



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 22nd April 2013 commencing at 1900 in The Seminar Room, The Lindos Centre, Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr JE Bale
Cllr Mr GK Butterwick [Chairman]

Cllr Mr AG Corston
Cllr Mr ML Webb

Absent:

Cllr Miss EA Barrington
Cllr Mrs EJG Hilson
Cllr Mr MW Sherwen

In Attendance:

Mr C Wakefield Park Properties [Item 13.47.01 only]
Mr M Price Park Properties [item 13.47.01 only]
Mr MJ Green Clerk to Melton Parish Council

13.45 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

13.45.01 Cllr Miss EA Barrington – Lambing in Scotland

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.

13.46 DECLARATIONS OF INTEREST

13.46.01 To Receive Amendments to the Register

There were no amendments to the register

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

There were no declaration of pecuniary interest in respect of items on the agenda.

13.46.03 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.

13.46.04 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.

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

13.47.01 To Receive Information in accordance with the Localism Guidance from Park Properties about the proposed development of 5 Detached Properties at Old Maltings Approach.

The Chairman welcomed Mr Wakefield and Mr Price to the meeting and thanked them for giving of their time to explain the concept behind the proposed development at Old Maltings Approach. Copies of the plans provided are attached to these minutes.

The following points were made by Park Properties:

- (a) The original planning application for the site was for additional office accommodation (Blocks 6 & 7 in Phase 4) but in the current climate it was no longer a viable commercial proposition to provide further offices.
- (b) The development would be in the flood plain (Zone 2/3), on which previously only commercial buildings were allowed. However, with strategically placed drainage and a proper evacuation plan in the event of flooding, SCDC were now prepared to consider an application for housing.
- (c) The proposal was therefore to replace the planned offices with 5 detached 4-bedroom dwellings of three storeys, to a modern design, reflecting that of the adjacent offices. The ground floor rooms would be non-habitable.
- (d) Parking has been a problem on the site but the developers are working with the police and SCDC to find a workable solution whereby some restrictions would be imposed. The proposal would include additional parking for the offices as well as for residents of the new houses.
- (e) The planning application is expected to be submitted shortly and will come with a flood risk assessment.
- (f) Pegasus Retirements Homes would shortly commencing building on the vacant plot in the centre of the site (approved as C10/0773) – the site was currently cordoned off in readiness. If successful, the proposed Park Properties application would finally complete development of the Deben Mill site.

It was RESOLVED to reinstate standing orders

13.48 TO APPROVE THE MINUTES OF PREVIOUS MEETING

13.48.01 Meeting held on 25th March 2013

It was RESOLVED that minutes PLA(13)M03 previously circulated be received, noted and signed as correct record by the Chairman.

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

13.49 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

13.49.01 C13/0378/FUL – 8 The Debenside Melton IP12 1SR

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

Insertion of window in south east gable end wall

Copy of application previously circulated was received and noted.

Extension of consultation period until after 22 April 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 NPPF and also with the saved policies from the SCDC Local Plan and the emerging LDF Core Strategy and Development Management Interim Planning Policies; it has not received any objections from residents but has not been able to confirm this with the SCDC Planning Website as access appears restricted currently.

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

13.49.02 C13/0452/FUL – 15 Orchard Close Melton IP12 1LD

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

Erection of single-storey extension rear and front existing property

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 NPPF and also with the saved policies from the SCDC Local Plan and the emerging LDF Core Strategy and Development Management Interim Planning Policies; it has not received any objections from residents but has not been able to confirm this with the SCDC Planning Website as access appears restricted currently.

Proposed by: Cllr Butterwick

Seconded by: Cllr Corston.

13.49.03 C13/0696/FUL – 1 Grant Rise, Melton. IP12 1FG

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

Erection of rear extension.

Copy of application tabled at the meeting.

It was RESOLVED not to object to the application as Melton Planning Committee considers the application to be in line with the NPPF and also with the saved policies from the SCDC Local Plan and the emerging LDF Core Strategy and Development Management Interim Planning Policies; it has not received any objections from residents but has not been able to confirm this with the SCDC Planning Website as access appears restricted currently.

Proposed by: Cllr Butterwick

Seconded by: Cllr Corston.

13.50 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

13.50.01 C13/0142/LBC – Foxboro Hall Melon IP12 1ND

Copy of 'listed building consent has been granted' notice previously circulated was received and noted.

13.50.02 C13/0142/FUL – 16 Cages Way Melton IP12 1TE

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

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

There was nothing to report.

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

Paper PLA(13)P52 to be circulated to councillors and any questions emailed to the clerk for a response.

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

13.53.01 Affordable Housing Working Group

Nothing further to report.

