



## PLANNING AND TRANSPORT COMMITTEE

**Minutes** of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 31<sup>st</sup> October 2011 commencing at 1900 in the Lindos Centre Conference Room 4 Saddlemakers Lane Melton IP12 1PP

**Present:**

Cllr Mr GK Butterwick [Chairman]  
Cllr Mrs EJJ Hilson

Cllr Mr HM Needham

**Absent:**

Cllr Mr AG Corston  
Cllr Mr MW Sherwen

Cllr Mr ML Webb

**In Attendance:**

Ms M George                      Resident [until 1945]  
Mr MJ Green                      Clerk to Melton Parish Council

In accordance with Standing Order 15 iv and the requisite four clear days notice having been given Cllr Needham acts as a substitute member for Cllr Corston

**11.120 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE**

**11.120.01 Cllr Mr AG Corston - working**

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.

**11.120.02 Cllr Mr MW Sherwen - working**

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.

**11.120.03 Cllr Mr ML Webb - working**

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.

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

There were no declarations of interest with regard to items on the agenda or additions to the register.

**11.122 PUBLIC PARTICIPATION SESSION**

**11.122.01 To receive representations from Councillors who have declared a prejudicial interest at item 121**

There were no representations from Councillors as none had declared a prejudicial interest.

**11.122.02 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.

**It was RESOLVED** to lift standing orders

**11.123 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS**

**11.123.01 C11/2269/FUL – Treatment Building The Knackers Yard Valley Farm Road Melton.**

Ms George reiterated her objection to the proposal as she had done so to the original application that had been granted.

The differences in the new application appeared only to relate to the revised building design and the change in manufacturer of the incinerator unit.

Concerns still exist regarding the traffic movements along the very narrow Valley Farm Road and the potential noise pollution that might ensure.

**It was RESOLVED** to reinstate standing orders

**11.124 TO APPROVE THE MINUTES OF PREVIOUS MEETING**

**11.124.01 Meeting held on 26<sup>th</sup> September 2011**

**It was RESOLVED** that minutes PLA(11)M09 previously circulated be received, noted and signed as correct record by the Chairman.

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

**11.125 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**

**11.125.01 C11/2013/LDC – OS 6715 & OS 5816 Saddlemakers Lane Melton IP12 1PP**

Application for a Lawful Development Certificate for a proposed use: Ejection of mobile structures to be used to house 2,000 laying hen's on a free range poultry system.

Copy of application previously circulated.

Extension until after Planning and Transport Committee on 31<sup>st</sup> October 2011 requested and refused.

Application considered by email.

As no comments received from committee members by 20<sup>th</sup> October no response was sent to SCDC.

**11.125.02 C11/2180/FUL – 41 Bredfield Road Melton IP12 1JA**

Application for erection of rear conservatory.

Copy of application previously circulated.

Extension until after Planning and Transport Committee on 31<sup>st</sup> October 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.

**11.125.03 C11/2217/FUL – 4 Prospect Place Melton Hill Melton IP12 1AY**

Application for demolition of existing single storey extension and replacement with two storey extension.

Copy of application previously circulated.

Extension of consultation period until after 31<sup>st</sup> October 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.

