



## PLANNING AND TRANSPORT COMMITTEE

**Minutes** of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 30<sup>th</sup> April 2012 commencing at 1900 in the Lindos Centre Conference Room 4 Saddlemakers Lane Melton IP12 1PP

**Present:**

Mr JE Bale  
Cllr Mr GK Butterwick [Chairman]  
Cllr Mr AG Corston

Cllr Mrs EJM Hilson  
Cllr Mr ML Webb

**Absent:**

Cllr Mr MW Sherwen

**In Attendance:**

Mr MJ Green                      Clerk to Melton Parish Council

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

**12.46            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.

**12.47            PUBLIC PARTICIPATION SESSION**

**12.47.01        To receive representations from Councillors who have declared a prejudicial interest**

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

**12.47.02        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 lift standing orders.*

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

There were no members of the public present.

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

**12.49.01        Meeting held on 26<sup>th</sup> March 2012**

It was **RESOLVED** that minutes PLA(12)M03 previously circulated be received, noted and signed as correct record by the Chairman.

**Proposed by:** Cllr Butterwick

**Seconded by:** Cllr Hilson.

**12.50 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**

**12.50.01 C12/0568/FUL – 1 Plantation Villas Melton Hill Melton IP12 1AX**

Erection of rear single-storey extension with lantern light for kitchen & sitting room.

Copy of application previously circulated.

Extension of consultation period until after Planning and Transport Committee meeting on 30<sup>th</sup> April 2012 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.

**12.50.02 C12/0717/FUL – Part of Garden Archway House Pytches Road Melton IP12 1EY**

Application for erection of new house plus garaging for both new and existing dwelling [existing garage to be demolished] [re-submission of C11/2598]

Copy of application previously circulated.

Council noted its decision on the previous application C11/2598/FUL as follows:

**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 25<sup>th</sup> 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 seem 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 15<sup>th</sup> 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.

Council noted the two objection letters that it had received from residents that were copies of those sent to SCDC.

Council carefully considered the revised application and noted that in the design and access statement that was supposedly providing reasons for over-riding the decision of the case officer to the original objection no planning reasons were given to support over-riding the decision.

The moving of the tree protected under the order a short distance was not considered to be sufficient reason to change the decision on the previous application.

**It was RESOLVED** to support the objections of the local residents and to strongly object to the revised application for all the reasons stated above.

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

- 12.51 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 12.51.01 C12/0171/FUL – Council Offices Melton Hill IP12 1AU**  
Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 12.51.02 C12/0298/FUL – Rustic Cottage Daines Lane Melton IP12 1PA**  
Copy of 'to be considered at Dev Con Meeting notice previously circulated was received and noted.
- 12.51.03 C0340/FUL – Tollgate Cottage Yarmouth Road Melton IP12 1QF**  
Copy of 'to be considered at Dev Con Meeting notice previously circulated was received and noted.
- 12.51.04 C12/0440/FUL – Part Side Garden 2 Saxon Way Melton IP12 1LG**  
Copy of 'to be considered at Dev Con Meeting notice previously circulated was received and noted.
- 12.52 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**  
The Chairman reported on a consultation by SCC into the Home to School Transport proposal that was seeking views from the community but had not been specific in what they were being consulted on. He agreed to investigate further and report back both to Planning and Transport Committee and also to the wider community through E-News.
- 12.53 TO RECEIVE A REPORT FROM THE TRAFFIC AND TRANSPORT STRATEGY WORKING GROUP**  
This matter was deferred to a future meeting.
- 12.54 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**  
Paper PLA(12)P54 previously circulated was received and noted.
- 12.55 TO CONSIDER TREE WORK APPLICATIONS**
- 12.55.01 C12/00039/TCA 77-79 The Street Melton IP12 1PR**  
Copy of notice withdrawal notice previously circulated was received and noted.
- 12.56 TO CONSIDER DIVESTMENT OF FOOTWAY LIGHTING IN THE PARISH OF MELTON**  
The Chairman reported on a meeting he had attended with the Council Chairman and Vice Chairman with a representative of Suffolk Coastal District Council. Whilst the meeting covered aspects of the possible divestment of play spaces the officer had not been briefed on other public open spaces, or the footway lighting divestment. The Clerk to contact David Gallagher at SCDC to seek clarification on what is being offered so that an informed discussion can be held. In due course a paper will be presented to the full council setting out the options and proposal.

**12.57 CONCERNS WITH SCDC PLANNING SERVICE**

Paper PLA(12)P57 previously circulated was received and the apparent failure of the district council to take heed of the Localism Act 2011 and the new National Planning Policy Framework was noted with concern.

After carefully considering the content of the paper and the recommendation contained in the paper **it was RESOLVED:**

- That the Clerk should follow up with the LDF Inspector's Programme Officer the district council's rejection of the parish council's response to the final stage of the Core Strategy consultation.
- That the Clerk should follow up with the SCDC Head of Planning the reported failure to provide a personal objector with information about the Development Control Sub-Committee meeting at which two applications were determined and also about the failure to advise the parish council of a report recommending no enforcement action be taken concerning works to the boat *Constance* moored on Melton riverbank.
- That the Clerk should follow up with the SCDC CEO the lack of a response to the letter from Melton Parish Council regarding the experiences following the implementation of the recommendation of the Scrutiny Committee Review of the Planning Service
- That the Chairman would follow up concerns of a more wide-ranging nature about the SCDC Planning Service with fellow councils through SALC and *ParishLinks*.

**12.58 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS**

**12.58.01 Response to Early Day Motion Request from MP**

The Chairman reported on a letter received from Dr Coffey in response to the parish council's letter seeking her support for an early day motion supporting a private member's bill aimed at giving town & parish councils the right to object to the grant of contested planning applications.

Her letter referred to the 'government commitment to giving local people a greater voice in the planning process', commending the new National Planning Policy Framework and stating her confidence that these changes 'will ensure that local people get the right type of development for their community'. However, she stated that government has rejected the proposal because of 'concerns that it would result in delays and therefore overload the Planning .Inspectorate.'

The Chairman agreed to circulate the letter to the various local link groups who had supported the motion.

**12.58.02 SCC E-News Sizewell C.**

The Chairman reported that the latest SCC e-news had included information on a conference on 28<sup>th</sup> May 'to bring together all communities and other key local groups that could be affected by the proposals for a third power station at Sizewell.' The link provided to the SCDC website is:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/sizewell/>

**12.59 DATE OF NEXT MEETING**

The next meeting will take place on Monday 28<sup>th</sup> May 2012 at 1900 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 2045

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

[Chairman]