13.53.02 Neighbourhood Plan Working Group

In the absence of the working group convenor the Chairman reported:

- (a) 2,400 copies of a leaflet were being printed by the Melton Messenger printers and would be distributed with the May edition of the Melton Messenger.
- (b) A public meeting was being planned for 29th June at the Lindos centre
- (c) A website www.meltonneighbourhoodplan.co.uk has been designed, which will be updated with details of the progress of the plan
- (d) The Chairman would be writing again to the DCLG in response to the letter from Nick Boles MP as no response has yet been received from SCDC despite assurances to DCLG that this would be forthcoming
- (e) Copies of the minutes of working group meeting on 9th April had been circulated which included:
 - (i) Letters to landowner/developers/business stakeholders
 - (ii) There was to be a Neighbourhood Plan stand at the Village Fete on 6th July
 - (iii) Work has commenced on the questionnaire
 - (iv) Walking surveys would be conducted in July/August weather permitting.

13.53.03 Traffic & Transport Working Group

The Convenor reported:

- (a) Contact had been made with SCC Highways regarding the time that the scaffolding has been erected around the property in The Street causing traffic problems
- (b) Estimates have been provided for the provision of the safety signs in Saddlemakers Lane and further work was required on obtaining funding
- (c) SCL Landscape Management Ltd are to be asked to provide quotes for the provision of the posts in The Street to prevent parking on the strip of land by the village sign
- (d) Discussions continue about traffic calming on Melton Road on the day of Melton Village Fete and Woodbridge Carnival (6th July).

13.54 SIZEWELL C

Deferred to May meeting of Planning and Transport Committee as the outcome of the first consultation was not yet available.

13.55 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

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

- (a) Census data was now available at parish level but some of the statistics look odd – despite 227 new dwellings in Melton since the previous census the population has only grown by 23 people. The Chairman to investigate further and discuss with the Office of National Statistics.
- (b) Orchard Close - Concerns expressed about the number of cars parked in Orchard Close giving the indication that 'car sales' may be taking place from residential properties. Further investigations to be carried out by councillors.

13.55.02 To receive items for future meetings

There were no items for future meetings.

13.55.03 To agree items for inclusion in Melton Messenger

- Park Properties
- Traffic calming in Saddlemakers Lane
- Continuing work on the parking facilities in the centre of the village.

13.56 DATE OF NEXT MEETING

The next meeting will take place on Monday 20th May 2013 at 1900 in the Lindos Centre Conference Room 4.

There being no further business the meeting closed at 2050

Signed: _____

Date: _____

[Chairman]

To see all the details that are visible on the screen, use the Print link next to the map.

