



PLANNING and TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 27th June 2011 commencing at 1900 in the Parish Council Office Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr GK Butterwick [Chairman]
Cllr Mr HM Needham

Cllr Mrs EJM Hilson

Absent:

Cllr Mr AG Corston
Cllr Mr MW Sherwen

Cllr Mr ML Webb

In Attendance:

Mr MJ Green Clerk to Melton Parish Council

11.63 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

11.63.01 Cllr Mr AG Corston – Working

This apology was received by the Proper Officer on 9th June 2011. Council considered this apology and **it was RESOLVED** to receive the apology and consent to the absence.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.63.02 Cllr Mr MW Sherwen – Working Late

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

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.63.03 Substitute Councillor

The apology from Cllr Corston was received by the Proper Officer on 9th June 2011. This was given at least ten clear days before the meeting in accordance with Standing Order 15 iv.

In accordance with Standing Order 5 x [Motions not requiring written notice] **it was RESOLVED** that Cllr HM Needham be appointed a substitute councillor member of Melton Parish Council Planning and Transport Committee.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

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

There were no declarations with regard to items on the agenda and no additions to the register

11.65 PUBLIC PARTICIPATION SESSION

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

There were no representations from councillors as none had declared a prejudicial interest at item 11.64.

11.65.02 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 in respect of items on the agenda.

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

- 11.66 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS**
As there were no members of the public present there were no items to raise with councillors.
- 11.67 TO APPROVE THE MINUTES OF PREVIOUS MEETING**
It was RESOLVED that minutes PLA(11)M05 previously circulated be received, noted and signed as correct record by the Chairman.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Hilson.
- 11.68 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**
- 11.68.01 C11/1115/FUL – 8 Fayrefield Road Melton IP12 1NX**
Application for the erection of single-storey rear extension [existing garage/shed to be demolished]
Copy of application previously circulated.
Extension of consultation until after 27th June 2011 requested.
It was noted that there was an objection from a neighbour registered on the SCDC website but the Clerk confirmed that he had not received a copy of the objection.
Council was concerned that the varying roof lines in the proposed extension and the connectivity to the existing building incorporating pitched and flat roof areas detracted from the form and characteristics of the existing building [DM21]. They were also concerned about the possible loss of light to the neighbouring property.
However, with these qualifications **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.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Hilson.
- 11.68.02 C11/1184/FUL – Highfield Cottage Melton Road Melton IP12 NL**
Erection of a single storey extension
Copy of application previously circulated.
Extension of consultation until after 27th June 2011 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.
- 11.68.03 C11/1189/FUL – 47 Bredfield Road Melton IP12 1JB**
Application for erection of single storey side/rear extension
Copy of application previously circulated.
Extension of consultation until after 27th June 2011 requested.
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.
- 11.68.04 C11/1213/FUL – 3 Coppice Close Melton IP12 1RX**
Application for erection of side conservatory
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.

- 11.68.05 C11/1353/FUL – 54 Bury Hill Melton IP12 1JD**
 Application for erection of conservatory on the rear of property
 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.
- 11.69 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 11.69.01 C10/2734/LBC - Melton Lodge Yarmouth Road Melton IP12 1LU**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.02 C10/2736/FUL - Melton Lodge Yarmouth Road Melton IP12 1LU**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.03 C10/3148/FUL – The Granary Dock Lane. Melton IP12 1PE**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.04 C11/0526/FUL – The Beeches The Street Melton IP12 1PL**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.05 C11/0563/FUL – 37 Bredfield Road Melton IP12 1JA**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.06 C11/0741/FUL- 42 Fernhill Close Melton IP12 1LB**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.07 C11/0773/FUL- 66 Church View Close Melton IP12 1RD**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.69.08 C11/0873/FUL – 1 Grant Rise Melton IP12 1FG**
 Copy of 'Permission has been refused' notice previously circulated was received. It was noted that this application for a new conservatory had attracted no objections and had been refused by a planning officer under delegated powers. It was also noted that the reasons for refusal were the potential for future damage to a yew tree covered by a Tree Protection Order, impact on the visual amenity and character of the area and detriment to the setting of a listed building. Whilst welcoming this apparent departure from previous practice, the contrast with the applications with similar impacts, which had been granted, was noted. Particular attention would be given by the Planning and Transport Committee when considering applications in the future that were in the proximity of protected trees and/or listed buildings.
- 11.69.09 C11/0934/FUL- 2 Wilford Bridge Road Melton IP12 2PA**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.70 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**
 The Transport Representative said there was nothing of significance to report.
- 11.71 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
 Paper PLA(11)P71 previously circulated was received and noted.
- 11.72 TO CONSIDER PARKING ISSUES IN MELTON**
 Deferred to future meeting of the Planning and Transport Committee.