- 11.125.04 C11/2254/OUT - Part Rear Gardens of 13 and 15 Hall Farm Road Melton IP12 1PJ**  
 Application for outline consent for use of land for the erection of one two storey dwelling and construction of joint vehicular access [exiting garage to be demolished]  
 Copy of application previously circulated.  
 It was noted that the SCDC website was showing two objectors to the proposal as at 31/10/2011.  
**It was RESOLVED** without prejudice to any reserved matters application not to object to the outline planning application.  
**Proposed by:** Cllr Butterwick                      **Seconded by:** Cllr Hilson.
- 11.125.05 C11/2269/FUL – Treatment Building The Knackers Yard Valley Farm Road Melton IP12 1LL**  
 Application for proposed extension to existing processing building to provide housing category 1 incinerator & erection of associated external flue [revised scheme]  
 Copy of application previously circulated.  
 The following comments were noted:
- Earlier consents (C06/0805 relating to the construction of the current premises and C09/0117 relating to an extension) both included the condition that '*... no flues, chimneys or incinerators shall be installed on the site or in the buildings ... approved. In the interests of amenity and protection of the local environment.*'
  - Complaints continue to be made about the foul odours emanating from the site, even 1 km downwind of the site.
  - Following lengthy consideration by SCDC's Development Control South Sub-Committee on 14<sup>th</sup> October 2010, application C10/1792 was finally granted on 3<sup>rd</sup> February 2011, subject to 19 controlling conditions. These included very specific references to the make & model of incinerator to be used (Condition 3), dimensions & construction of the flue (Conditions 7 & 8) of the odour abatement plant (Condition 9) and of the operation of the site (Conditions 5, 6, 10 - 16).
  - Condition 8 attached to consent C06/0805, relating to noise limits between 23:00 and 07:00 was for some reason omitted from the current consent.
  - There appear to be some anomalies in the Air Quality Assessment produced for the applicant in January 2011, on which basis consent C10/1792 was granted.
    - At 3.2 it states '*meteorological data used for the dispersion modelling were ... from the monitoring station at Mildenhall, which is considered suitable for this area.*' A more appropriate base would have been Wattisham, used by the Met. Office for forecasts in the Woodbridge area, not Mildenhall, which is 40 miles away on a quite different terrain.
    - At 3.5 it states that the findings were based on technical data for a different make and model of incinerator to that now proposed.
    - At 3.6 the logic behind the 28% (2496/8760) reduction of the modelled emission is unclear.
    - At 4.2 the logic behind the conclusion that it is '*highly unlikely that existing PM<sub>10</sub> levels will exceed the 2004 objectives ...*' is circular, being based on an earlier conclusion made by SCDC in the absence of any PM<sub>10</sub> monitoring.
    - Throughout, it refers only to PM<sub>10</sub> emissions and makes no mention of oxides of nitrogen (NO<sub>x</sub>), despite these being acknowledged by DEFRA as a more significant product of the incineration of small-scale animal carcass incinerators than are PM<sub>10</sub>s, and NO<sub>2</sub> being the only declared pollutant for the Suffolk Coastal Woodbridge Air Quality Management Area.
  - The principal differences in the current application appear to be:-
    - Enlargement of the proposed extension from 6.1 m to 10.0 m in width;
    - Use of a different make & model of incinerator;
    - The revised flue is shown as 13.75 m in height, compared to the 15 m specified in condition 7 of the current consent. Its design and arrangement has been revised so that it emerges from the part-way up the pitched roof of the building at 6.25 m above ground level, rather than it being free-standing.
  - The revised layout of the flue gives rise to concern about the effectiveness of the dispersion of flue gases, given the valley bottom location of the site.

- The chimney will be within 250 m of both the designated Special Landscape Area and Conservation Area. Given the lie of the land, a 15 m chimney will be visible from some way off.
- The currently proposed make & model of incinerator is advertised as having 'our largest capacity model'.
- The revised size of the proposed extension would make it possible to accommodate a 14 m long heavy goods vehicle.
- As with the consented application, the maximum annual operational throughput is stated to be 5,200 tonnes pa. This is an average of 100 tonnes per week, or 20 tonnes per working day, equivalent to 40 horses, perhaps 20 to 40 lorries per day. As this activity is currently *not* carried out on this site, it is difficult to see how the statement in the Design & Access Statement can be justified. In the event of the application being granted, a condition strictly limiting the number and/or size of lorries using Valley Farm Road to access the site should be attached.

**It was RESOLVED** to object to the application based on the above reasons.

**Proposed by:** Cllr Butterwick

**Seconded by:** Cllr Hilson.

**11.125.06 C11/2284/FUL – Foxburrow Farm Foxburrow Hall Road Melton IP12 1NA**

Application for installation of ground mounted solar PV Panels.

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.

