



PLANNING AND TRANSPORT COMMITTEE

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

Present:

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

Cllr Mrs EJJ Hilson
Cllr Mr MW Sherwen

Absent:

Cllr ML Webb

In Attendance:

Mr MJ Green Clerk to Melton Parish Council

13.32 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

13.32.01 Cllr Mr ML Webb – Working Away

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

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

13.33 DECLARATIONS OF INTEREST

13.33.01 To Receive Amendments to the Register

There were no amendments to the Register.

13.33.02 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.

13.33.03 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.

13.33.04 To Consider Full/Partial Dispensations for Pecuniary Interests Declared

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

As there were no members of the public present it was not necessary to lift standing orders.

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

There were no members of the public present.

13.35 TO APPROVE THE MINUTES OF PREVIOUS MEETING

13.35.01 Meeting held on 25th February 2013

It was **RESOLVED** that minutes PLA(13)M02 previously circulated be received, noted and signed as correct record by the Chairman.

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

13.36 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

13.36.01 C13/0191/FUL – Part of Garden Archway House Pytches Road Melton IP12 1EY.

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990.

Erection of 2 storey side extension [existing garage to be demolished] [Revised scheme C12/2120]

Copy of application previously circulated.

Extension of consultation period until after 25 March requested but not responded to.

Council considered this application fully and made the following observations:

- (a) This application is no different to C12/2210/FUL and has not addressed any of the previous reasons for objection – the plans appearing to be identical to those previously submitted
- (b) Of the 19 neighbours consulted on this application 7 had responded all against the proposal according to the SCDC website
- (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.

13.36.02 C13/0208/FUL & C13/0209/CAC – The Burness Parish Rooms The Street Melton IP12 1PW

Application of Planning Permission and Conservation Area Consent for Demolition in a conservation area.

Town and Country Planning Act 1990.

Planning [Listed Building and Conservation Areas] Act 1990

Erection of new concrete sheet [removal of existing].

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. Council would wish to suggest that as the development is in a conservation area consideration should be given to providing conditions whereby the concrete building should either have sympathetic landscaping or be appropriately painted to reduce the starkness of the concrete colour.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

13.36.03 C13/0296/FUL – 103 Bredfield Road Melton IP12 1JE.

Householder Application for Planning Permission for Works or Extension to a Dwelling. Town and Country Planning Act 1990.

Extension of single storey rear extension and detached double garage.

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.

13.36.04 C13/0411/FUL – Unit 10 The Sidings Wilford Bridge Road Melton IP12 1RB

Change of use of unit from B2 to B8.

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.

13.36.05 C13/0423/FUL – Halcyon 3 Rixon Crescent Melton IP12 1TQ

Householder Application for Planning Permission for Works or Extension to a Dwelling. Town and Country Planning Act 1990.

Erection of conservatory.

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.

13.37 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

13.37.01 C12/2120/FUL – Part of Garden Archway House Melton IP12 1EY

Copy of notice of Appeal previously circulated was received and noted.

The Chairman to submit comments directly to the inspectorate.

13.37.02 C12/2366/FUL – Depot and 20 Bredfield Road Melton IP12 1JB

Copy of 'site visit' notice previously circulated was received and noted.

13.37.03 C12/2366/FUL – Depot and 20 Bredfield Road Melton IP12 1JB

Copy of 'DevCon Meeting' previously circulated was received and noted.

Cllr Bale to attend and object on behalf of Melton Parish Council

13.37.04 C12/2523/FUL – 35 Bury Hill Close Melton IP12 1LE

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

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

Copy of 'DevCon Meeting' previously circulated was received and noted.

13.37.06 C12/2578/RES – Part Rear Gardens of 13 and 15 Hall Farm Road Melton IP12 1PJ

Copy of 'reserved matters have been approved' previously circulated was received and noted.

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

It was noted that the spring edition of the local transport guide will be issued shortly.

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

Paper PLA(13)P39 previously circulated was received and noted.

The Chairman confirmed that due to adverse weather it had not been appropriate to take photographs to submit to SCDC regarding parking at Skeet's Boatyard.

13.40 TO CONSIDER TREE WORK APPLICATIONS

13.40.01 To Consider any Response to the Correspondence from Nicholas Newton SCDC

Copy of correspondence previously circulated was received and noted.

The arboricultural officer at SCDC had indicated in his correspondence that 'it would help if you regard these consultations more as notifications of information'. 'Perhaps your Parish Tree Warden can do an initial assessment and then draw the Council's attention to only the more significant proposals'.

