



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 25th June 2012 commencing at 1900 in the Lindos Centre Conference Room 4 Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr JE Bale
Cllr Mr GK Butterwick [Chairman]

Cllr Mr AG Corston
Cllr Mrs EJJ Hilson

Absent:

Cllr Miss EA Barrington
Cllr Mr MW Sherwen

Cllr Mr ML Webb

In Attendance:

Mrs A Morgan	Resident [Until 1940]
Mrs C Morgan	Resident [Until 1940]
Mr MJ Green	Clerk to Melton Parish Council

12.74 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

12.74.01 Cllr Miss EA Barrington – Child Minding Problems

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

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

12.74.02 Mr ML Webb – Working Late

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

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

12.75 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.

12.76 PUBLIC PARTICIPATION SESSION

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

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

12.76.02 To receive representations from members of the public in respect of items on the agenda only

See item 12.79.02...

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

See Item 12.79.02

12.78 TO APPROVE THE MINUTES OF PREVIOUS MEETING

12.78.01 Meeting held on 28th May 2012

It was RESOLVED that minutes PLA(12)M05 previously circulated be received, noted and signed as correct record by the Chairman.

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

12.79 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

12.79.01 C12/1035/FUL – Part Side Garden, Brownings, Pytches Road Melton IP12 1ET

Application for erection of one dwelling & garage

Copy of application had been available in the parish council office.

Extension of consultation period until after 25th June meeting of PLA requested and granted.

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

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

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

12.79.02 C12/1086/FUL – Deben Villa, Melton Hill, Melton IP12 1AX

Application for erection of two storey rear extension together with internal alterations to facilitate additional accommodation in roof space. Extension of existing roof over the new extensions and roof lights to be installed to provide light to first floor accommodation.

Copy of application previously circulated.

Extension of consultation period until after 25th June meeting of PLA requested and granted.

It was RESOLVED to lift Standing Orders for this item.

Mrs C Morgan is the owner of Kimberley the adjacent property to Deben Villa. The following concerns were raised in relation to the application:

- The extension is an overdevelopment to the rear
- It is in effect to become a three storey house when the original was simply a 'two up two down' property
- There will now be 4 windows that overlook the Kimberly garden
- The size is out of proportion to the other properties on the row
- The extension will extend past the building line of the other properties in the row
- The drawings of the roof lines are especially difficult to interpret without a site visit or three dimensional drawing
- The Planning Officer had conceded in discussion that the development was excessive
- A formal objection would be submitted to SCDC by Mrs Ann Morgan [daughter] on behalf of her mother [Mrs C Morgan] and a copy would be sent to Melton Parish Council

Mrs Morgan thanked councillors for their sympathetic hearing.

The Residents left the meeting.

It was RESOLVED to reinstate standing orders.

Council carefully studied the application and the drawings taking into consideration the comments raised by the Mrs Morgan.

The following comments were made regarding the application:

- (a) Development Management Policy DM21 – Design: Aesthetics
 - (i) Deben Villa was originally a simple ‘two up two down’ residence in keeping with the other houses in the row – this proposed development will seriously detract from the form, period style, architectural characteristics and general layout of the original buildings
 - (ii) The proposed development does not equate to the scale and character of the surroundings in terms of the height and form
 - (iii) The boundaries of the two properties will be so close as to create minimal space between the buildings out or proportion to the existing
 - (iv) The original property will no longer be the dominant feature of the site being dwarfed by the proposed extension
- (b) Development Management Policy DM23 – Residential Amenity
 - (i) The provision of such a large extension that will in effect create a three storey development due to the way in which the land slopes to the rear will lead to a loss of privacy to the owner of Kimberly.
 - (ii) The application, if approved, will result in an unsympathetic physical relationship with Kimberly due to the differing sizes of the two properties
 - (iii) The provision of four windows in the proposed extension will lead to a loss of privacy as they will directly overlook the garden of Kimberly

Council were concerned that the drawings especially of the roof lines make it especially difficult to form a clear picture of the resultant property. The Planning Officer is encouraged to arrange for a site visit at which Parish Councillors could be invited to enable Development Control Sub Committee to fully appreciate the potential impact of the proposed development.

It was RESOLVED to object to the application on the above grounds and to request the Planning Officer to consider as site visit as part of the consideration of the application.

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

12.80 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

12.80.01 C11/1484/FUL/FUL – Maltings Cottage Melton Hill Melton IP12 1AX.

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

12.80.02 C11/1485/FUL/LBC – Maltings Cottage Melton Hill Melton IP12 1AX.

Copy of ‘Listed Building Consent has been granted’ notice previously circulated was received and noted.

12.80.03 C12/0717/FUL – Part of Garden, Archway House, Pytches Road Melton.

Copy of ‘Notice of consideration by DevCon Meeting’ notice previously circulated was received and noted.

It was reported that at the Development Control meeting the application was approved on a vote by 4 in favour and 3 against. This followed a site visit and representations against the proposal by Cllr Bond, Cllr Bale and Mr West [on behalf of objectors].

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

It was reported that there would be a revised Local Transport Guide available shortly covering the summer timetables including minor timetable changes and seasonal services such as the open top bus.

