



Planning and Transport Committee

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 23rd July 2012 commencing at 1900 in the Lindos Centre Conference Room 4 Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr JE Bale
Cllr Miss EA Barrington
Cllr Mr GK Butterwick [Chairman]

Cllr Mrs EJJ Hilson
Cllr Mr ML Webb

Absent:

Cllr Mr AG Corston
Mr MJ Green - Clerk to Melton Parish Council

Cllr Mr MW Sherwen

In Attendance:

Mr C Wakefield - Park Properties (Anglia) Ltd. [until 20:05]

In the absence of the Clerk on annual leave, Cllr Barrington kindly agreed to take notes of the meeting.

12.89 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

12.89.01 Cllr Mr MW Sherwen – Away at Sea until August.

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

Proposed by: Cllr Butterwick **Seconded by:** Cllr Barrington

12.90 DECLARATIONS OF INTEREST

12.90.01 To Receive Amendments to the Register

There were no amendments or additions to the register.

12.90.02 To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda

There were no declarations of pecuniary interest with regard to items on the agenda.

12.90.03 To Receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda

There were no declarations of non-pecuniary interest with regard to items on the agenda.

12.90.04 To Consider Full/Partial Dispensations for Pecuniary Interests Declared

A dispensation allows Councillors to participate and/or vote in an item of Council business even though they have a pecuniary interest in the item. An application for a dispensation must be made to the Proper Officer of Melton Parish Council in advance of the meeting setting out the grounds for the application. The Council or relevant Committee will consider whether to grant the dispensation. They will also decide the scope and length of the application of the dispensation.

A dispensation can only be granted where, having regard to all the relevant circumstances:-

- (a) without a dispensation the number of members prohibited from participating would be so great a proportion of the Council/committee/sub-committee meeting transacting the business as to impede that business;
- (b) the political representation at the meeting would be so upset as to alter the likely outcome of any vote relating to the business [this does not apply to Melton Parish Council];
- (c) the granting of a dispensation is in the interests of persons living in the Council's area;
- (d) it would otherwise be appropriate.

The Chairman explained that it was necessary to consider this new item in full, as this was the first meeting of the Committee since adoption of the revised Code of Conduct by full council on 12th June 2012 and **it was RESOLVED** to formally note the new arrangement.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington

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

See Item 12.97

12.92 TO APPROVE THE MINUTES OF PREVIOUS MEETING

12.92.01 Meeting held on 25th June 2012

It was RESOLVED that minutes PLA(12)M06 previously circulated be received, noted and signed as correct record by the Chairman.

Proposed by: Cllr Butterwick

Seconded by: Cllr Bale

12.93 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

12.93.01 C10/3239/FULL – Former RAF Bentwaters, Bentwaters Park, Rendlesham

Application for change of use of buildings and land and moving a section of fence.

The Chairman referred to further information provided by the applicants, including a revised Rights of Way proposal, revised plan showing which buildings currently have planning consent, revised plan showing buildings and land uses seeking planning permission and a revised plan for mitigation planting. The need for further consultation meant the DevCon hearing on 29th June had been postponed until 7th September. It was understood that Network Rail had lodged an objection, until the developer provides a further traffic assessment, predicting the change in the number of vehicles using the A1152 towards Melton Level Crossing and the A12. The situation was noted.

12.93.02 C12/1158/LDC – Crows Point, New Quay Lane, Melton IP12 1BJ

Application for a Lawful Development Certificate for an Existing Use of Operation - Long Established House Boat Mooring/boat. Copy of application previously circulated. Extension of consultation period until after Planning and Transport Committee on 23rd July 2012 requested and granted.

After careful consideration **it was RESOLVED** to respond to SCDC commenting that the statement that the site had been occupied for 30 years was believed to be correct.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington

12.93.03 C12/1200/FUL – The Woodlands, Valley Farm Road, Melton IP12 1LL

Application for erection of single-storey extension on southern elevation. Copy of application previously circulated.

It was noted that currently, the only vehicular access to this dwelling is *via* the Slaughterhouse yard, but a track was shown leading north towards BR1 and New Road. After careful consideration **it was RESOLVED** not to object to this application, but to seek clarification as to the proposed access.

Proposed by: Cllr Barrington

Seconded by: Cllr Webb

12.93.04 C12/1262/FUL – South Lodge, Lodge Farm Lane, Melton IP12 1QS

Application for erection of extensions and construction of terraces. Copy of application available in office as plans are too large to copy. Extension of consultation period until after Planning and Transport Committee on 23rd July 2012 requested and granted.

It was noted that this application seeks to extend a small detached house, which lies outside the currently defined village envelope, in three directions, in such a way as to completely change its character. The extent of fenestration was considered excessive and out of keeping with the location.

