



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 28th November 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 EJG Hilson

Cllr Mr MW Sherwen
Cllr Mr ML Webb

Absent:

There were no absences.

In Attendance:

Mr MJ Green Clerk to Melton Parish Council

11.133 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

There were no apologies for absence as all members were present.

11.134 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.

11.135 PUBLIC PARTICIPATION SESSION

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

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

11.135.02 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 not necessary to lift standing orders as there were no members of the public present.

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

There were no members of the public present.

11.137 TO APPROVE THE MINUTES OF PREVIOUS MEETING

11.137.01 Meeting held on 31st October 2011

It was **RESOLVED** that minutes PLA(11)M10 previously circulated be received, noted and signed as correct record by the Chairman.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.138 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

11.138.01 C11/1722/FUL – Boat Friendship, Melton Boat Club

It was noted that SCDC had decided that the vessel was located in Woodbridge not Melton.

The Chairman agreed to review the SCDC Officer's report when available and if it recommended refusal he would attend and speak at the meeting of the Development Control Sub-Committee to clarify the parish council's comments on speak in favour of the application.

11.138.02 C11/2391/FUL – 47 Bredfield Road Melton IP12 1JB

Application for erection of single storey extension to rear and side of house

Copy of application previously circulated.

Extension until after Planning and Transport Committee on 28th November 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 Corston.

11.138.03 C11/2429/FUL – 8 St Audrys Lane Melton IP12 1QP

Application for erection of two-storey & side extension & general refurbishment works.

Copy of application previously circulated.

Extension until after Planning and Transport Committee on 28th November 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; it also noted that here has been a letter of support from one of the two neighbours consulted..

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

11.138.04 C11/2464/FUL – 2 Fayrefield Road Melton IP12 1NX

Application for erection of a single-storey extension to the side to replace existing garage. Erection of single-storey extension to rear to replace existing conservatory and open porch to front & installation of solar and PV panels to roof.

Copy of application previously circulated.

Extension until after Planning and Transport Committee on 28th November 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.

11.138.05 C11/2574/FUL – 27 Bredfield Road Melton IP12 1JA

Application for erection of Single storey extension

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.

11.138.06 C11/2598/FUL – Part of Garden, Archway House, Pytches Road, Melton IP12 1EY
Application for erection of new house plus garaging for existing and new dwelling [demolition of existing single garage]
Copy of application received 25th November 2011 and tabled at the meeting.
Council carefully considered the application and made the following observations:

- (a) Strategic Policy SP3 – New Housing
The size and therefore the associated value of the proposed property do not encourage and enable young people to remain in the district nor provide accommodation to address the aging population
- (b) Strategic Policy SP15 – Landscape and Townscape
The development of a piece of 'green land' is not in keeping with the strategy of keeping gaps, gardens and spaces that make an important contribution to the location in their undeveloped form
- (c) Development Management Policy DM7 – Infilling and Backland Development within settlement envelopes.
This development would lead to a cramped form of development out of character with the street scene which consists mainly of large houses with good sized curtilage
- (d) Development Management Policy DM19 – Parking Standard
The proposed 4 car parking spaces seems inadequate given the size of the existing and proposed accommodation. The exit from the site onto Pytches Road does not provide the driver with a clear view and is therefore a potential accident hazard. Pytches Road/Bredfield Road is already an area being heavily developed causing increased traffic on a narrow road
- (e) Development Management Policy DM21 – Design: Aesthetics
The provision of a 1.8m high brick boundary fence for Archway House is not in keeping with the other landscaping feature on the site
- (f) Removal of Sycamore
Council believes that this is part of TPO 25 and therefore the advice of the SCDC Arboricultural Officer should be sought before allowing it to be removed

It was RESOLVED to object to the application for the reasons listed above.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

It was also RESOLVED that as the closure date for the response of the council is not until 15th December 2011 to wait until that date before submitting the response so that any indication of responses in favour or against the development from neighbours consulted can be included in the council response.

Proposed by: Cllr Butterwick

Seconded by: Cllr Hilson.

