



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 20th August 2012 commencing at 19:30 in Conference Room 4, The Lindos Centre, Saddlemakers Lane, Melton, Woodbridge. IP12 1PP.

NB Prior to the commencement of formal business, councillors attended an informal Pre-Application Consultation meeting with the potential applicant, relating to Tower End House, Yarmouth Road, Melton IP12 1QE, commencing at 19:00.

Present:

Cllr Miss EA Barrington
Cllr Mr GK Butterwick [Chairman]
Cllr Mrs EJJ Hilson

Cllr Mr MW Sherwen
Cllr Mr ML Webb

Absent:

Cllr Mr JE Bale

Cllr Mr AG Corston

In Attendance:

Mrs GM Coventry Resident [Until 20:05]
Mr JT Richardson Resident [Until 20:05]

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

12.102 To Receive apologies for and consent to absence

12.102.01 Cllr Mr JE Bale - Holiday.

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.

12.102.02 Cllr Mr AG Corston - 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 Barrington.

12.103 Declarations of interest

12.103.01 To Receive Amendments to the Register

There were no amendments or additions to the register.

12.103.02 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.

12.103.03 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.

12.103.04 To Consider Full/Partial Dispensations for Pecuniary Interests Declared

No pecuniary interests had been declared.

- 12.104 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS**
See Item 12.106.01
- 12.105 TO APPROVE THE MINUTES OF PREVIOUS MEETING**
- 12.105.01 Meeting held on 23rd July 2012**
It was RESOLVED that minutes PLA(12)M07 previously distributed be received, noted and signed as correct record by the Chairman.
Proposed by: Cllr Hilson *Seconded by:* Cllr Webb
- 12.106 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**
It was resolved to lift Standing Orders.
- 12.106.01 C12/1518/FUL PART SIDE GARDEN, 1 PEAR TREE COTTAGES, STATION ROAD, MELTON IP12 1PY**
Application for erection of detached, one-and-a-half storey, two bedroom dwelling. Copy of application previously distributed. Extension of consultation period until after Planning & Transport Committee on 20th August 2012 requested and granted.
It was Resolved to lift Standing Orders for this item.
Two residents, both occupiers of neighbouring properties, attended and advised councillors of their concerns, which included:-
- Overdevelopment of a small plot;
 - The height of the proposed building is out of keeping with the neighbourhood, which is mainly single-storey;
 - Overlooking / loss of privacy for neighbours;
 - The proposed parking space appears inadequate for a large car;
 - The 5.4m set-back from Station Road (Design& Access Statement #4.01) includes the highway verge, which should not be included in the measurements.
- It was resolved* to reinstate Standing Orders.
It was noted that this application had attracted four objections. The views expressed by the residents were carefully considered, and *it was RESOLVED* to respond to the planning authority as follows:-
"As the proposed dwelling lies within the currently defined village envelope the parish council does not to object in principle to this application, *however*, it is recommended that any approval should include the following conditions:-
- The first-floor windows on both the north-east and north-west elevations should be opaque-glazed and non-opening, in order to preserve the residential amenity of occupiers of adjacent property (*viz* The Jays) - Development Management Policy DM23.
 - The fence forming the north-west boundary should be provided by the applicant, to a height, exceeding 2.0m of a design to be agreed with the occupiers of adjacent properties (*viz* The Jays and 18/18A/20 & 20A St. Andrews Close) - Development Management Policy DM23.
 - The off-road parking provision should be of sufficient to accommodate a vehicle 4.8m in length - Development Management Policy DM22(b)"
- Proposed by:* Cllr Butterwick *Seconded by:* Cllr Barrington
- 12.106.02 C12/1597/FUL 25 FERNHILL CLOSE, MELTON IP12 1LB**
Application for erection of a conservatory to the rear of the property. Copy of application previously distributed. Extension of consultation period until after Planning & Transport Committee on 20th August 2012 requested and granted.
It was noted that no objections from residents had been logged on the SCDC Planning Application Website.
It was RESOLVED not to object to this application as Melton Parish Council Planning & Transport 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 and it has not received any objections from residents.
Proposed by: Cllr Barrington *Seconded by:* Cllr Webb