**11.125.07 C11/2033/LBC – 17 The Clubhouse Clements Road Melton IP12 1SZ**

Application for alterations in connection with conversion of loft and insertion of two dormer windows [rear facing] & single window to gable end [rear facing] new en-suite bathroom single storey orangery to rear addition of French Doors opening to orangery addition of a lobby to front door.

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.

**11.125.08 C11/2296/FUL – 17 The Clubhouse Clements Road Melton IP12 1SZ**

Application for insertion of two dormer windows [rear facing] & single window to gable end [rear facing] & erection of single storey orangery to rear.

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.

**11.126 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**

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

Copy of 'Permission has been refused' notice previously circulated was received and noted. The detailed and extensive reasons for refusal, which reflected the parish council's grounds for objection, was welcomed.

**11.126.02 C11/1724/FUL – 39 Bredfield Road Melton IP12 1JA**

Copy of 'Consideration by DevCon' notice previously circulated was received and noted.

- 11.126.03 C11/1785/FUL – 56 The Street Melton IP12 1PW**  
Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.126.04 C11/1951/FUL – Melton Day Nursery Yarmouth Road Melton IP12 1QQ**  
Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 11.127 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**  
Paper PLA(11)P127 previously circulated was received and noted.
- 11.128 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**  
Paper PLA(11)P128 previously circulated was received and noted.
- 11.129 TO CONSIDER ISSUES SURROUNDING THE IMPLEMENTATION OF THE TRAFFIC REGULATION ORDERS IN MELTON**  
Paper PLA(11)P129 previously circulated was received and noted.  
After carefully considering the actions and timescales set out in Appendix 1, **it was RESOLVED** to adopt the following proposals:
- A specific reference to Bredfield Road should be included in Action A14
  - Full Council be recommended to approve formation of a Traffic & Transport Working Group
  - A report based on paper PLA(11)P129, together with the above amendments, be presented to the meeting of Full Council on 10<sup>th</sup> November 2011
- Proposed by:** Cllr Butterwick      **Seconded by:** Cllr Hilson.
- 11.130 TO CONSIDER TREE WORK APPLICATIONS**
- 11.130.01 C11/00095/TCA – Melton Lodge Yarmouth Road Melton IP12 1PP**  
Copt of application previously circulated.  
Decision taken by email and objection sent to SCDC.
- (a) the application is to remove 15 mature poplar trees;
  - (b) the trees lie within the Melton Conservation Area and the grounds of a Listed Building and should therefore be doubly protected;
  - (c) the sketch map accompanying the application is insufficient to allow easy identification by parish councillors of the location of the trees, especially in the 48 hours following receipt of the details;
  - (d) the reason given for the proposed works '*not in keeping with (the) rest of (the) woodland*' does not appear to be sufficient to justify the removal of fifteen protected mature trees.
- Proposed by:** Cllr Butterwick.      **Seconded by:** Hilson.
- 11.130.02 C11/00095/TCA – Melton Lodge Yarmouth Road Melton IP12 1PP**  
Copy of SCDC's 'Raise No Objections' noticed previously circulated was received and noted.
- 11.130.03 TPO 244, 2011**  
1 Pear Tree Cottages Station Road Melton  
Copy of provisional TPO, effective from 19<sup>th</sup> October 2011, previously circulated was received and noted.
- 11.131 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS**
- 11.131.01 Neighbourhood Planning System**  
As the consultation end date was 5<sup>th</sup> January 2012 the Chairman of Planning and Transport Committee agreed to prepare a draft response for consideration by Full Council at their meeting on 8<sup>th</sup> December 2011.

**11.131.02 Deben Estuary Partnership**

The date of the Forum was 26<sup>th</sup> November 2011 – the Chairman of Planning and Transport Committee to confirm with Cllr Sherwen that he would be attending.

**11.131.03 Whisstocks**

A press release giving an update on progress had been received and would be circulated to all councillors.

**11.132 DATE OF NEXT MEETING**

Monday 28<sup>th</sup> November 2011 at 1900 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 2045

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
[Chairman]