



PLANNING COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning Committee on Monday 17th January 2011 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:

Mr MJ Green

Clerk to Melton Parish Council

11.01 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

11.01.01 Cllr Mr MW Sherwen – working late

11.01.02 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.

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

11.03 PUBLIC PARTICIPATION SESSION

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

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

11.03.02 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.

As there were no members of the public present it was not necessary to lift standing orders.

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

There were no members of the public present.

11.05 TO APPROVE THE MINUTES OF PREVIOUS MEETING

11.05.01 Meeting held on 29th November 2010

(a) Amendment #1 – Add Apology for Cllr Barrington – consented to. Minutes PLA(10)M10 previously circulated.

It was **RESOLVED** that minutes PLA(10)M11 previously circulated be received, noted and signed as correct record by the Chairman.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.06 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

11.06.01 C10/3090/FUL – 46 Bury Hill Melton IP12 1JD

Application for erection of single storey extension

Copy of application previously circulated.

Extension of consultation period requested to after January Planning Committee meeting 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 SDCD 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 Hilson.

11.06.02 C10/3105/FUL – 2 Friars Court Melton IP12 1RG

Application for erection of 2 storey side extension.

Copy of application previously circulated.

Matter dealt with by email.

The following being the response of the Melton Parish Council Planning Committee

It was RESOLVED to object to the application as Melton Planning Committee considers the application to of too higher density, an over development of the site, poor design that allows the replacement of an attractive curved wall and which is not in accord with the Development Management Policy DM21. It has however, not received any objections from residents and has confirmed this with the documentation on the SCDC Planning Application Website.

It was RESOLVED to confirm the submitted resolution.

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

11.06.03 C10/3139/FUL – 1 Grant Rise Melton IP12 1FG

Application for the erection of front porch [resubmission]

Copy of application previously circulated.

Extension of consultation period requested to after January Planning Committee meeting 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 Hilson.

11.06.04 C10/3224/FUL - 9 Scott Lane Melton IP12 1TJ

Application for the erection of single storey rear extension and decking.

Copy of application previously circulated.

Extension of consultation period requested to after January Planning Committee meeting 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 Hilson.

11.06.05 C10/3233/FUL – Little Mead Fayrefield Road Melton IP12 1NX

Application for the erection of a single storey extension and detached garage.

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 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 Hilson.

11.06.06 C10/3268 – Garage Melton Road Melton IP12 1NT

Application for the change of use of former car showroom to retail convenience store use A1 with associated minor elevation alterations

This is a new application but similar to C10/1806/FUL. The response to that application was:

It was RESOLVED to object to the application as Melton Planning Committee considers the opening hours of the proposed shop of 6am-10pm to be too long and that it should be restricted to 8pm. It was also considered by the committee that any lighting of the car park should be extinguished by 8pm in compliance with the Development Policy DM26 preserving residential amenities and that alcohol should not be sold. The Parish Council

understands and shares in the concerns of local residents regarding the inability of Melton's small shops to compete with this new business.

A request for an extension until after the February meeting of Planning Committee was requested but declined – a revised date for submission is 11th February 2011.

Details have been published on the Melton Parish Council website.

Council carefully considered the new application and noted the addition of the 'Retail Planning Statement' by the applicant. However, a number of concerns were expressed regarding the accuracy and or omission of some of the statements in the document:

- 4.2.5 refers to competition within Woodbridge Town Centre making no reference to the Melton Key Service Centre
- 4.5.2 refers to facilities on The Street being a small newsagent and hairdressers – to describe McColls [a national chain] as only a newsagent understates the variety of 'convenience store' provision at that site.
- 4.5.2 also refers to Springside on Melton Road as focusing on the growing and sale of seasonal bedding plants – both this and a new (2009) 'convenience store' now operate from a former antique shop situated within 100m of the application site.

It was also noted that as of the date of the meeting out of the 40 neighbours consulted, 23 had replied with 22 objecting and 1 in favour.

Melton Parish Council Planning Committee had also received 10 letters/emails objecting and 1 email in favour.

Although an extension of the consultation period had been granted council concluded that there was nothing new in this application to change the view expressed in relation to application C10/1806/FUL. Additionally the extent of the local opposition to the application enabled council to make their decision without further consideration.

It was RESOLVED to support the overwhelming local opposition by residents and object to the proposal for the following reasons:

- the proposed opening hours of the proposed shop of 6a.m.-10p.m., which is an extension of the current forecourt opening hours, to be too long and should consent be given then they should be restricted to 8p.m
- any lighting of the car park should be extinguished by 8p.m. in compliance with the Development Policy DM26 preserving residential amenities
- although not a planning issue it was agreed that due to the close proximity of the Melton Playing Field any application for a licence to sell alcohol should be refused
- SP26 states that 'further peripheral expansion of Woodbridge [and Melton] would not be possible without a significant change in its character'. This development is considered to be a significant change in the character of the Melton area

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

It was agreed to circulate this information by E-NEWS.

11.06.07 C10/3270/FUL – Warehouse and Premises Melton Road Melton IP12 1NG – INITIAL CONSIDERATION

Erection of care home comprising 58 single bedrooms. 10 assisted living suites with associated day and ancillary facilities [former GAH factory to be demolished].

Copy of the application being circulated amongst councillors as it is too large to convert to electronic version for the website.

An extension until after the February Planning Committee meeting has been requested and granted.

It was agreed to defer consideration of this matter until the Planning Committee meeting on 21st February to enable all members of the committee to study the plans and to receive any representations from members of the public.

