



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 25th February 2013 commencing at 1900 in The Seminar Room, The Lindos Centre, Saddlemakers Lane Melton IP12 1PP

Present:

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

Absent:

None

In Attendance:

Mr MJ Green Clerk to Melton Parish Council

13.16 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

There were no apologies as all members were present.

13.17 DECLARATIONS OF INTEREST

13.17.01 To Receive Amendments to the Register

There were no amendments to the Register.

13.17.02 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.

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

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

13.17.04 To Consider Full/Partial Dispensations for Pecuniary Interests Declared

It was noted that there had been no written requests for dispensations.

It was **RESOLVED** to lift standing orders.

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

13.18.01 Bentwaters Park Development

Questions were raised about the current state of the process specifically in relation to a more flexible approach being adopted to aviation with 170 flights per month without an environmental assessment. A meeting of the South DevCon was scheduled for 26th February 2013 and the Chairman offered to investigate and report back.

It was **RESOLVED** to reinstate standing orders.

13.19 TO APPROVE THE MINUTES OF PREVIOUS MEETING

13.19.01 Meeting held on 28th January 2013

Minutes PLA(13)M01 previously circulated.

It was RESOLVED that minutes PLA(13)M01 previously circulated be received, noted and signed as correct record by the Chairman.

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

13.20 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

13.20.01 C12/2562/FUL – Part Garden, The Red House, Yarmouth Road, Melton IP12 1QE

Application for Planning Permission. Town & Country Planning Act 1990.

Erection of new dwelling and garage within the garden of the Red House.

Copy of application previously circulated was received and noted.

Extension of consultation period until after 25 February 2013 requested and granted.

It was noted that on the SCDC Website there were 13 responses received with 5 in favour and 8 against.

Melton Parish Council Planning and Transport Committee had received the following representations:

In favour – 6 of which none was a near neighbour and 3 were out of the village.

Against – 8 of which all but 1 were from near neighbours

It was further noted that a formal objection had been lodged by SCC Rights of Way and Access Team regarding the use of Footpath 12 as the access road to the proposed development.

The following points were raise by committee during their deliberations:

- (a) 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 the saved Local Plan Policy AP30 and emerging LDF policy SP29, no exceptional circumstances have been identified to justify exemption from these policies
- (b) The proposed access road to the proposed development is a designated Public Footpath No 12 which will sustain damage with increased vehicle use and have a detrimental impact on users of the footpath
- (c) DM21/NPPF Section 7 – the design proposals are out of keeping with the surrounding properties and the area generally which is in a conservation area
- (d) DM21 – the scale of the development is not consistent with the surrounding area and properties
- (e) SP3 – the provision of a property of this size and scale and therefore the resultant value does nothing to support the provision of housing stock for the local resident population especially to enable younger people to remain in the district
- (f) SP1 –Sustainable Development/NPPF – Core Planning Principles – this proposal would not conserve or enhance the natural environment – the loss of a wooded area and the scale of the development does not fit with the concept of sustainable development
It was RESOLVED to support the objection of local residents and to **object** to the application for the reasons listed above.

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

- 13.20.02 C13/0096/LBC – Foxboro Hall; Saddlemakers Lane Melton IP12 1ND**
 Application for Listed Building Consent for alterations, extension or demolition of a listed building.
 Planning [Listed Building and Conservations Areas] Act 1990.
 Reinstatement of chimney above roof level.
 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.
- 13.20.03 C13/0142/FUL – 16 Cages Way Melton IP12 1TE**
 Householder application for Planning Permission for Works or Extension to a dwelling.
 Town & Country Planning Act 1990.
 Proposed alterations and side and rear extensions.
 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 although it was noted that there was one objection on the documentation on the SCDC Planning Application Website.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Barrington.
- 13.20.04 Any other applications received following the issue of the Agenda but not actioned due to staff holidays.**
 No applications had been received within the deadline for inclusion of items on the agenda, but two had been received on the day of the meeting. These were discussed informally as below:-
- (a) **C13/0245/ADV – 61 The Street Melton IP12 1PN**
 1 * Externally illuminated fascia panel 1 * double sided non illuminated totem sign 2 * non illuminated flag signs and non illuminated wall mounted sign.
 Copy of application previously circulated was received and noted.
It was agreed 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. However, as this is in a conservation area council would wish to see any restrictions on the timing of street lights to be applied to the illuminated signage and that the application is restricted to the Totem poles and Fascias only and not to include the flags.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Corston.
- (b) **C13/0191/FUL - Part of Garden Archways House Pytches Road Melton IP12 1EY**
 Erection of 2 story side extension [existing garage to be demolished] [revised scheme C12/2160/FUL]
 Clerk to request to extension of consultation until the day following the next meeting.
- 13.21 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 13.21.01 C12/2397/FUL – 107 Bredfield Road Melton IP12 1JE**
 Copy of 'permission has been granted' notice previously circulated was received and noted.
- 13.21.02 C12/2404/FUL – 2 Saxon Way Melton IP12 1LG**
 Copy of 'permission has been granted' notice previously circulated was received and noted.
- 13.21.03 C12/2350/FUL – Cogent Technology Dock Lane Melton IP12 1PE**
 Copy of 'permission has been granted' notice previously circulated was received and noted.