After careful consideration **it was RESOLVED** to object to this application on the following grounds:-

- a) Strategic Policy SP29 - The Countryside & Development Management Policy DM3 - Housing in the Countryside. The property lies outside the currently defined village envelope.
- b) Development Management Policy DM21 - Design: Aesthetics

- i. South Lodge is currently a simple detached residence, one of the original gate-lodges to St. Audry's Hospital. 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 (*i.e.* South Close) in terms of the height and form
- iii. The original property will no longer be the dominant feature of the site being dwarfed by the proposed extension

Proposed by: Cllr Butterwick

Seconded by: Cllr Bale.

12.94 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

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

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

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

Copy of 'Application will be considered by DevCon on 19/7/2012' notice previously circulated was received and noted.

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

The Chairman had nothing to report, other than the commencement of a 'bus war' between First in Norfolk & Suffolk and Ipswich Buses Ltd on new and revised routes in the south-east of Ipswich.

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

Paper PLA(12)P96 previously circulated was received. Councillors commented on the relatively large number of items where no action has been taken. Chairman to discuss with Clerk and Chairman of Finance, Employment & Risk Management Committee.

12.97 TO CONSIDER RESPONSE TO PARK PROPERTIES REGARDING THE WOODS LANE DEVELOPMENT

It was resolved to lift Standing Orders.

Mr C Wakefield, a director of Park Properties (Anglia) Ltd., spoke about the Extraordinary Parish Meeting held on 21st June and subsequent consideration by this committee on 25th June (Minute PLA12.86), both in relation to his company's proposed development of a site on Woods Lane.

Mr Wakefield opened by stating that, if the council was minded to accept the principle of development of the site, his company was willing to submit an amended plan, taking into account many of the views expressed by residents at the EPM. If the principle is not acceptable, then an application for the original proposal would be submitted to the local planning authority.

Mr Wakefield then withdrew and Standing Orders were reinstated whilst councillors discussed whether or not to maintain the objection in principle to development of a site outside both current and proposed Physical Limit Boundaries. Councillors also considered the amended plans provided, noting that the second access from Valley Farm Road was deleted, the position of one of the dwellings altered and provision for a possible children's play space included, but the orientation of the short terrace fronting Woods Lane remained unchanged. Councillors agreed to maintain their previously agreed position and to bring forward consideration of agenda item 12.97.

Mr Wakefield returned to the meeting, Standing Orders were again lifted, and he was advised of the above decision. The Chairman emphasised that the Parish Council based all its comments on individual applications on firm planning policy grounds; in this instance both existing Local Plan and evolving Local Development Framework stated that the site lies outside Physical Limit Boundaries, in an area designated Countryside, where LDF Table 4.6 states there should be '*no development other than in exceptional circumstances*'. Mr Wakefield argued *inter alia* that there were no other sites in Melton suitable for much-needed housing development and that the publication of the new National Planning Policy Framework rendered existing plans obsolete.

Mr Wakefield was thanked for his attendance and left at 20:05.

It was resolved to reinstate Standing Orders.

12.98 TO CONSIDER TREE WORK APPLICATIONS

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

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

12.99.01 Affordable Housing Working Group

There was no report from the Working Group convenor. After some discussion, it was agreed that the Clerk be asked to enquire of Suffolk ACRE about the progress of negotiations with Bill Warburg.

12.99.02 Neighbourhood Plan Working Group

Cllr. Barrington reported on her discussion with the Clerk to Rendlesham PC and advised that a knowledge gathering meeting with Rendlesham PC would be held in September, with a start being made by the Working Group after the holiday period.

12.99.03 Neighbourhood Plan for the Riverside

To consider a proposal from Woodbridge Town Council that Woodbridge TC, Martlesham PC and Melton Parish Council join together to collaborate on a joint Neighbourhood Plan covered the riverside from Wilford Bridge to Martlesham Creek.

The Chairman reminded councillors that this had been discussed under Urgent Business at the 25th June meeting but, as such, no decision could be made. After discussion, the logic of a single plan covering development along the riverside was acknowledged and **it was RESOLVED** to agree to the proposal, subject to the following:-

- a) the area covering should comprise only that lying between the railway line and the middle of river;
- b) there should be clear agreement on the governance of the project prior to its commencement; and
- c) there should be no delay caused to progress on taking forward the Neighbourhood Plan for the rest of Melton.

12.99.04 Traffic & Transport Working Group

There was no report from the Working Group convenor.

