



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 17th December 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:

Mr MJ Wilding	Resident [until 1945]
Mr MJ Green	Clerk to Melton Parish Council

12.158 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

12.159 DECLARATIONS OF INTEREST

12.159.01 To Receive Amendments to the Register
There were no amendments to the Register.

12.159.02 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.

12.159.03 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 12.161.04 C12/2356/FUL – Red Cottage, Yarmouth Road, Melton. IP12 1QH.

12.159.04 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.

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

12.160.01 Item 12.162.01 C12/2366/FUL – Depot & 20 Bredfield Road Melton IP12 1JB
This application which has been refused by SCDC twice and rejected on appeal by the Planning Inspectorate still raises concerns expressed by residents and councillors:

- (a) It is a commercial property set in the midst of a residential area
- (b) The proposed ridge heights are 2 metres above the adjoining properties ridge height, which combined with varying land levels, makes it out of scale and obtrusive
- (c) There appears to be a reduction of two in the number of bedrooms, and an increase of three in the number of parking spaces. Nevertheless, parking for visitors and staff remains inadequate which will inevitably result in parking on Bredfield Road.

- (d) Increased traffic on an already busy through route will result in issues especially exiting onto Woods Lane
- (e) Nothing appears to have changed to answer the conclusion of the planning inspectorate [in particular para 28] or the original reasons for refusal by SCDC
- (f) Construction would involve a significant workforce for a protracted length of time. If approved adequate provision must be made for off-street parking by contractors' vehicles/

It was RESOLVED to reinstate standing orders.

12.161 TO APPROVE THE MINUTES OF PREVIOUS MEETING

12.161.01 Meeting held on 26th November 2012

- (a) Amendment #1 12.151.02 (b)
To add after now have '*to advertise the application and give eight weeks for public consultation*'
It was RESOLVED that with this amendment minutes PLA(12)M12 tabled at the meeting be received, noted and signed as correct record by the Chairman.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Barrington

12.162 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

12.162.01 C12/2366/FUL – Depot & 20 Bredfield Road Melton IP12 1JB

Application for demolition of existing vacant depot building and residential property. Construction of a new residential care home providing 46 bedrooms, ancillary accommodation including staff office, kitchen, laundry, together with associated parking, hard and soft landscaping [Revised scheme].

The original schemes have been considered and the following objections submitted by Melton Parish Council Planning and Transport Committee:

- (a) C10/2519/FUL – Depot and 20 Bredfield Road Melton IP12 1JB
Application for the demolitions of existing vacant depot buildings and dwelling. Construction of new residential care home providing 48 bedrooms ancillary accommodation including staff offices, kitchen, laundry, together with associated parking, hard and soft landscaping.
Copy of application previously circulated was received and noted.
It was noted that an extension of consultation period to 26th October had been requested and granted.
It was further noted that reference to the SCDC Website indicated that there had been four objections to the proposal.
Committee received two email objections to the proposal from residents of Bredfield Road.
The following comments were noted by councillors:
 - (i) There is a need for further care facilities in the village
 - (ii) The provision for parking areas is considered inadequate for the 25 employees to be employed at the care home [DM22]
 - (iii) The provision of open space is considered inadequate for the proposed development [DM22]
 - (iv) The density of the proposed development is considered too great for the area on which it will be built [DM22]
 - (v) Adjacent properties will be affected by the loss of privacy and outlook due to the height of the proposed building [DM23]
 - (vi) Insufficient attention has been paid to the wildlife in the area including the presence of Slow Worms and Bats – para 63 of the Habitat Survey acknowledges that 'the presence of occasional or transient roosts cannot be ruled out' [DM27]

- (vii) The additional traffic generated on Bredfield Road further adds to the existing high levels caused by recent developments on Bredfield Road [SP26 (h)]

It was RESOLVED to support the objections of local residents and to formally object to the application for the reasons stated above.

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

The application was subsequently withdrawn by the applicant.

