



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 26th November 2012 commencing at 1900 in the Lindos Centre Conference Room 4 Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr JE Bale	Cllr Mr AG Corston
Cllr Miss EA Barrington [Vice Chairman]	Cllr Mrs EJG Hilson
Cllr Mr GK Butterwick [Chairman]	Cllr Mr ML Webb

Absent:

Cllr Mr MW Sherwen

In Attendance:

Cllr Ms KS Martin [until 1955]	Mrs J Payne [until 1955]	Mr R Harper [until 1955]
Mr B Cross [until 1955]	Mrs J Cutler [until 1955]	Mr J Weaver [until 1955]
Mr M Payne [until 1955]	Mr R Beaton [until 1955]	Mrs M Weaver [until 1955]
Mr D Cutler [until 1955]	Mr D Hopkins [until 2020]	

Cllr Mr MN Bond	District/County Councillor [until 1955]
Mr MJ Green	Clerk to Melton Parish Council

12.142 TO RECEIVE APOLOGIES AND CONSENT TO ABSENCE

12.142.01 Cllr Mr MW Sherwen – 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.

12.143 DECLARATIONS OF INTEREST

12.143.01 To Receive Amendments to the Register

There were no amendments to the Register.

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

There were no declarations of Pecuniary Interest in respect of items on the agenda.

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

It was noted that Cllr Butterwick, being a resident on Yarmouth Road, was a neighbour of the applicant for Agenda Item 12.146.04 C12/2182/FUL – Red Cottage, Yarmouth Road, Melton. IP12 1QH.

12.143.04 To Consider Full/Partial Dispensations for Pecuniary Interests Declared

The Clerk confirmed that he had not received any written requests for dispensations.

It was **RESOLVED** to lift standing orders

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

Residents indicated that they wished to discuss Woods Lane Development by Park Properties [12.146.06] and the Leeks Hill Footpath [item 12.155.01 (a)]

These items were brought forward in the agenda to receive comments whilst standing orders were in suspension.

12.144.01 12.146.06 – Woods Lane Development

The following comments from councillors and a resident were recorded:

- (a) The public objection period did not expire until 29th November.
- (b) On the day of the meeting, the SCDC website showed that Of 14 neighbours had been consulted, with 4 objections and 2 letters of support
- (c) The development is in the 'countryside' where development is not permitted
- (d) The number of dwellings volume is too great, leading to overcrowding
- (e) The redesign that allows only one access onto Woods Lane [rather than the original second onto Valley Farm Road] will inevitably lead to congestion with vehicles entering and exiting the development
- (f) There will be a negative impact on wildlife
- (g) The design is not in keeping with surrounding properties
- (h) It was reported that Park Properties had arranged a meeting with neighbours on 2nd December, to which the parish council had not been invited. This was understood to have considered the boundary issues and access issues referred to at the Extraordinary Parish meeting on 21st June. To existing properties that it was assured would be dealt with at the first meeting with Park Properties were subsequently declined at a 2nd meeting
- (i) A resident, who had attended the EOPM, stated his recollection was that, contrary to Park Properties subsequent statements, residents *had* expressed concern about the principle of development outside the village envelope, as well as on detail design issues.
- (j) Contrary to the impression given by Park Properties in their application, access issues relating to 2 Potash Cottage had *not* been resolved with the property owner.
- (k) Although TPO's exist a number of trees had been removed since the production of the applicants tree survey
- (l) A number of trees identified by the TPO as 'Woodland 1' had, in the application, been redesignated as 'Groups 1 – 6', of which Group 4 was shown on the plans as being removed and built over.

12.144.02 Leeks Hill Footpath

A number of residents attended the meeting to voice their concerns about the letter circulated by Dr Weir on behalf of Leeks Hill Residents and to express their support for the action taken by the parish council to secure the footpath for the future. The following comments were made:

- (a) The original planning consent for the properties in Fernhill (C1777/4 - condition 12) refers to a the footpath by Plots 16 & 17, joining directly onto FP19, and that this should be maintained by SCDC. The path is also clearly shown in Land Registry Entry SK114392.
- (b) No public right of way was ever designated, nor was the route maintained by either SCDC or SCC. Subsequent purchase and enclosure of land at the bottom of the gardens of many properties on Fernhill Close had resulted in the track followed by users over the years was different to that shown on the planning consent.
- (c) Whilst the statement claim by Dr Weir that the legal ownership was in doubt was not challenged, questioned and documents appear to show confirm both the footpath and the ownership of at least some plots by residents of Fernhill Close. It was acknowledged that the parish council could not become involved in any disputed land ownership. Issues, other than where it had a direct impact on claimed rights of way. [Land Registry

Entry SK114392]