11.139 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

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

Copy of 'Notification of appeal to Secretary of State' notice previously circulated was received and noted.

The Chairman confirmed that he would be submitting a response to the Secretary of State reaffirming the objection from Melton Parish Council

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

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

11.139.03 Further Notices Received 28th November 2011 and tabled.

- (a) Permission has been granted
- (i) C09/0190/FUL – The Old Chapel 8 Calder Road Melton IP12 1TP
 - (ii) C11/2180/FUL – 41 Bredfield Road Melton IP12 1JA
 - (iii) C11/2217/FUL – 4 Prospect Place Melton IP12 1AY
 - (iv) C11/2284/FUL – Foxburrow Farm Foxburrow Hall Road Melton IP12 1NA
- (b) Planning application will be considered by SCDC South Sub-Committee on 8th December 2012
- (i) C11/1722/FUL – Boat Friendship MBC Marina New Quay Lane Melton IP12 1BJ
 - (ii) C11/2254/FUL – Part Rear Garden of 13 and 15 Hall Farm Road Melton IP12 1PJ
- (c) Planning application withdrawn and no further action will be taken
- (i) C09/1864/FUL – Albany Villa Melton Road Melton IP12 1PD

Council received and noted each of the notices.

11.140 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE

There was nothing report to report, other than that the Winter Edition of the parish council's Guide to Local Public Transport would be available shortly..

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

Paper PLA(11)P141 previously circulated was received and noted.

11.142 TO CONSIDER TREE WORK APPLICATIONS

11.142.01 C11/00135/TPO – 3 Grange Park Drive Melton IP12 1FF

W1: Woodland W1 – T1 Irish Yew: Application for removal of tree in rear garden. Copy of application previously circulated was received and noted. Council considered the application and made the following comments:

- (a) The purpose of the TPO is to protect trees from being felled simply for aesthetic reasons
- (b) The tree is not in a position where it is interfering with the house or outbuildings
- (c) This Irish Yew is not diseased or in a situation where it is liable to fall thereby causing damage to adjoining property
- (d) Trees have previously been removed from this property in 2010 [C10/00049/TPO]
- (e) The property is a relatively new property built in a woodland and further removal should be resisted to retain the nature of the surrounding site
- (f) A precedent has been set at a neighbouring property where planning consent was refused due to the potential damage to a Mature Yew subject to the same TPO [C11/0873/FUL].

It was RESOLVED to object to the proposed tree works for the reasons stated above.

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

11.143 LOCALISM BILL

The Chairman reported that the Bill had received Royal Assent on 15th November 2011 but that the practical outcomes were subject to regulations being passed by parliament. The following are some of the items that will ultimately affect the way in which a parish council will operate:

- Power of general competence

- Criminal offence of councillors contravening this power
- Community right to challenge
- Neighbourhood planning
- Community right to build
- Community infrastructure levy

As the new act will affect many council functions besides planning, tThe Chairman undertook to will provide a paper for discussion at a future meeting of Full Council.

11.144 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

11.144.01 Bentwaters Park development (C10/3239/FUL)

The Chairman reported that there was ongoing correspondence between the developer's agent (The Landscape Partnership) and SCDC relating to Suffolk County Council's letter of 18th August expressing significant concern about the proposed development and the lack of the circularisation of the report from SCC – he would report further as and when the situation became clearer.on any development.

11.144.02 Car Park Charges

The recent notice from SCDC regarding the proposed changes to car park charging was noted – there were no car parks affected in Melton.

11.144.03 Road Closures Website

The Chairman advised council of the road closures website www.elgin.gov.uk and it was agreed to circulate this information by e-news, Melton Messenger and by a direct link from the Melton Parish Council website

11.145 DATE OF NEXT MEETING

It was noted that extensions to the consultation period will be sought from SCDC but any applications where this is not possible will be dealt with by email. This is to avoid having to meet in the week approaching Christmas.

The next meeting will therefore take place on Monday 30th January 2012 at 1900 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 2045

Signed: _____ Date: _____
[Chairman]