- (b) C11/1498/FUL – Depot & 20 Bredfield Road Melton IP12 1JB
Application for demolition of existing vacant depot building and residential property. Construction of a new residential care home providing 48 bedrooms ancillary accommodation including staff offices kitchen laundry together with associated parking hard and soft landscaping [Revised scheme]
Copy of application previously circulated.
Council carefully considered the revised application and noted that the major difference was in the provision of a further six car parking spaces but at the loss of a footpath.
The following was noted:
- (i) The provision for parking areas even with the increased provision is considered inadequate for the 25 employees to be employed at the care home [DM22]
 - (ii) The provision of open space is considered inadequate for the proposed development [DM22]
 - (iii) The density of the proposed development is considered too great for the area on which it will be built [DM22]
 - (iv) Adjacent properties will be affected by the loss of privacy and outlook due to the height of the proposed building when adjoining properties are single storey bungalows [DM23]
 - (v) Insufficient attention has been paid to the wildlife in the area including the presence of Slow Worms and Bats – para 63 of the Habitat Survey acknowledges that ‘the presence of occasional or transient roosts cannot be ruled out’ [DM27]
 - (vi) The additional traffic generated on Bredfield Road further adds to the existing high levels caused by recent developments on Bredfield Road [SP26 (h)]
 - (vii) Concerns that the use of the existing concrete access road appears to take no account of planning consent C08/2192/FUL

It was RESOLVED to object to the application on the above grounds

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

Planning consent was refused by SCDC and a subsequent appeal by the applicant dismissed by the Planning Inspectorate.

Copy of this application previously circulated.

Copy of letter of objection to SCDC from KR Setchell in file.

A request for an extension of the consultation period until after the Planning and Transport Committee meeting on 17th December has been requested and granted.

Council carefully considered this revised application but concluded that all the original objections remain and that the new application had not answered the conclusion of the Planning Inspector that *‘there would be unacceptable harm to the character and appearance of the area, the outlook of the neighbouring occupiers of Nos 4-8 Godfreys Wood, the amenity space and protected species. It would conflict with policies AP14, AP19, AP26 and AP39 of the SCDC Local Plan First Alteration 2001’.*

It was noted from the SCDC Website that of the eight responses from neighbours consulted seven were opposed.

It was **RESOLVED** to support the objections of neighbours and to strongly object to the application on the above grounds

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

It was also agreed to add that the comment that council had supported application C10/3270/FUL for a similar facility on the site of an old factory on Melton Road as that location was preferable as it was in keeping with the nature of the of the surrounding development.

12.162.02 C12/2397/FUL – 107 Bredfield Road, Melton IP12 1JE

Application for erection of single storey rear extension.

Copy of application previously circulated was received and noted.

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.

12.162.03 C12/2404/FUL – 2 Saxon Way Melton IP12 1LG

Application for erections of two storey extension to front of house

Copy of application previously circulated was received and noted.

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.

12.162.04 C12/2456/FUL – Red Cottage Yarmouth Road Melton IP12 1QH

Application for erection of proposed pool building.

Copy of application previously circulated was received and noted.

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.

12.162.05 C12/2457/FUL – 68 Bredfield Road Melton IP12 1JE

Application for proposed single-storey extension to rear to replace existing garden room

Copy of application previously circulated was received and noted.

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.