11.73 C09/0584/FUL - TO CONSIDER ADHERENCE TO CONDITIONS FOR GIRDLESTONE DEVELOPMENT

The response from the Planning Officer confirmed that contrary to the conditions imposed with the planning consent demolition would proceed provided no existence of nesting birds was identified on site by the ornithologist.

11.74 TO RECEIVE FEEDBACK FROM AFFORDABLE HOUSING WORKING GROUP MEETING ON 23RD JUNE 2011

Cllr Needham reported on the meeting with Sunila Osborne and Jeremy Page [Consultant] from Suffolk ACRE on 23 June 2011 as follows:

- The needs survey clearly identified a need for affordable housing in Melton in accordance with the criteria set down by Suffolk ACRE
- Further statistical information contained in the Gateway for Home Choice Register supported the survey conclusions
- The economic climate was enforcing a change of approach as developers were unable to cost justify a development of 14 affordable houses on their own
- Suffolk ACRE were recommending that Melton Parish Council agrees to a mixture of affordable house for rent/houses for sale/houses for shared equity purchase
- The proposal for a development of 14 affordable and 7 for sale/shared equity [a development of 21 units in total] would need to be considered by full council on 14th July. A paper was being finalised for council to consider
- Provided Melton Parish Council confirms this approach Suffolk ACRE would commence investigations into exception sites in Melton where a development of this size may be possible [The Chairman to provide Cllr Needham with a list of the exception sites as identified in the Village Plan]
- There would be no cost to Melton Parish Council in the investigation process
- The consultant working for Suffolk ACRE would visit the various sites to consider their viability

Council received the report and were pleased to note that this major aspect of the village plan was being fully investigated with such encouraging initial results.

11.75 TO AGREE RESPONSE TO LEISTON TOWN COUNCIL'S REQUEST FOR SUPPORT FOR THEIR PROPOSAL UNDER THE SUSTAINABLE COMMUNITIES ACT

Leiston Town Council has requested support for the following proposal which is being presented to government ministers for implementation under the Sustainable Communities Act to local councils in Suffolk and all county associations of local councils in England:

That the Government make the following planning policy/guidance to apply to large planning applications in the area of a Town or Parish council

1. That any applicant or representatives of any applicant who submits such an application that will have a significant effect on an area must, if requested by the Town or Parish Council, attend a meeting of:-
 - (i) that Council to answer questions from elected councillors; and
 - (ii) a Town Meeting, should one be duly called, to answer questions from all electors.
2. That any applicant who submits such an application that will have a significant effect on an area must, if requested by the Town or Parish Council, or a Town Meeting, pay for the Council or Meeting to get an independent assessment carried out as to how the proposed development will affect the sustainability of the local communities".

It was RESOLVED to respond to Leiston Town Council's request for support for their above proposal under the Sustainable Communities Act.

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

11.76 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

11.76.01 St Audry's Church & Burial Ground

Paper PLA(11)P76 previously circulated by the Chairman was received and noted. In view of the concern not only amongst local residents but further afield, **it was RESOLVED** that the clerk should obtain from SALC professional legal advice on the following points:

- Did the deconsecration of the church include the apparently unprecedented transfer of the burial ground?
- Is it permissible for a private owner to erect notices excluding the public from accessing a disused burial ground, which has been in use until about 1972;
- Is it permissible for a private owner to erect fencing surrounding a disused burial ground, which has been in use until about 1972;
- Is it permissible for a private owner to erect housing on all or part of a disused burial ground, which has been in use until about 1972;
- Confirmation that s239 of the Town and Country Planning Act 1990 does not entitle a private individual or company, to 'use any land consisting of a disused burial ground in any manner in accordance with planning permission';
- What action is available to the local community to prevent any unlawful act(s) by the site owner?
- Can the parish council invoke s9 of the Open Spaces Act 1906 to acquire the disused burial ground for use as a public open space?

and from the Diocesan Registrar [or other appropriate source] obtain:

- A copy of the document which removed the legal effects of consecration on 10th July 1998;
- The date of the last recorded burial at St. Audry's.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.76.02 Result of SALC Motion to NALC Regarding Traffic Commissioner/Planning

The Chairman advised the meeting that he would be following up the unsatisfactory response that had been circulated to members to the motion supported by Melton Parish Council at the next SALC Executive Committee Meeting

11.77 DATE OF NEXT MEETING

Monday 25th July 2011 at 1900 in the Lindos Centre Conference Room.

There being no further business the meeting closed at 2025.

Signed: _____

Date: _____

[Chairman]