Ipswich to Stansted express Coach Service X5 would be withdrawn with effect from 30th July, but National Express service 250 from the Old Cattle Market Bus Station in Ipswich would continue.

It was also noted that Anglian Bus Company had been acquired by the national Go Ahead Group.

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

Paper PLA(12)P82 previously circulated was received and noted.

12.83 CONSIDER TREE WORK APPLICATIONS

It was noted that there were no tree work applications this month.

12.84 TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS

12.84.01 Affordable Housing Working Group

(a) Membership Vacancies

Noted that as there was currently no work required by the working group it was not necessary to recruit additional members to Cllr Needham.

12.84.02 Neighbourhood Plan Working Group

(a) Membership Vacancies

Cllr Barrington had sent an email to the Clerk advising that following the Extra Ordinary Meeting on 21st June 2012 there were now eleven members of the working group, including 7 non-councillors

(b) Rendlesham Parish Council

It was noted that the Clerk to Rendlesham Parish Council had offered to meet with representatives of Melton Parish Council to advise on the process of setting up a Neighbourhood Plan and the potential costs involved.

12.84.03 Traffic & Transport Working Group

(a) Membership Vacancies

Cllr Corston reported that no further work would be carried out until after the Olympic Torch Relay and that much of what would be considered may form part of the Neighbourhood Plan. It was therefore not considered necessary to recruit a further member of the working group at this time.

12.85 TO CONSIDER ANY RESPONSE FROM MELTON PARISH COUNCIL TO THE SCDC SCRUTINY COMMITTEE REVIEW OF PLANNING SERVICES LETTER DATED 31ST MAY

Copy of letter and attachment previously circulated as paper PLA(12)P85 and report PLA(12)P85.02 were received and noted.

Following careful discussion of the contents of the paper the recommendations contained in it were adopted.

It was RESOLVED that a response based on Paragraph 3 and Appendix 2 of the report be sent by the Clerk.

Proposed by: Cllr Butterwick

Seconded by: Cllr Corston.

12.86 TO CONSIDER RESPONSE TO PARK PROPERTIES FOLLOWING THE EXTRA-ORDINARY PARISH MEETING ON 21ST JUNE 2012

The Chairman reported on the meeting on 21st June 2012, which approximately 50 residents attended. It was noted that the concern of many residents was the detailed design of the proposed development, principally its density and the orientation of the dwellings fronting onto Woods Lane. Concerns had also been expressed about the manner in which site clearance had been undertaken in the past, to the detriment of

wildlife and drainage. It was noted that Chris Wakefield of Park Properties had agreed to look again at the design following the comments of residents and to provide revised drawings in consultation with his architect.

However, councillors were mindful of the fact that the site lies outside the existing Village Envelope, is also outside the Physical Limits Boundaries proposed by SCDC in consultation on the evolving Local Development Framework, and is in an area proposed by the parish council as a 'green lung' in its response to the relevant LDF consultation. The Clerk to write to Chris Wakefield to thank him for his attendance and to look forward to receiving the new drawings.

12.87 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

12.87.01 To Receive a Report on Urgent Business Not Otherwise on the Agenda

(a) Mel Skeet's Boatyard

It had been reported that a temporary car park created by the Environment Agency whilst they had carried out works on the sea wall on the wrong side of the stakes appeared now to have become a permanent feature. The Clerk to contact SCDC Enforcement regarding this change of use.

(b) Woodbridge Town Council/Woodbridge Society

The Chairman reported that he had set up an informal liaison arrangement with WTC and WS whereby each shared views on planning applications affecting all three organisations. In future copies of the Planning and Transport Committee Minutes would be copied to WTC/WS when issued to councillors.

(c) Bentwaters Park

It was noted that this would be considered by a meeting of the Full Development Control Committee on Friday 29th June 2012 at 9 a.m.

(d) LDF Independent Examination

The Chairman brought to the attention to the committee the NANT website News Page that refers to the Core Strategy: Examination in Public 12th July 2012 at the Trinity Rooms and also the letter from the Planning Inspector to SCDC identifying a number of concerns he has relating to the core strategy.

The Chairman also reported that he had been invited to meet with the Programme Officer regarding the refusal of SCDC to consider the response of MPC as it arrived nine minutes' late.

(e) Restructuring of Planning Service.

The Chairman reported that details of the merged SCDC/WDC Development Management & Building Control Management service had been received. Melton remains within the Southern Area, with Liz Beighton as Area Team Leader and Rachel Knights as the planning officer with day-to-day responsibility for our sub-area.

(f) Shoreline Management Plan

The Chairman reported that this had now been formally adopted.

12.87.02 To Receive Items for Future Meetings

There were no items.

12.88 DATE OF NEXT MEETING

The next meeting will take place on Monday 23rd July 2012 at 1900 in the Lindos Centre Conference Room 4.

In the absence of the Clerk the Chairman agreed to write up the minutes and respond to any planning applications by the due date. It was not felt necessary to ask the Assistant Clerk to attend to take the minutes.

There being no further business the meeting closed at 2110.

Signed: _____

Date: _____

[Chairman]