- 13.21.04 C12/2456/FUL – Red Cottage Yarmouth Road Melton IP12 1QH**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 13.21.05 C12/2457/FUL – 68 Bredfield Road Melton IP12 1JE**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 13.21.06 C12/2567/FUL – Melton Day Nursery Yarmouth Road Melton IP12 1QQ**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 13.21.07 C12/2366/FUL – Depot & 20 Bredfield Road Melton IP12**
Copy of DevCon meeting previously circulated was received and noted.
Cllr Bale agreed to attend on behalf of the Melton Parish Council Planning and Transport Committee and reiterate the objection of the council.
- 13.22 TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE**
There was nothing to report.
- 13.23 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
Paper PLA(13)P23 previously circulated was received and noted.
- 13.23.01 12.87.01(a) Mel Skeet's Boatyard**
A reply had been received from SCDC seeking further information including a plan of the area to which our letters refer. The Chairman agreed to produce photographs and a plan diagram to enable a further response to be made to SCDC.
- 13.24 TO CONSIDER TREE WORK APPLICATIONS**
- 13.24.01 C12/00177/TPO – 15 Saxon Way Melton IP 1LG**
S198 (TPO) Tree Work Application Initial Consultation.
Application to carry out work to a tree[s] protected by a tree preservation order in accordance with S198 of the Town and Country Planning Act 1990 and the Town & Country Planning [Tree Preservation] [England] Regulations 2012.
Application to 20% reduction of 1 no Scots Pine, Fell & Remove 3 no decayed Scots Pine and Fell and remove 1 no Scots Pine with heavy lean.
Copy of application requested from SCDC and extension of consultation until after 25th February 2013 requested.
The following comments were noted:
- (i) The letter from the case office was dated 28th January 2013 but included a closing date for comments of 15th January 2013.
 - (ii) A copy of the application was not included with the notice letter dated 28th January 2013.
 - (iii) The Clerk wrote to the Case Officer on 5th February 2013 requesting further details and an extension of the consultation period until after 25th February Planning and Transport Committee meeting
 - (iv) No response had been received from the Case Officer
 - (v) A decision notice dated 20th February 2013 that the application had been granted had been received by Melton Parish Council on 22nd February 2013.
It was RESOLVED to write to the Case Office expressing the deep concern of the council to the above.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Barrington.
- 13.24.02 C13/00011/TCA – Melton Lodge Yarmouth Road Melton IP12 1LU**
S.211 [TCA] Tree Work Initial Consultation.
Notice of intent to carry our tree work within a Conservation Area in accordance with S211 of the Town and Country Planning Act 1990 and the town and Country Planning [Tree Preservation] [England] Regulations 2012.
Application to pollard ash at 6m.

Copy of application requested from SCDC and extension of consultation until after 25th February 2013 requested.

The following comments were noted:

- (i) The letter from the case office was dated 28th January 2013
- (ii) A copy of the application was not included with the notice letter dated 28th January 2013.
- (iii) The Clerk wrote to the Case Officer on 5th February 2013 requesting further details and an extension of the consultation period until after 25th February Planning and Transport Committee meeting
- (iv) No response had been received from the Case Officer
It was RESOLVED to write to the Case Office expressing the deep concern of the council to the above.
Proposed by: Cllr Butterwick **Seconded by:** Cllr Barrington.