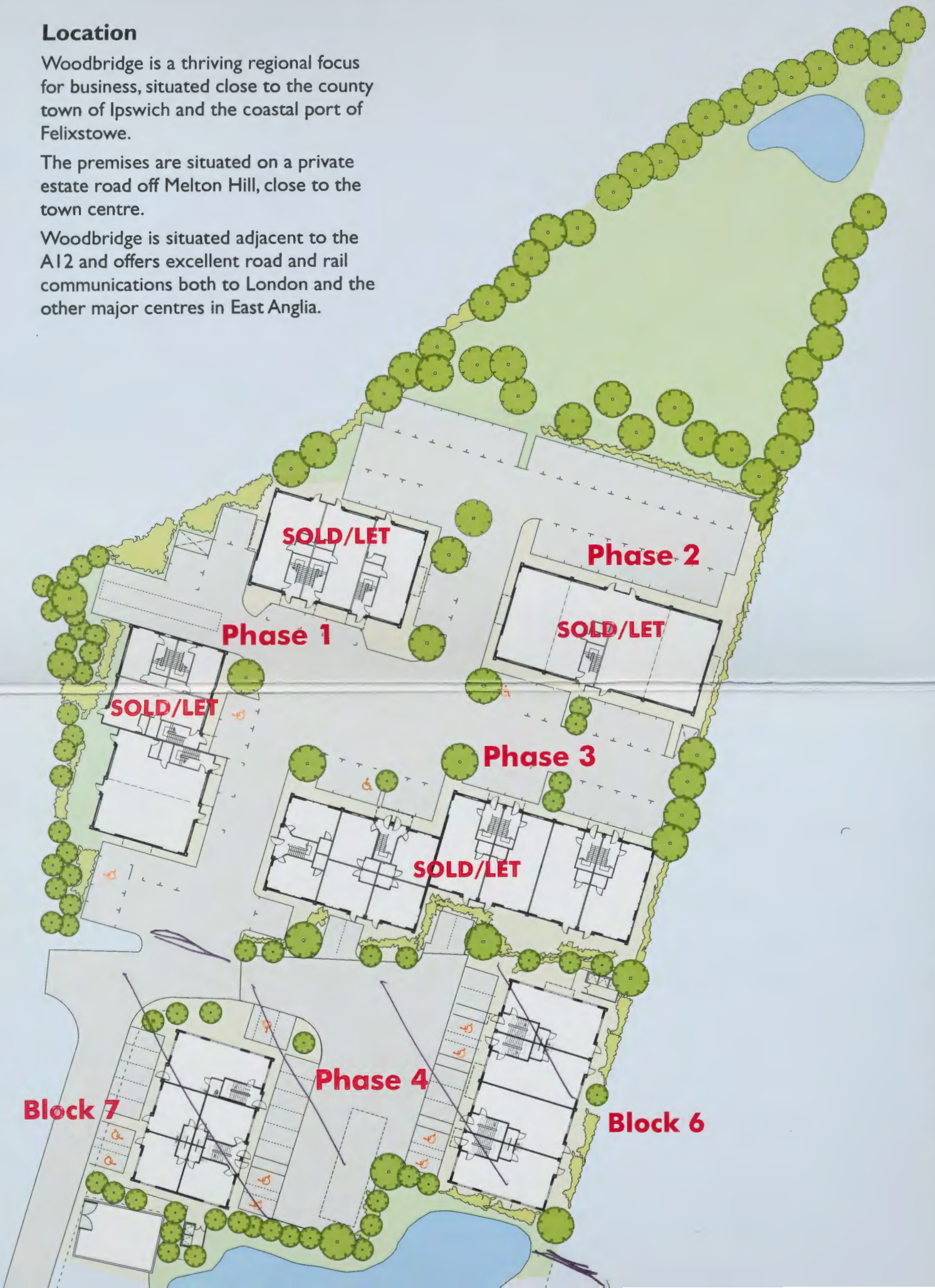


Location

Woodbridge is a thriving regional focus for business, situated close to the county town of Ipswich and the coastal port of Felixstowe.

The premises are situated on a private estate road off Melton Hill, close to the town centre.

Woodbridge is situated adjacent to the A12 and offers excellent road and rail communications both to London and the other major centres in East Anglia.



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SLATE ROOF
ZINC APRON

BRICKWORK

PANELS



BOARDING

ELEVATIONS TO OLD MALTINGS APPROACH

| REVISION | DESCR |
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| TITLE | PR |
| PROJECT | 5 M LA WC PA |
| CLIENT | |

DING

PPROACH

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| REVISION | DESCRIPTION | DRAWN | CHECK |
| TITLE | PROPOSED RESIDENTIAL SCHEME | JOB NO 4657 | |
| PROJECT | 5 NO. HOUSES LAND ADJACENT MELTON BUSINESS PARK WOODBIDGE | DWG NO 11 | SIZE A2 |
| CLIENT | PARK PROPERTIES (ANGLIA) LTD. | SCALE | 1:100 |
| | | DATE | Mar 2013 |
| | | DRAWN | PK |
| | | CHECK | |
|  WINCER KIEVENAAR Chartered Architects MARKET PLACE HADLEIGH IPSWICH SUFFOLK IP7 5DN T:01473 827992 F:01473 827993 Enquiries@wkiparchitects.co.uk | |  | |
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| TITLE | 5 NO. HOUSES |
| PROJECT | LAND ADJACENT MELTON BUSINESS PARK WOODBRIDGE |
| CLIENT | PARK PROPERTIES (ANGLIA) LTD. |