12.100 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

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

The Chairman of Planning and Transport Committee report as follows:-

- (a) LDF Core Strategy Consultation. A Freedom of Information request seeking information on other submissions deemed to be 'not duly made' had been lodged on 4th July; as yet there was no response from SCDC.
- (b) SCDC Scrutiny Committee Meeting. The meeting on 19th July considered the effectiveness of the recommendations of the 2010 Review of the Planning Service. The supporting paper opens by saying "*The reason for the review was drawn from concerns raised by a number of Town and Parish Councils, and some local amenity and campaign groups, that their views were not "listened to" in the decision making process, and that communication between them and the service was not as it should be, such that they considered this was having a negative impact upon the quality of outcomes.*" However, the final paragraph states that "*The Scrutiny Committee wrote to the parish / town councils and groups who were originally invited to comment when the 2010 review was undertaken. An update on responses received will be reported to the meeting.*" No such update was provided on the SCDC website, but an attendee has provided a copy which was distributed at the meeting - a copy is attached to these minutes. The report also suggested increasing the proportion of decisions delegated to officers from 80%-85% to at least 90%, with a reduction in the number of DevCon meetings. It is understood that the recommendations to:-
 - i. note & endorse the changes introduced in the Planning Service since November 2010;
 - ii. support the principles of the planned future operational and cultural changes to be introduced in the Planning;
 - iii. note & support the review the Scheme of Delegation;were all approved.

Councillors expressed concern at this apparent marginalisation of the views of town & parish councils.

12.100.02 To Receive Items for Future Meetings

This is an opportunity for councillors to flag up matters they would like placing on future agendas.

Cllr Hilson referred to the problems caused by people cycling along the riverside between Wilford Bridge and Woodbridge (FP23, 9 & 17) - the notice prohibiting cycling is very faded. Agreed that this is an issue for Recreation Committee - Chairman to liaise.

12.101 DATE OF NEXT MEETING

The next meeting will take place on Monday 20th August 2012 at 1900 in the Lindos Centre Conference Room.

There being no further business the meeting closed at 21:12.

Signed _____ Date _____
[Chairman]

Scrutiny Committee 19 July 2012

Review of Planning Services

Summary of Responses Received from Town & Parish Councils

Town / Parish Council	Summary of response
Alderton Parish Council	<ul style="list-style-type: none"> • Some improvements – no reason to dispute the implementation <p>Comment</p> <ul style="list-style-type: none"> • Council meets twice every 3 months and have difficulty responding on time
Bromeswell Parish Council	<ul style="list-style-type: none"> • No improvement <p>Comment</p> <ul style="list-style-type: none"> • Critical on all 13 matters
Debach Parish Council	<ul style="list-style-type: none"> • Some improvement <p>Comment</p> <ul style="list-style-type: none"> • Concern over staffing levels vis a vi customer expectation in the current public sector climate
Earl Soham Parish Council	<ul style="list-style-type: none"> • Nothing to add <p>Comment</p> <ul style="list-style-type: none"> • Commentary required when revised details received
Felixstowe Town Council	<ul style="list-style-type: none"> • Some improvement <p>Comment</p> <ul style="list-style-type: none"> • Enforcement resources • Annotation on weekly list
Grundisburgh Parish Council	<ul style="list-style-type: none"> • No improvement <p>Comment</p> <ul style="list-style-type: none"> • Concerns re information supplied and enforcement
Kirton & Falkenham	<ul style="list-style-type: none"> • Some improvement <p>Comment</p> <ul style="list-style-type: none"> • Requested longer to respond to planning applications given their meetings are held monthly
Martlesham Parish Council	<ul style="list-style-type: none"> • No significant sign of improvement <p>Comment</p> <ul style="list-style-type: none"> • Concerns over enforcement • Weekly dispatch of planning applications

	<ul style="list-style-type: none"> • Training for PC's
Melton Parish Council	<ul style="list-style-type: none"> • Very little progress <p>Comment</p> <ul style="list-style-type: none"> • Website not user friendly • Reasons for decision lack explanation
Otley Parish Council	<ul style="list-style-type: none"> • Good step in right direction once implemented
Saxtead Parish Council	<ul style="list-style-type: none"> • Not clear <p>Comment</p> <ul style="list-style-type: none"> • Clerk is also Clerk to Framsdon in Mid Suffolk & familiar with their system which is very useful for tracking applications and getting information (this is the system that we will be implementing) • Concerns re EGGP mapping system when compared to Mid Suffolk.
Snape Parish Council	<ul style="list-style-type: none"> • Still room for improvement <p>Comments</p> <ul style="list-style-type: none"> • Have concerns about recent poor experience of process in relation to feedback, not following their recommendations & enforcement
Walberswick Parish Council	<ul style="list-style-type: none"> • Still room for improvement
Waldringfield Parish Council	<ul style="list-style-type: none"> • Some improvements <p>Comment</p> <ul style="list-style-type: none"> • Why has it taken 2years to get this far • Need to improve training • Issues over production of LDF
Woodbridge Town Council	<ul style="list-style-type: none"> • Still room for improvement <p>Comments</p> <ul style="list-style-type: none"> • Lack of updates re committee and revision to applications • Enforcement requires further resource • Annual audit of planning delivery