- (d) It is understood that the triangle of land in front on Mr Thompson's property (Greenwood) to which had erected barbed wire fencing [that was subsequently removed by unknown people] had now been sold to Mr Thompson by the original owner.
- (e) It was also understood that Mr Thompson was not averse to people using the original footpath that met up with FP 19 but that he objected to people dropping down onto the privately owned metalled roadway of Leeks Hill
- (f) Cllr Bond confirmed that he was keen to keep the access for people to use as this is a safe route for Mums taking children to Melton Primary School and for pupils walking to Farlingaye High School thereby avoiding the traffic on Woods Lane
- (g) An email from SCC confirmed that they had received the parish council's formal application for a definitive map modification supported by 14 evidence forms and that his would be considered at an officer meeting on 11th January 2013 when it will be prioritised and they will then decide whether or not to start the process needed to establish a Right of Way. The process from that point would be that it would be put before a committee of county councillors which if passed would then be open to residents to object to the Planning Inspectorate
- (h) Cllr Bond had been in contact with both SCC and SCDC Legal Departments to determine the exact legal position of the original footpath route including the land registry search. Following this advice it may be possible that a meeting can be arranged prior to the SCC meeting of 11th January to find an acceptable way forward.

It was RESOLVED to reinstate standing orders

12.145 TO APPROVE THE MINUTES OF PREVIOUS MEETING

12.145.01 Meeting held on 22nd October 2012

It was RESOLVED that minutes PLA(12)M10 previously circulated be received, noted and signed as correct record by the Chairman.

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

12.146 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

12.146.01 C12/2120/FUL – Part of Garden Archway House Pytches Road Melton IP12 1EY

Application for demolition of existing detached garage and erection of 2 storey side extension.

Copy of application previously circulated.

Extension of consultation period until after PLA on 26/11/2012 requested and declined.

It was noted that the Chairman had sent a 'holding objection' to the application within the required timescale.

Council considered this application fully and made the following observations:

- (a) Of the 21 neighbours consulted 21 had responded with 4 in favour and 9 against
- (b) Detailed letters of objection had been received by Melton Parish Council from 3 residents, Cllr Bond, the Woodbridge Society and Suffolk Preservation Society
- (c) 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
- (d) 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
- (e) Development Management Policy DM23 – Residential Amenity
This development will lead to a loss of privacy for adjoining properties impacting on their privacy and access to daylight and sunlight

- (f) Development Management Policy DM21 – Design: Aesthetics.
The size and scale of the proposed development are out of proportion to the existing buildings reducing the dominance of the original building

It was RESOLVED to support the objection of the neighbours and to object to the proposed development for the reasons stated above.

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

12.146.02 C12/2138/LDCC – 25 Bredfield Road Melton IP12 1JA

Application for proposed alterations to roof to include rear facing dormer to facilitate rooms in roof and the insertion of roof windows combined with the alteration of a hipped roof to a gable end.

Copy of application previously circulated.

Extension of consultation period until after PLA on 26/11/2012 requested and declined.

Requests for comments circulated to PLA on 25 October 2012 but as no comments received by 13/11/12 the standard 'no objection' response has been sent.

This was confirmed by the committee as follows:

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 Barrington.

12.146.03 C12/2156/FUL – 4 The Debenside Melton IP12 1SR

Application to replace existing hedgerow with dwarf wall.

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 Barrington.

12.146.04 C12/2182/FUL – Red Cottage Yarmouth Road Melton IP12 1QH

Application for extensions and alterations with replacement garage.

Copy of application previously circulated.

Extension of consultation period until after PLA on 26/11/2012 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 Barrington.

12.146.05 C12/2225/FUL – Part Garden of the Gables Woods Lane IP12 1PQ

Application for erection of detached dwelling, driveway and cartlodge

Copy of application previously circulated.

Extension of consultation period until after PLA on 26/11/2012 requested and granted.

It was noted that this application is for a site that lies within the Physical Limits Boundary of Woodbridge Town.

It was also noted that the post and sign for the bus stop on Woods Lane going towards the A12 is located in the boundary hedge of this property but that it does not have any standing area for passengers waiting for a bus other than in the roadway. Anecdotal evidence suggests that passengers use the driveway entrance to the property to wait for the bus in safety rather than standing on the Woods Lane roadway. Concern was expressed that with increased traffic access to a second property from this shared drive may prevent passengers from using this area to wait for the bus. SCDC is therefore requested to consider as part of this application the provision of a hard standing bus stop where passengers can wait in safety

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 but noted that there are three objections from neighbours listed on the SCDC Planning Application Website.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

12.146.06 C12/2255/FUL – Land between 1 Potash Cottage and Woodroyd Cottage Woods Lane Melton IP12 1LJ

Application for construction of 11 new houses including 3 No affordable units.

Copy of application previously circulated.

Extension of consultation period until after PLA on 26/11/2012 requested and granted.

It was RESOLVED that Melton Parish Council Planning and Transport Committee objects to the application on the grounds primarily that the site is outside both the existing and proposed Physical Limits Boundaries of Melton Village / Melton Key Service Centre and thus in land designated Countryside, where new development is not permitted under either saved Local Plan policy AP30 and emerging LDF policy SP29, no exceptional circumstances having been identified to justify exemption from these policies. Other grounds will be elaborated before the presentation of the application for consideration by the South Area Development Management Sub-Committee.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

12.147 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

12.147.01 C10/2733/FUL – Melton Lodge Yarmouth Road Melton IP12 1LU

Conversion of potting shed to a 2 bed dwelling and other works.

