



PLANNING COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning Committee on Monday 25th October 2010 commencing at 1900 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 Miss KS Martin

In Attendance:

Mrs EB Guy

Resident [until 2035]

Mr MJ Green

Clerk to Melton Parish Council

10.145 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

There were no apologies for absence.

10.146 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.

10.147 PUBLIC PARTICIPATION SESSION

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

There were no representations from Councillors.

10.147.02 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.

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

10.148.01 Horse & Groom Public House

In response to a question the Chairman of Planning Committee confirmed that the application had been deferred to enable the Development Sub Committee to conduct a site visit. This had taken place on the morning of 25th October and was attended by District Councillor Bond and the Chairman of the Planning Committee. The matter would now be considered by DevCon at their next meeting.

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

10.149 TO APPROVE THE MINUTES OF PREVIOUS MEETING

10.149.01 Meeting held on 22nd September 2010

(a) Amendment

Item 10.143.01 should read 200 pages not 2,500 pages.

With this one amendment it was **RESOLVED** that minutes PLA(10)M09 previously circulated be received, noted and signed as correct record by the Chairman.

Proposed by: Cllr Martin

Seconded by: Cllr Hilson.

10.150 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

10.150.01 C10/2362/FUL – Melton Lodge Yarmouth Road Melton IP12 1LU

Application for the erection of a hipped roof over existing kitchen and new fencing, walls and gates within curtilage and covered portico entrance.

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.

10.150.02 C10/2363/LBC – Melton Lodge Yarmouth Road Melton IP12 1LU

Application for the erection of a hipped roof over existing kitchen and new fencing, walls and gates within curtilage, and internal and external alterations to building and covered portico entrance.

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.

10.150.03 C10/2445/FUL – Access Strip of Land Adjacent to 87 Bredfield Road Melton IP12

Application for the change of use of land to residential curtilage

Copy of application previously circulated was received and noted

It was noted that an extension of consultation period to 26th October had been 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 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.

10.150.04 C10/2467/FUL – 39 Bredfield Road Melton IP12 1JA

Application for the erection of two-storey rear extension

Copy of application previously circulated was received and noted.

It was noted that an extension of consultation period to 26th October had been 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 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.

10.150.05 C10/2519/FUL – Depot and 20 Bredfield Road Melton IP12 1JB

Application for the demolitions of existing vacant depot buildings and dwelling. Construction of new residential care home providing 48 bedrooms ancillary accommodation including staff offices, kitchen, laundry, together with associated parking, hard and soft landscaping.

Copy of application previously circulated was received and noted.

It was noted that an extension of consultation period to 26th October had been requested and granted.

It was further noted that reference to the SCDC Website indicated that there had been four objections to the proposal.

Committee received two email objections to the proposal from residents of Bredfield Road.

The following comments were noted by councillors:

- (a) There is a need for further care facilities in the village
 - (b) The provision for parking areas is considered inadequate for the 25 employees to be employed at the care home [DM22]
 - (c) The provision of open space is considered inadequate for the proposed development [DM22]
 - (d) The density of the proposed development is considered too great for the area on which it will be built [DM22]
 - (e) Adjacent properties will be affected by the loss of privacy and outlook due to the height of the proposed building [DM23]
 - (f) Insufficient attention has been paid to the wildlife in the area including the presence of Slow Worms and Bats – para 63 of the Habitat Survey acknowledges that ‘the presence of occasional or transient roosts cannot be ruled out’ [DM27]
 - (g) The additional traffic generated on Bredfield Road further adds to the existing high levels caused by recent developments on Bredfield Road [SP26 (h)]
- It was RESOLVED** to support the objections of local residents and to formally object to the application for the reasons stated above.

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett.

10.151 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

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

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

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

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

10.151.03 C10/1806/FUL – Garage Melton Road Melton IP12 1NT

Copy of ‘application has been withdrawn’ previously circulated was received and noted.

10.151.04 C10/2087/FUL – Horse and Groom Public House Station Road Melton IP12 1QB

Copy of ‘notice of site visit’ previously circulated was received and noted.