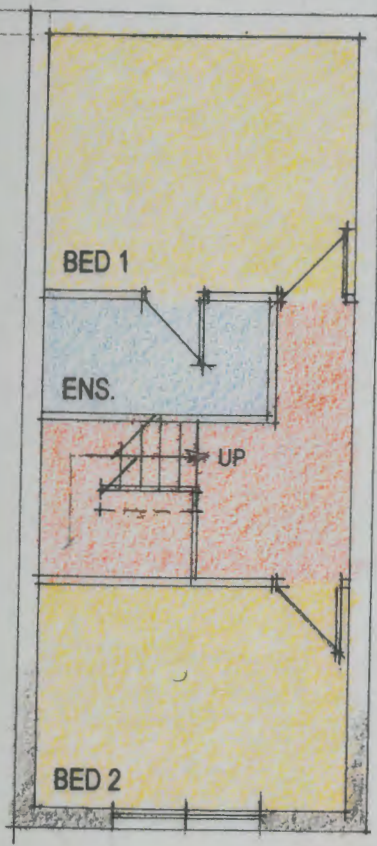


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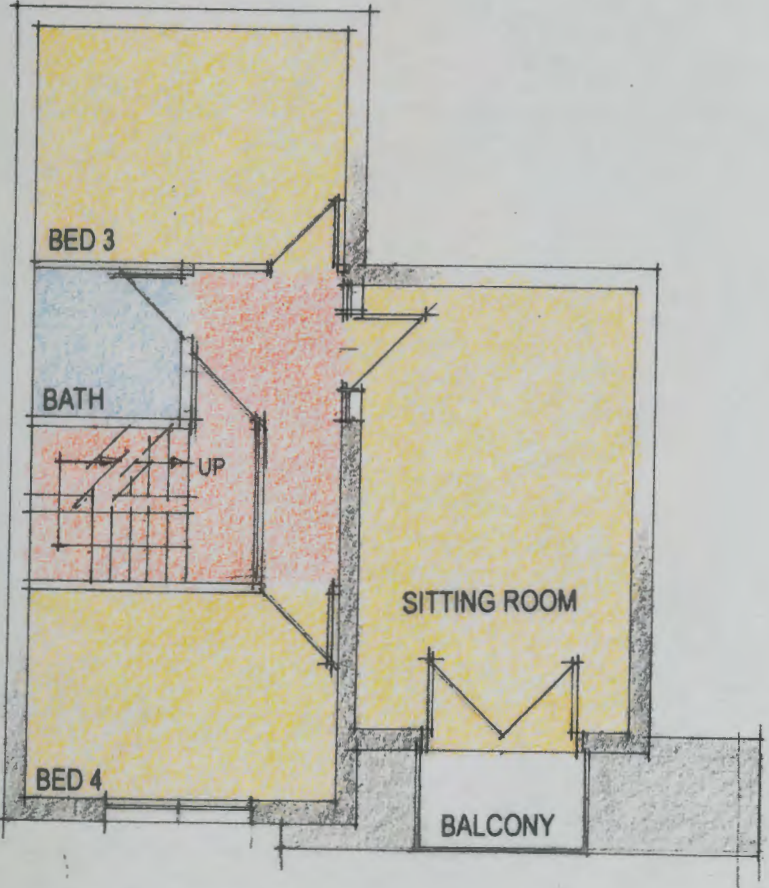
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E:enquiries@winkperchitects.co.uk

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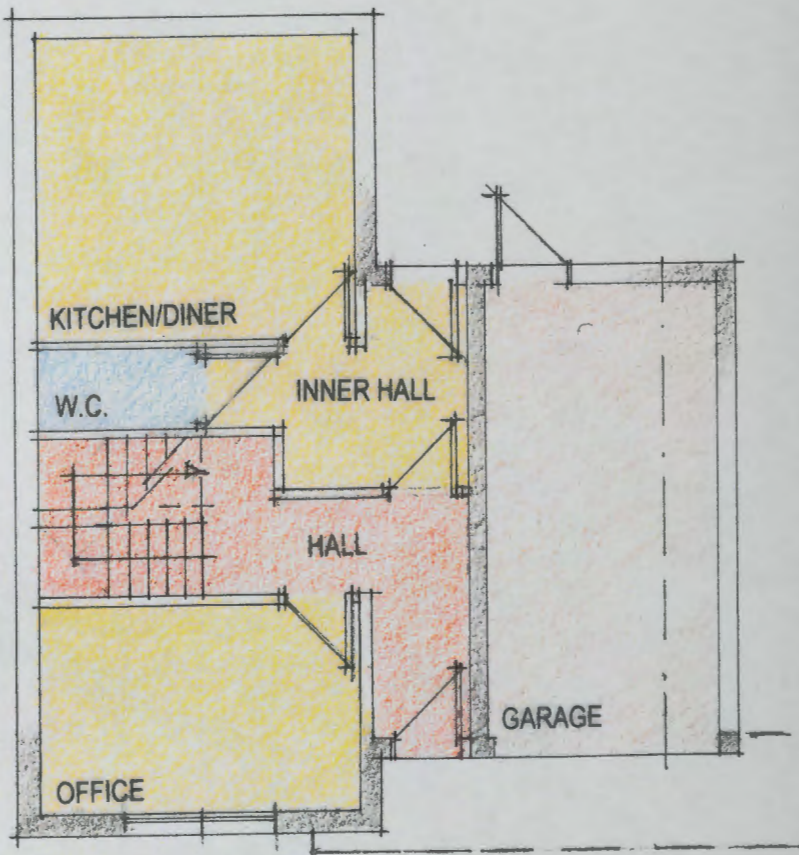


SECOND FLOOR PLAN



FIRST FLOOR PLAN





GROUND FLOOR PLAN

4/22/13

Old Maltings Approach - Google Maps



Address **Old Maltings Approach**

Address is approximate