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

12.147.02 C12/1944/FUL – 15 The Grove Melton IP12 1EZ

Application for change window to door on southern elevation.

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

12.147.03 C12/2094/FUL – Park Lodge A12 [Melton] Melton IP13 6AA

Application for removal of existing garage and replacement with new structure. Proposed extension onto side of existing house creating new ground and first floor areas.

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

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

It was reported that there will be an improved train service from 10th December with a new hourly service from Saxmundham to Ipswich between 7 a.m. and 7 p.m. There will also be a bus link between Southwold and Halesworth Rail Station.

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

Paper PLA(12)P149 previously circulated was received and noted.

12.150 TO CONSIDER TREE WORK APPLICATIONS

12.150.01 C12/00117/TPO – 1 Grant Rise Melton IP12 1FG

Copy of notice previously circulated was received and noted.

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

12.151.01 Affordable Housing Working Group

The convenor reported that a response had been received from the land owner indicating that he had requested the deeds to the land from his solicitor and that he will in due course be in touch with Suffolk ACRE.

12.151.02 Neighbourhood Plan Working Group

The Convenor reported:

- (a) The formal submission for a Neighbourhood plan had been submitted to SCDC
- (b) SCDC will now have eight weeks to formally accept the submission and advise MPC of any changes
- (c) SCDC will publish details of the plans submitted on their website in due course
- (d) Contact has been made with a charity – Planning Aid – who have offered help with the process
- (e) The next meeting of the working group will be on 11th December 2012 in the Lindos Centre Seminar Room

12.151.03 Traffic & Transport Working Group

The convenor reported:

- (a) David Chenery is still engaging with the TTWG on the transport strategy
- (b) Emergency filling of the potholes at the Woods Lane junction had been completed
- (c) Saddlemakers Lane does not meet the criteria for an extension of the 30 mph limit but that as a first step it was proposed to erect 'slow' markings and signs which was a more economic option
- (d) SCC has confirmed that currently they have no firm view on 'quiet lanes'

12.152 TO CONSIDER NUMBER OF BOATS MOORED ON RIVER DEBEN AT WILFORD BRIDGE

The Chairman reported that Cllr Bond had followed up the matter with Cllr Smith but as yet had received no response. He also reported that the environment agency was now taking an interest in the matter.

12.153 TO CONSIDER REMOVAL OF SIGNS AT WILFORD BRIDGE ABOUT NOT CYCLING ON THE RIVERSIDE FOOTPATH

It was considered that this matter should be dealt with by the Recreation Committee with the comment from Cllr Sherwen by email that he was against the erection of signs noted.

12.154 TO CONSIDER RESPONSE TO DAVID CHENERY REGARDING PROLIFERATION OF ADVERTISEMENTS

Copy of presentation enclosed as PLA(12)P154 previously circulated was received and noted.

12.155 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

12.155.01 To receive a report on urgent business not otherwise on the agenda

- (a) Sizewell C Consultation
The consultation documents had been received and councillors took them for consideration and reporting back at the 28th January 2013 Planning and Transport Committee meeting. Details with links to the documents were also on the parish council website. An open session was being hosted by EDF Energy at the Lindos Centre on 8th December 2012 to which all councillors were encouraged to attend.
- (b) Part Night Lighting Project – 1 year On
The November 2012 report from SCC on the progress to date with the lighting project had been circulated by the Chairman.
- (c) Deben Estuary Flood defences Maintenance Work
The Chairman had circulated a copy of the Environment Agency newsletter detailing the works and advertising public drop-in sessions on 26 November from 2-7 p.m. at Waldringfield Village Hall and 30 November from 2-7 p.m. at Sutton Memorial Hall

(d) Freedom of information Request
It was noted that an email apology had been received from SCDC Legal explaining that due to an administrative error the request for an internal review dated 8 August from Cllr Butterwick had not be passed to the appropriate person.

12.155.02 To receive items for future meetings
There were no items requested.

12.155.03 To agree items for inclusion in Melton Messenger
It was noted that these will be for the February 2013 edition.

12.156 DATE OF NEXT MEETING

12.156.01 17th December 2013

The next meeting will take place on Monday 17th December 2012 at 1900 in the Lindos Centre Conference Room 4.

12.156.02 Dates for 2013/14

Due to clashes with SALC Area Committee Meetings on 17th June 2013 and 16th September 2013 the following are the revised dates for Planning and Transport Committee meetings in 2013/14:

2013	16 th December
20 th May	
24 th June	2014
15 th July	20 th January
19 th August	17 th February
23 rd September	17 th March
21 st October	28 th April
18 th November	

There being no further business the meeting closed at 2115

Signed: _____ Date: _____
[Chairman]