10.151.05 C10/2088/LBC – Horse and Groom Public House Station Road Melton IP12 1QB

Copy of ‘notice of site visit’ previously circulated was received and noted.

10.152 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED

It was noted that there had been no applications received.

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

Paper PLA(10)P153 previously circulated was received and noted.

The Clerk to follow up with the SCDC Planning Office the current situation regarding the Girdlestone Development as no notice either of ‘grant’ or ‘withdrawal’ has been received by Melton Parish Council and there are conflicting statement on the SCDC Website.

10.154 TO CONSIDER SPEED LIMITS ON SADDLEMAKERS LANE, OLD CHURCH ROAD, MELTON GRANGE ROAD AND PYTCHEs ROAD

Planning Committee considered the request from the Montessori School in Old Church Road to ask SCC to consider the extension of the 30 mph restriction past the school or for the introduction of a ‘20’s plenty’ scheme. They also considered the situation of Saddlemakers Lane, Pytches Road and Melton Grange Road [in the vicinity of Woodbridge Primary School].

It was agreed that the Clerk should contact Cllr Bond to ask for an appeal against the rejection of the request for an extension of the 30 mph limit on Saddlemakers Lane as the parish council possesses detailed traffic count data to support the limit.

It was agreed that the Clerk should instigate the process for requesting ‘20’s plenty’ schemes covering Old Church Road [for the Montessori School], and Pytches Road and Melton Grange Road [for Woodbridge Primary School].

10.155 TO CONSIDER PROPOSING AND/OR SECONDING MOTIONS TO THE SALC AGM

10.155.01 That SALC asks NALC to lobby Government to ensure that Town and Parish Councils shall be consulted through the Local Planning Authority planning process before applications for commercial heavy goods access can be granted by the planning authority (proposer Debach, seconder Melton)

The Chairman advised that there would probably be a technical rewording of this motion clarifying the respective roles of the Traffic Commission and the Local Planning Authority.

It was RESOLVED that Melton Parish Council agrees to second the above motion.

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

10.155.02 That SALC asks NALC to lobby Government to change the planning framework so that local councils have the same right as developers to appeal planning decisions (proposer Debach, seconder Melton)

The Chairman advised that the wording of this motion had not been discussed by the SALC Coastal Area Committee, and that it was too sweeping in its scope.

It was RESOLVED that Melton Parish Council should not second the above motion.

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

10.156 TO CONFIRM THE DETAILS ON THE PLANNING APPLICATION FOR A BMX TRAIL ON MELTON PLAYING FIELD

Copy of the draft application previously circulated as paper PLA(10)P156 was received and noted.

A picture showing a typical trail was tabled, received and noted.

The following comments were made:

- Melton Parish Council has consulted SCDC Officers and been advised that the works were classified as 'engineering' and therefore a planning application was required
- A more detailed map of the site showing the exact location was required – it was noted that use of the land survey carried out for MPC could be used for this purpose
- A design and access statement was required – The Chairman offered to draft
- The preparation of an application should be advertised on E-NEWS and comments requested
- The applicant is an employee not a councillor

It was RESOLVED that the Clerk should write to Just42 confirming that MPC agrees in principle, advising the errors and omissions on the form, including an accurate site plan, setting out the need for Formal Management Group, separate insurance [not add-on to MPC] and for 5 year agreement subject to conditions

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

10.157 TO RECEIVE A REPORT ON SCDC STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT DRAFT REPORT

Deferred from Full Council meeting on 14th October 2010.

Paper PLA(10)P157 previously circulated was received and noted.

It was RESOLVED that the Clerk should write to the Head of Planning [cc District Councillors] expressing surprise and concern about the lack of further consultation on the allocation of sites for development, based on para 2 of the report.

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

10.158 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

10.158.01 SCDC Corporate Services Scrutiny Committee

Paper PLA(10)P58.01 reporting on the progress of the consultation previously circulated was received and noted. Thirteen recommendations will now be considered by SCDC Cabinet and a decision taken on any further action.

10.159 DATE OF NEXT MEETING

Monday 29th November commencing at 1900.

There being no further business the meeting closed at 2055

Signed: _____

Date: _____

[Chairman]