11.07 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

11.07.01 C10/2362/FUL - Melton Lodge Yarmouth Road Melton IP12 1LU

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

11.07.02 C10/2363/LBC - Melton Lodge Yarmouth Road Melton IP12 1LU

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

- 11.07.03 C10/2445/FUL - Access Strip of Land Adjacent to 87 Bredfield Road Melton**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 11.07.04 C10/2519/FUL: - Depot & 20 Bredfield Road Melton IP12 1JB**
Copy of 'application has been withdrawn' notice previously circulated was received and noted.
It was agreed to circulate this information by E-NEWS.
- 11.07.05 C10/2764/FUL – The Hopton 2 Calder Road Melton IP12 1TP**
Copy of 'permission has been refused' notice previously circulated was received and noted.
- 11.07.06 C10/2901/FUL – 21 Cages Way Melton IP12 1TE**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 11.07.07 C10/2981/FUL – 87 Bredfield Road Melton IP12 1JE**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 11.07.08 C09/0584/FUL – Land at Junction of Station Road and Wilford Bridge Road and Girdlestone Pumps, Station Road, Melton IP12 1ER**
Copy of 'permission has been granted' notice previously circulated was received and noted.
It was agreed to circulate this information by E-NEWS.
- 11.08 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**
- 11.08.01 C10/00130/TPO – 3 Saxon Way Melton IP12 1LG**
Copy of 'split decision notice previously circulated was received and noted.
The meeting noted the response from the Case Officer in respect of defining the 'split decision' as follows:
'The Council had agreed to the crown lift over the footpath of the Cedar but not the reducing and reshaping of its crown'.
- 11.09 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
Paper PLA(11)P09 previously circulated was received and noted.
- 11.09.01 10.28.03 TPO at Melton Railway Station**
It was agreed that the Clerk should follow this up with Martin Minta now that the proposed works at the station are due to commence.
- 11.10 REPAIRS TO KYSON SEAWALL IN WOODBRIDGE**
It was noted that the Environment Agency has advised that the essential repair work to the seawall at Kyson Point is complete and the footpath has been restored and is open to the public. This essential work will ensure the structural integrity of the wall as a flood defence for many years to come.
- 11.11 TO CONSIDER LDF REVIEWED CORE STRATEGY AND STRATEGIC HOUSING LAND ALLOCATION ASSESSMENT CONSULTATIONS**
Paper PLA(11)P11, detailing the Core Strategy, previously circulated was received and noted.
A further paper PLA(11)P11_addendum, detailing the strategic housing land allocation assessment, previously circulated was also received and noted.
The Chairman gave a brief overview of the two papers and answered questions from members of the committee.
Whilst many policies contained in the Reviewed Core Strategy were to be welcomed, some were cause for concern. In these cases it was suggested that formal objections be lodged, thus preserving the parish council's right to give evidence to the forthcoming Examination in Public.
The assessment of many of the specific sites referred to in the strategic housing land allocation assessment as being 'not suitable/available for development' was welcomed. However, concern was expressed that the two sites (Site 635 Woods Lane / Valley Farm

Road and Site 705 Woods Lane, Woodroyd Cottage) assessed as being capable of development within 6 to 10 years. These sites lie outside both 'town' and 'village' Physical Limits Boundaries and form part of the 'green lung' bringing the countryside close to the village centre. Concern was also expressed at the assessment of Site 909 (Wilford Bridge Road, CEL site) as being 'not available for residential development', by virtue of its designation as an employment site. The parish council reiterated its desire to see this site and the neighbouring Girdlestone site (729) designated/developed for mixed residential and employment use.

Finally, concern was expressed about the SCDC leaflet *How Many New Homes Should We Have*, which aim is to help the district council determine the number of additional dwellings required between now and 2027, following the abolition of the 'top down' targets contained in the now defunct *Regional Spatial Strategy*. Quite literally, when compared to the Core Strategy and the SHLAA, the numbers did not add up. The average of 609 housing completions per year since 1971 should be 669, whilst the 446 pa which 'the district council propose having to find space for excludes 'the additional provision for 50 homes per year under the new Community Right to Build' referred to in the revised text of policy SP2, resulting in an average of 509 pa, just 1 short of the target set by the now-abolished RSS. Set against this, councillors were confused by the increase from 8,000 to 30,000 in the number of new jobs referred to in the revised text of policy SP5.

It was RESOLVED that the Chairman of Committee and the Clerk compose a response to the consultation based on the contents of the two reports.

Proposed by: Cllr Martin

Seconded by: Cllr Hilson.

11.12

O CONSIDER LDF REVIEWED CORE STRATEGY CONSULTATION

Paper PLA(11)P11 previously circulated was received and noted.

A further paper PLA(11)P11_addendum previously circulated was also received and noted.

The Chairman gave a brief overview of the two papers and answered questions from members of the committee.

It was RESOLVED that the Chairman and Clerk compose a response to the consultation based on the contents of the two reports.

Proposed by: Cllr Martin

Seconded by: Cllr Hilson.

11.13

PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

11.13.01

C10/3239/FUL - Bentwaters Park

The meeting was advised that an application had been submitted to SCDC with a six week consultation period. The application can be found on the SCDC website at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/devcontrol/applications/bentwaters/default.htm>

The Clerk confirmed that a request for a paper copy of the application had been sent to the case officer.

11.14

DATE OF NEXT MEETING

Monday 21st February 2011 at 1900 in the Lindos Centre Conference Room.

There being no further business the meeting closed at 2045

Signed: _____

Date: _____

[Chairman]