Council considered this advice and whether to respond formally to the letter.

It was RESOLVED that with this change in emphasis from Planning decisions to advice that it was appropriate to seek a change in responsibility for TPO's from Planning and Transport Committee to Recreation Committee at the May Full Council meeting as the Tree Wardens are members of the Recreation Committee.

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

13.40.02 C13/00017/TPO – Brownings Pytches Road Melton IP12 1ET

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 T1 Eucalyptus to fell and T2 Holly to fell – to allow adjacent long term trees to mature. T3 Holm Oak 3m crown lift, T4, 7, 8 Sycamore to fell to allow adjacent trees room. T5 & T6 Sycamore 3m crown lift for access and T9 sycamore limb removal to reshape.

To note that the letter dated 1st March 2013 and posted 4th March 2013 and received 5th March 2013 had an end consultation date of 4th March 2013.

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

No response to be made [see 13.40.01]

13.40.03 C13/00027/TCA – Wilford Cottage Barn Station Road Melton IP12 1PX

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 T1 to crown reduce by 25% and reshape Silver Birch. T2 to retain to Espallier Form Pear for routine management. Letter dated 1st March 2013 posted 4th March 2013 received 5th March 2013 – deadline 20th March 2013.

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

No response to be made [see 13.40.01]

13.40.04 C13/00011/TCA – Melton Lodge Yarmouth Road Melton IP12 1LU

Notice of Tree Work Grant previously circulated was received and noted.

13.41 TO RECEIVE A REPORT FROM CLLR SHERWEN ON THE REVIVAL OF THE BENTWATERS CAMPAIGN GROUP

Paper PLA(13)P41 previously circulated was received and noted.

A copy of the letter sent by Eyke Parish Council to the Head of Planning at SCDC was tabled for information.

The following points were highlighted on the report:

- The proposal for an airport on the site was rejected by the Planning Inspector in 1999 stating that the use of the base for civil aviation was unacceptable
- C10/3239 Bentwaters Masterplan – attempts have been made to regularise the flying activities at Bentwaters specifically the flying of the spitfire
- In November 2012 SCDC Development Control allowed more flexibility for business use in condition 16
- It transpires that the site was actually being used by many light aircraft totalling 200 flights per month
- The Bentwaters Campaign Group has been reinstated and the first newsletter issued

- The objection of Eyke PC was noted and it was agreed that a similar letter ought to be sent by Melton Parish Council Planning and Transport Committee

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

13.42.01 Affordable Housing Working Group

There was nothing further to report.

13.42.02 Neighbourhood Plan Working Group

It was noted that SCDC had now formally accepted the submission and that the information will shortly be put on their website and advertised in accordance with the procedure.

The next step is to call a further meeting of the working group and to investigate the possibility of a grant from 'My Community' of up to £7k towards the cost of the plan. It was noted that £6k has been budgeted by Melton Parish Council in the year 2013/14.

13.42.03 Traffic & Transport Working Group

To receive a report from the convenor of the working group.

- (a) To Consider Erecting Polite 'Keep Off The Verge' Signs on the Land Adjacent to the Village Sign and Bench

SCDC has indicated that they do not have funding to provide signs etc and they also express the view that it would be unenforceable. They recommended raised flower beds or trees.

The working group will investigate the cost of 'low level posts' being installed by the parish council contractors and whether or not a licence will be required from SCDC.

Similarly costs for providing car parking spaces on the land behind the telephone box at the entrance to Fison House will be obtained together with a decision on the need for a licence from SCDC who own the land. It is noted that SCDC do not have the funds to provide the parking spaces so it would be up to Melton Parish Council to fund the project.

- (b) Saddlemakers Lane

No further progress has been made due in the main to lack of funding – investigations ongoing.

13.43 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

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

- (a) LDF Core Strategy

The Chairman to prepare a response to the consultation by the deadline.

- (b) NPPF – Policies and Guides

It was noted that with effect from 1/4/2013 SCDC will have no agreed planning policies when considering planning applications. The NPPF policies will therefore be the documents that parish councils will need to use when responding to planning applications.

13.43.02 To receive items for future meetings

There were no items identified.

13.43.03 To agree items for inclusion in Melton Messenger

The Vice Chairman to provide an update for the May edition on the Neighbourhood Plan

No other items were considered appropriate.

13.44 DATE OF NEXT MEETING

The next meeting will take place on Monday 22nd April 2013 at 1900 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 2105

Signed: _____

Date: _____

[Chairman]