13.25 TO CONSIDER ANY RESPONSE TO THE REVOCATION OF REGIONAL SPATIAL STRATEGY

Copy of South Area Development Control Sub-Committee Paper ADCS 01/13 – Item 2.3 refers previously circulated was received and noted.

It was noted that this This item was deferred from the previous meeting but has now been overtaken by events – see 13.28. – Core Strategy Consultation 28th February 2013.

13.26 TO CONSIDER THE POSSIBLE IMPLICATIONS FOR MELTON PARISH COUNCIL OF THE INFRASTRUCTURE LEVY AS DETAILED IN SALC LAIS 1347

Copy of LAIS1347 previously circulated was received. In particular, the increase in the proportion (25% rather than the usual 15%) of the levy which would be passed to town/parish councils which have adopted a Neighbourhood Plan was noted.

13.27 TO CONSIDER THE RESPONSE TO THE CONSULTATION ‘STREAMLINING THE PLANNING APPLICATION PROCESS’ AS CONTAINED IN LAIS1348

Copy of LAIS1348 previously circulated was received and noted.

Government relies on the overarching design controls provided for by the NPPF, local and neighbourhood plans and claims unnecessary burdens and bureaucracy for their planned removal of the following controls:

13.27.01 A reduction in the number of applications that must be accompanied by a Design and Access Statement and, where Statements must still be provided, a reduction in the detail required.

13.27.02 An inducement for planning authorities not to decline to validate applications, through the introduction of a right of appeal for applicants in the event that validation is declined. Local planning authorities will be challengeable on information that they require as part of the planning application process which a developer considers unnecessary.

13.27.03 The removal of the requirement for planning authorities to provide in written decision notices granting planning permission, a summary of their reasons for approval and a summary of relevant policies and proposals.

The above proposals were welcomed by the committee and the closing date for submission of responses of 4th March noted.

13.28 TO CONSIDER THE CORE STRATEGY MAIN MODIFICATIONS CONSULTATION

Copy of email from SCDC previously circulated.

Consultation on the ‘Modifications to the Pre-Submission Suffolk Coastal Core Strategy & Development management Policies Development Plan Document’, three documents totalling 260 pages, commenced on 21st February 2013 and closes at 16:45 on 5th April 2013. The Chairman undertook to review the documents and The Chairman to prepare a paper for consideration at the next meeting of the Planning and Transport Committee.

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

13.29.01 Affordable Housing Working Group

There was nothing further to report.

13.29.02 Neighbourhood Plan Working Group

The Convenor of the Working Group reported that no response had yet been received SCDC were still ignoring the formal submission documents submitted in NovDecember. A similar situation exists for Rendlesham, Framlingham, Martlesham and Gt. Bealings. Planning Aid had met with DCLG and it is hoped that there may be some movement by the end of February. If nothing happens by then consideration will be given to escalating the issue to DCLG and the local MP.

13.29.03 Traffic & Transport Working Group

The Convenor reported that there was no progress with the Quiet Lanes project and that if the signs and road markings for Saddlemakers Lane were to proceed then funding would be required locally. Estimates for the costs involved in this and also for 'Not suitable for HGV's' to be obtained by the Convenor for consideration by council. A letter had been sent to SCDC regarding the parking outside Fison House but as yet no response had been received.

13.30 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

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

The Chairman reported that, on the day of the meeting, he had received a phone call from the Information Commissioner's Office, asking whether any progress had been made regarding the complaint about SCDC's handling of the parish council's FoI request lodged on 4th July 2012. His response had been that nothing had been heard since an eMail from SCDC in November 2012, promising a response 'soon'.

The Clerk distributed copies of an An email sent by from the SCDC solicitor at 17:36 that day, which appeared to provide much of the information requested and originally withheld. It had been received regarding the Freedom of Information request and it was agreed that this matter had now run its course and no further action was required.

13.30.02 To receive items for future meetings

There were no items for future meetings.

13.30.03 To agree items for inclusion in Melton Messenger

There were no items for inclusion in the Melton Messenger.

13.31 DATE OF NEXT MEETING

The next meeting will take place on Monday 25th March 2013 at 19:00 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 21:10.

Signed: _____

Date: _____

[Chairman]