulated.  
Deadline for consultation set at 12<sup>th</sup> July 2010.  
Application dealt with by email. It was noted that no comments had been received by the Clerk by the agreed deadline.  
**It was RESOLVED** not to object to the Tree Works Application.  
**Proposed by:** Cllr Butterwick                      **Seconded by:** Cllr Brockett.
- 10.110.02 C10/00080/TCA – Melton Lodge Yarmouth Road Melton IP12 1LU**  
Copy of notice 'Decision: Raise No Objections' tabled was received and noted.
- 10.111 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**  
Paper PLA(10)P111 previously circulated was received and noted.
- 10.112 TO CONSIDER APPROACH TO VILLAGE PHYSICAL LIMITS BOUNDARIES CONSULTATION**  
Copy of letter received from SCDC previously circulated as paper PLA(10)P112 was received and noted. It was also noted that drop-in sessions will be held at SCDC offices in Woodbridge on 2<sup>nd</sup> & 6<sup>th</sup> September, and that the closing date for comments is 8<sup>th</sup> October.  
The Clerk will obtain A3 colour copies of the maps and circulate them to members of the Planning Committee. Chairman to produce a briefing note as soon as possible, councillors to consider their response and this item will be added to the agenda of the September Planning Committee meeting.
- 10.113 COMMUNITY VOICE ON PLANNING COMMITTEE [CVOP]**  
Minutes of the meeting of the CVoP Committee on 30<sup>th</sup> June previously circulated were received and noted.  
The Clerk advised that the nomination of members of council to CVoP will need to be added to the agenda of the next full council meeting.
- 10.114 GIRDLESTONE DEVELOPMENT – DRAFT 106 AGREEMENT**  
Paper MPC(10)P114 previously circulated was received and noted.  
**It was RESOLVED** that Councillors deplore the lack of meaningful engagement by Suffolk Coastal District Council with the local community throughout the processing of this planning application, and especially in respect of negotiation of the s106 agreement, contrary to established government policy.  
**Proposed by:** Cllr Butterwick                      **Seconded by:** Cllr Brockett.
- 10.115 SAFE CYCLING & PEDESTRIAN ROUTES: MELTON – WOODBRIDGE SCHOOLS**  
Paper PLA(10)P115 previously circulated was received and noted.  
The SCC Cycling Officer confirmed that funding from Sustrans provided for small externally funded schemes. Generally funding was becoming tighter due to new coalition government policies but the Melton Safer Cycle Route Scheme was still under consideration.  
There were a number of further options for pedestrians and cyclists being investigated by Cllr Bond relating to Woods Lane and Leeks Hill. Some of these options would need substantial funds. A site meeting of interested parties is scheduled for 2.30 p.m. on Tuesday 27<sup>th</sup> July meeting at the Hall Farm Road junction with Woods Lane.  
It was confirmed that the externally funded schemes have to be for routes legally accessible by cycle, not those which are purely footpaths.

SCC need to establish a demand for the cycle route and the petition presented at the meeting together with the Melton Primary School Travel Plan were clear indicators of this need.

The different schemes under consideration by the cycle officer and Cllr Bond are not mutually exclusive.

The Clerk confirmed that MPC Recreation Committee has previously committed council under their delegated powers to release the land on the playing field for the cycle path and would enter into the appropriate legal agreements with SCC for ownership and maintenance. All that was awaited was confirmation from the SCC Cycle Officer that funding was allocated. The Cycling Officer reaffirmed that he would ideally need the full support of Cllr Bond to stand a realistic chance of securing the funding for the project over the other projects under consideration.

The decision of SCC is now awaited.

#### 10.116 HORSE AND GROOM DEVELOPMENT

The recent email containing information about the proposed development circulated by the Chairman of Planning was received and noted.

Paper MPC(10)P116 previously circulated was also received and noted.

The following points were highlighted:

➤ The *Horse & Groom* is a Grade II Listed Building and, as such, listed building consent would be required in addition to planning permission, for any interior or exterior changes, even replacing the windows. The site also lies within the Melton Conservation Area, which now has a new LDF Supplementary Planning Document in place to ensure that development (new-build or alterations) within it is of appropriate design and quality.

➤ In addition, the newly-adopted Local Development Framework (LDF) contains the following development management policy (firming up an earlier Local Plan policy): **“Policy DM30 - Key Facilities: The redevelopment or change of use of key facilities within rural communities and local and district centres in urban areas will only be permitted where: a) The existing use is not, or cannot be made to be financially viable, nor can be sold as a going concern; or b) The local community has not come forward with a realistic proposal to assume operation of the business.**

*The partial redevelopment or change of use of a key facility will also only be permitted where this will not prejudice its viability or future operation, and subject to the other policies in the LDF.*

*Footnote: A ‘key facility’ would depend upon the local circumstances but would certainly include a shop selling convenience goods, a post office and public house where there are no accessible comparable facilities within the village. Garages, petrol filling station and other shops, as well as community halls, churches, health care and sports facilities might also be included, depending upon local need and other provision in the settlement.”*

Whilst the parish of Melton does contain two other pubs one, the *Wilford Bridge*, lies well outside the village on the ‘wrong’ side of a busy and unlit A-road and is now essentially a restaurant with a bar open to the public. The other is the *Coach & Horses*, within the village but also essentially a restaurant.

➤ A developer is understood to have purchased the property and has discussed his plans (which do not yet appear to have been submitted to SCDC) are believed to be for a 4-bedroom 2-storey house in the existing car-park with a small garden at the rear, whilst the pub itself would be split into two units with small gardens. There would be five car-parking spaces in the middle of the plot. Neighbours have already expressed concern about the scale and impact of the development. The clerk to ask SCDC whether they are involved in pre-application discussion with the owner.

➤ Despite this, an interested party is believed to be keen to purchase the building and operate it as a high-quality village pub.

#### 10.117 LAIS 1300 – AFFORDABLE HOUSING

Copy of SALC LAIS1300 previously circulated was received and noted.

#### 10.118 PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS

The Chairman noted that there had been an email dealt with by the Clerk relating to the proliferation of advertising hoardings/notices at the Melton Cross Roads. The Clerk

confirmed that there were strict rules about advertising but in general temporary notices could be sited 28 days prior to an event and 14 days after.

**10.119 DATE OF NEXT MEETING**

Monday 23<sup>rd</sup> August commencing at 1900.

The Clerk will provide a 'generic' agenda including applications up to and including w/e 5<sup>th</sup> August 2010. Councillors will obtain applications for w/e 12<sup>th</sup> & 19<sup>th</sup> August from the SCDC Website. Where applications are not available electronically then the paper applications will be tabled.

There being no further business the meeting closed at 2135.

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

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

[Chairman]