- 12.106.03 C12/1619/FUL 29 FERNHILL CLOSE, MELTON IP12 1LB**
 Application for erection of a first floor extension over existing garage and existing extension. Copy of application previously distributed.
 It was noted that the objection period expires on 24th August and that no objections from residents had been logged on the SCDC Planning Application Website.
It was RESOLVED not to object to this application as Melton Parish Council Planning & Transport 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 and it has not received any objections from residents.
Proposed by: Cllr Webb **Seconded by:** Cllr Sherwen
- 12.107 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 12.107.01 C12/0799/FUL 38 SAXON WAY, MELTON IP12 1LG**
 Application for erection of dwelling and modification to access.
 Copy of 'permission has been granted' notice previously distributed was received and noted.
- 12.107.02 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 extension and roof lights to be installed to provide light to first floor accommodation.
 Copy of 'permission has been granted' notice previously distributed was received. It was noted with concern that, despite the objections of the parish council (minute 12.79.02) and of two residents, the application had been approved under officers' delegated powers on 16th July.
- 12.107.03 C12/1035/FUL PART SIDE GARDEN, BROWNGINGS, PYTCHEs ROAD, MELTON IP12 1EY**
 Application for erection of one dwelling and garage.
 Copy of 'permission has been granted' notice previously distributed was received and noted.
- 12.108 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**
 Paper PLA(12)P108 previously distributed was received and noted.
- 12.109 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
 Paper PLA(12)P109 previously distributed was received. The Chairman reported that he had raised the issues identified in minute 12.96 with the Clerk and the Chairman of Finance, Employment & Risk Management Committee.
- 12.110 TO CONSIDER TREE WORK APPLICATIONS**
 It was noted that there were no tree work applications this month.
- 12.111 TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS**
- 12.111.01 AFFORDABLE HOUSING WORKING GROUP**
 Paper PLA(12)P111.01 previously distributed was received. Councillors expressed concern that:-
- A significant amount of time appeared to have passed between the working group's meeting with Suffolk ACRE on 2nd April and their response on 14th August.
 - It had taken over a month, and some prompting, before Suffolk ACRE's meeting with the owner of the two preferred sites was reported to the parish council.
 - That meeting had discussed only one of the two sites, contrary to the parish council's instructions to discuss both.
- It was agreed that the Chairman should discuss the issue with the working group convenor, Cllr Needham, with a view to arranging a meeting with Suffolk ACRE to discuss these concerns. It was noted that, in the absence of other members, Cllr.

Needham was shouldering the burden of the working group alone and he was congratulated for his efforts.

12.111.02 NEIGHBOURHOOD PLAN WORKING GROUP

The Working Group convenor, Cllr. Barrington, reported that she awaited suggestions from Rendlesham Parish Council of possible dates for a knowledge gathering meeting. In the meantime, she would try to discover the mechanism by which applications can be made for the £50M of government funding (see DCLG '*Neighbourhood planning – frequently asked questions*') to support neighbourhood planning. The Working Group now comprises Cllrs. Barrington, Butterwick, Hilson & Webb, and the following residents - Mrs S Bale, Ms M Bye, Ms K Colbear, Mr A Craddock, Ms M George, Ms S Sampson, Mrs F White, and Mr D & Mrs E Whittingham.

12.111.03 TRAFFIC & TRANSPORT WORKING GROUP

In the absence of Cllr Corston, there was no report from the Working Group convenor.

12.112 TO RECEIVE A PROGRESS REPORT ON THE INDEPENDENT INSPECTOR'S EXAMINATION OF SUFFOLK COASTAL DISTRICT COUNCIL'S LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES

Paper PLA(12)P112 previously distributed was received. Following discussion, ***it was RESOLVED*** that:-

- a. the progress of the LDF Examination in Public (EIP), outlined in the report, be noted;
- b. the progress of the Fol Request, outlined in the report, be noted; and
- c. contact be made with those town / parish councils which has made a similar response in respect of a specific policy and asking them to tell the Inspector at the EIP that they also represent the views of Melton Parish Council.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington

12.113 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

12.113.01 TO RECEIVE A REPORT ON URGENT BUSINESS NOT OTHERWISE ON THE AGENDA

The Chairman reported as follows:-

- a. **Neighbourhood Plan for the Riverside** (see minute 12.99.03). Woodbridge Town Council would be considering the matter on 4th September. Martlesham Parish Council's Development Plans Committee is not yet in a position to commit the council, but their chairman (Cllr. Leo Brome), who is also a member of the Deben Estuary Partnership's Plan Team, is happy to talk informally about the concept.
- b. **Sharing Planning Information.** Woodbridge Town Council now provides a monthly digest of decisions of their Planning Committee, whilst the Woodbridge Society were grateful for copies of the minutes of this committee and maintained *ad hoc* contact.
- c. **Whisstocks' Project.** The Whisstocks Project had distributed a briefing note outlining a proposed development scheme from the site owner's bankers. Details are available at www.whisstocksproject.co.uk. It was agreed that the Planning & Transport Committee should not make a formal response, but individual councillors were encouraged to do so. It was suggested an item be placed on the Melton eNews service.

12.113.02 TO RECEIVE ITEMS FOR FUTURE MEETINGS

Cllr. Barrington referred to the need to review the speed limit on Saddlemakers Lane / New Road. Agreed to place this on September P&T Committee agenda.

12.114 DATE OF NEXT MEETING

The next meeting will take place on Monday 24th September 2012 at 19:00 in the Lindos Centre, Conference Room 4.

There being no further business the meeting closed at 20:55.

Signed _____ Date _____
[Chairman]