



PLANNING and TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 25th July 2011 commencing at 1900 in the Lindos Centre Conference Room 4 Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr GK Butterwick [Chairman]
Cllr Mr AG Corston
Cllr Mrs EJJ Hilson

Cllr Mr MW Sherwen
Cllr Mr ML Webb

Absent:

In Attendance:

Cllr Mr HM Needham [until 1950]
Mr MJ Green Clerk to Melton Parish Council

11.78 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

There were no apologies as all members were present.

11.79 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

11.80 PUBLIC PARTICIPATION SESSION

11.80.01 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 11.79.

11.80.02 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

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

There were no members of the public present.

11.82 TO APPROVE THE MINUTES OF PREVIOUS MEETING

11.82.01 Meeting held on 27th June 2011

(a) Amendment #1 Item 11.75
Should read 'respond positively' not 'respond'

With this amendment it was RESOLVED that minutes PLA(11)M06 previously circulated be received, noted and signed as correct record by the Chairman.

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

11.83 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

11.83.01 C11/1191/FUL – The Hopton 2 Calder Road Melton IP12 1TP

Application for modification to existing fence planting of hedge in front of fence [reduction in height]

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.

11.83.02 C11/1498/FUL – Depot & 20 Bredfield Road Melton IP12 1JB

Application for demolition of existing vacant depot building and residential property. Construction of a new residential care home providing 48 bedrooms ancillary accommodation including staff offices kitchen laundry together with associated parking hard and soft landscaping [Revised scheme]

Copy of application previously circulated.

Council carefully considered the revised application and noted that the major difference was in the provision of a further six car parking spaces but at the loss of a footpath.

The following was noted:

- (a) The provision for parking areas even with the increased provision is considered inadequate for the 25 employees to be employed at the care home [DM22]
- (b) The provision of open space is considered inadequate for the proposed development [DM22]
- (c) The density of the proposed development is considered too great for the area on which it will be built [DM22]
- (d) Adjacent properties will be affected by the loss of privacy and outlook due to the height of the proposed building when adjoining properties are single storey bungalows [DM23]
- (e) 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]
- (f) The additional traffic generated on Bredfield Road further adds to the existing high levels caused by recent developments on Bredfield Road [SP26 (h)]
- (g) Concerns that the use of the existing concrete access road appears to take no account of planning consent C08/2192/FUL

It was RESOLVED to object to the application on the above grounds

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.83.03 C11/1484/FUL & C11/1485/LBC– Maltings Cottage Melton Hill Melton IP12 1AX

Application for replacement of deteriorating roof covering.

Copy of application tabled.

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.

11.84 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

11.84.01 C11/0936/FUL – 7 Fairway View Calder Road Melton IP12 1TP

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

11.84.02 C11/0937/LBC – 7 Fairway View Calder Road Melton IP12 1TP

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

- 11.84.03 C11/1184/FUL – Highfield Cottage Melton Road Melton IP12 1NL**
Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.85 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**
There was no written report but the Chairman advised that consideration was being given to the reinstatement of the eXplore card for young people and revisions to the daily start times for the disabled and concessionary travel cards.
The open top bus service commences operation in Woodbridge and district this week and the service to Felixstowe starts soon. Minor revisions the integrated timetable on the MPC website will be made shortly.
- 11.86 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
Paper PLA(11)P86 previously circulated was received and noted.
- 11.87 TO CONSIDER ISSUES SURROUNDING THE IMPLEMENTATION OF THE TRAFFIC REGULATION ORDERS IN MELTON**
The Chairman advised the meeting that Cllr Corston had kindly agreed to prepare a draft Traffic Management Plan for Melton for consideration at a future meeting of the Planning and Transport Committee.
- 11.88 TO RECEIVE AN UPDATE ON THE FORMAL COMPLAINT AGAINST CLLRS SMITH & JOWERS**
The Clerk reported that he had received in the post on 25th July a letter from Waveney District Council responding to the request for a review of the results of the findings of SCDC into the complaint.
The letter reaffirms the decision: no further action.
It was agreed to defer discussion on any further action to the next meeting for council to consider the matter more fully.
- 11.89 TO RECEIVE A REPORT ON THE CURRENT STATUS OF THE LDF/ADASTRAL PARK, THE SCDC CABINET MEETING ON 8TH JULY AND SCDC FULL COUNCIL MEETING ON 27TH JULY 2011**
The Chairman reported that as yet he had not been able to obtain a copy of the minutes of the meeting on 8th but he was aware that a 21 page objection letter had been sent by planning lawyers acting on behalf of No Adastral New Town [NANT], asserting that '*there are serious errors in the council's SEA [Strategic Environmental Assessment] and with the accuracy of the evidence base for the Appropriate Assessment and the highly speculative nature of the mitigation measures being proposed*'.
The following timetable for completion of the LDF Core Strategy had been issued by SCDC in April 2011:

2011	
March/April	Complete additional assessment work
June	Report to Cabinet
June/July	Report to Full Council
	At this point the Reviewed Core Strategy will replace the Interim Core Strategy
October	6 week pre-submission 'soundness'
2012	
January	Report responses to Cabinet/Council
February	Formal submission

April	Pre Hearing
May	Hearing
September	Inspectors report – adoption to follow

It was noted that the parish council needed to be prepared to respond to the 'consultation on soundness' during October/November, and to be prepared to give evidence at the independent inspector's Examination in Public, probably in May 2012.

11.90 TO RECEIVE AN UPDATE ON THE BENTWATERS/RENDLESHAM PARK SITUATION

The Chairman reported that he understood that SCC Highways had now responded to SCDC and that North Area Development Control Sub-Committee was likely to consider the application in September.

It was noted that, following the relocation of the Chairman and the election of the Secretary as a district councillor, SORR is seeking volunteers to fill those positions.

11.91 TO RECEIVE A REPORT ON THE SUFFOLK ACRE CONFERENCE ON 13TH JULY 2011 WITH PARTICULAR REFERENCE TO NEIGHBOURHOOD PLANNING AND THE LOCALISM BILL

As the Localism Bill covers much in addition to planning, the Chairman undertook to present a report to the next meeting of Full Council

11.92 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

11.92.01 Whisstocks

At a meeting on 30th June the results of a feasibility study into the future of the site was presented. An application for planning consent is likely in the near future and a representative of the project team had offered to attend a meeting of Melton Parish Council Planning & Transport Committee or Full Council to answer questions about the application.

11.92.02 Planning Workshop

SALC – 24th August 2011 6.30 – 9 p.m.

Cllr Webb indicated that he would wish to attend. The Clerk to arrange.

11.93 DATE OF NEXT MEETING

Monday 22nd August 2011 at 1900 in the Lindos Centre Conference Room 4.

The Clerk indicated that he would not be at the meeting – the Chairman offered to take the notes from the meeting. A generic agenda will be issued in accordance with the required notice period and councillors should check on the SCDC Planning Website for applications that will need considering at that meeting.

<http://apps3.suffolkcoastal.gov.uk/dccdatav2/acolnetcgi.gov>

There being no further business the meeting closed at 2055

Signed: _____

Date: _____

[Chairman]