12.163 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

12.163.01 C12/2034/LBC – Foxboro Hall Saddlemakers Lane Melton IP12 1ND

Internal alterations to create self contained service flat and new bathrooms, including demolishing and rebuilding walls and a staircase

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

12.163.02 C12/2096/FUL – 7 Clements Road Melton IP12 1SZ

Change of use from office B1(A) to beauty salon A1

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

- 12.163.03 C12/2182/FUL – Red Cottage Yarmouth Road Melton IP12 1QH**
Extensions and alterations with replacement garage
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 12.163.04 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 'permission has been refused' notice previously circulated was received and noted.
- 12.163.05 C12/1941/LBC - 3 The Street Melton IP12 1PL**
Replace existing conservatory roof.
Copy of 'application has been withdrawn' notice previously circulated was received and noted.
- 12.164 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**
The Chairman reported that the new train and bus services were now operating and that a new timetable for the 165 bus service would be introduced in early January. Interim and substantive editions of the *Guide to Local Public transport* were being produced.
- 12.165 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
Paper PLA(12)P164 previously circulated was received and noted.
The Clerk reported that the matter of the notices prohibiting cycling along the Riverside Footpath had been referred to the Recreation Committee [Item 12.153]. The following is the response:
The Recreation Committee had considered this matter fully previously in September – the following minute details their decision
- REC12.104 'TO CONSIDER THE FADED NOTICE PROHIBITING CYCLING ALONG THE RIVERSIDE BETWEEN WILFORD BRIDGE AND WOODBRIDGE (FOOTPATHS 23, 9 AND 17)**
After considering the matter the Committee concluded that there was little that they could do as the sign did not belong to Melton Parish Council. The Committee was reluctant to take the matter further as it was felt that the vast majority of users of the path were considerate and mindful of other users and problems involving walkers and cyclists were infrequent and would be difficult to police.
It was RESOLVED that, after considering the matter the Recreation Committee could not take this matter any further and no action would be taken.
Proposed by: Cllr A Porter **Seconded by:** Cllr J Eckersley'
- The Recreation Committee felt strongly that they had considered the matter fully and did not want to take further action.
- 12.166 TO CONSIDER TREE WORK APPLICATIONS**
It was noted that there had been no applications received.
- 12.167 TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS**
- 12.167.01 Affordable Housing Working Group**
There was nothing further to report.
- 12.167.02 Neighbourhood Plan Working Group**
The convenor reported that there had been a meeting of the working group on 11th December 2012 at which much progress had been made. The minutes of the meeting had been circulated to members of the working group and were tabled at the meeting of the Planning and Transport Committee. These were received and noted.
Frustration was expressed at the lack of progress being made by SCDC in dealing with the submission not only from Melton Parish Council but also from a number of others who were preparing a neighbourhood plan.

The Chairman reported that the SALC Planning Working Group would be addressing the issues surrounding the lack of progress being made by SCDC [and other District Councils in Suffolk] especially following comments made by the Head of Planning at SCDC at a recent SALC Area Meeting.

12.167.03 Traffic & Transport Working Group

The convenor reported that:

- (a) 30 mph signs and road markings for Saddlemakers Lane were being pursued by SCC Highways but that funding would have to be from sources other than Highways.
- (b) There had been different levels of enthusiasm for the Quiet Lanes project but it was clear that it must be a 'grass roots up' approach and locals communities would need to obtain the relevant data to support the concept
- (c) The question of parking on SCDC land adjacent to Fison House would be followed up further in January.

12.168 SIZEWELL C CONSULTATION

It was noted that a presentation is being planned by EDF to Full Council on 10th January 2013 [to be confirmed – GKB to follow up with EDF] and a draft response prepared by the Chairman of Planning and Transport Committee to the consultation will be considered at the January 28th meeting of the Planning and Transport Committee.

Discussion centred on the proposal for a Park and Ride facility to support the workers at Sizewell C especially that any green field site used now must be returned to a green field after the construction is completed.

12.169 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

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

- (a) Freedom of Information Request
The Chairman reported that he was still waiting a response from SCDC Legal on the 'lost' FOI.

12.169.02 To receive items for future meetings

There were no items received.

12.169.03 To agree items for inclusion in Melton Messenger

Due to the issue date of the next Melton Messenger it was felt inappropriate to report any items.

12.170 DATE OF NEXT MEETING

The next meeting will take place on Monday 28th January 2013 at 1900 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 2105

Signed: _____ Date: _____
[Chairman]