



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 28th April 2014 commencing at 19:00 in The Seminar Room, The Lindos Centre, Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mr JE Bale	Cllr Mrs EJJ 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:

There were no absences.

In Attendance:

Ms K Broyd
Cllr Miss KS Martin
Mr J White
Mr MJ Green Clerk to Melton Parish Council

14.41 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

There were no apologies for absence.

14.42 DECLARATIONS OF INTEREST

14.42.01 To Receive Amendments to the Register

There were no amendments to the register.

14.42.02 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.

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

Cllr Butterwick declared that he was known to the applicants of DC/14/0880/FUL.

14.42.04 To Consider Full/Partial Dispensations for Pecuniary Interests Declared

There were no applications for dispensations.

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

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

14.43.01 Woods Lane Development DC/14/0991/OUT

Issues that were raised during the discussion included:

- As the application was received the day before the Easter holiday and comprises a box of 24 documents weighing 2 kg, there had been insufficient time to fully consider it in detail.
- Traffic - Woods Lane already very busy
- Design of road access to the site

- Site is outside the physical limits boundary, *i.e.* in the Countryside
- Footway along Woods Lane is narrow and dangerous
- Woodbridge TC and Sutton PC had both objected, Ufford PC had asked for an extension of time.
- The Chairman had advised of neighbouring PC's who may be affected by the impact of additional traffic on A1152
- Numerous neighbours had objected
- The developer's case is based on SCDC's alleged failure to identify a 5-year supply of land for housing.
- The 'Leiston Accord' under the Sustainable Communities Act requires developers to discuss large schemes with town & parish councils and encourages them to assist in obtaining specialist independent assessment of supporting documents.
- Recent Parliamentary Statement from Nick Boles may provide some answers.
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For the formal response from MPC see item 14.45.07

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

14.44 TO APPROVE THE MINUTES OF PREVIOUS MEETING

14.44.01 Meeting held on 24th March 2014

It was **RESOLVED** that minutes PLA(14)M03 previously circulated were received, noted and signed as correct record by the Chairman.

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

14.45 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

14.45.01 DC/14/0562/FUL – Melton Lodge Yarmouth Road Melton IP12 1LU

Application for Planning Permission.

Town and Country Planning Act 1990.

Application for installation of 45kWp ground mounted solar PV system to existing vineyard. Copy of application previously circulated.

Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested but only extended to 14th April 2014.

The response to this application was agreed by email communication between the committee and the following response made within the timescales requested by SCDC:

"We have received strong representation from the owner of Gardeners Cottage who will be most affected should the application be approved. The Chairman of our Planning and Transport Committee has also paid a site visit to Gardeners Cottage to assess the potential impact on the surrounding area and has reported back to council.

*Having carefully considered the application Council has resolved to **strongly object** to the application for the following reasons:*

DM21 – Design Aesthetics

- 1. This is totally out of scale and character of the surrounding landscape*
- 2. This would distract from the character and rural aspect of the surrounding property*
- 3. Due to its scale it will be visually recessive and out of keeping with its surroundings*

DM23 – Residential Amenity

- 1. The development will overlook Gardeners cottage reducing the privacy and outlook*
- 2. The development is so close that it will spoil the residential amenity and impact adversely on the physical relationship with the surrounding area*
- 3. The provision of the Solar Panels on this industrial scale in a rural residential setting is not in keeping with the current visual outlook enjoyed by the residents of Gardeners Cottage*
- 4. The proposal will impact on Gardeners Cottage but has been so designed as to have no impact on the main house*

Council trust that you will take account of its support for the resident of Gardeners Cottage and its object on planning grounds to the proposed development."

This response was duly noted.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington

- 14.45.02 DC/14/0893/DRC – Drummond House 7 Grange Park Drive Melton IP12 1FF**
Application for approval of details reserved by condition.
Town and Country Planning Act 1990.
Planning [Listed Buildings and Conservation Areas] Act 1990.
Copy of application previously circulated.
Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested but SCDC advised this should not have come to parish council for consultation.
This notification was duly noted.
- 14.45.03 DC/14/0870/DRC – Warehouse and premises Melton Road [Former GAH Site]**
Application for approval of details reserved by condition.
Town and Country Planning Act 1990.
Planning [Listed Buildings and Conservation Areas] Act 1990.
Copy of application previously circulated. Phase 2 Geo-Environmental Site Investigation Report in office as too large to scan.
Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested but SCDC advised this should not have come to parish council for consultation.
This notification was duly noted.
- 14.45.04 DC/14/0715/OUT – Land to Rear of Cedar House**
Application for Outline Planning Permission with some matters reserved.
Town and Country Planning Act 1990.
Outline Planning Application for Erection of 10 nr. Dwellings including 3 nr affordable formation of vehicular access from The Grove. Removal of some trees included within the TPO 25 dated 1953.
Copy of Application previously circulated.
Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested and granted.
It was noted that:
- This is within the physical limits boundary
 - WTC had approved the application
 - Concerns about the impact on traffic
 - Concerns about the no of trees to be felled
 - Suggest increase in no of affordable houses
 - Suggest consideration be given to extending the footpath
 - Any s106 agreement should apply to MPC in full
- It was RESOLVED** to respond to the application as follows:-
“Recognising that this site lies within the Physical Limits Boundary of the Town of Woodridge (including parts of Martlesham & Melton), the parish council does not object in principle to this application. However, it does wish the attention of the Development Management Committee to be drawn to the following comments:-
- *The outline application (DRWGs A1-1 & A1-2) indicates a significant number of trees, many of them protected individually or collectively by Tree Preservation Orders, to be removed. In drawing up the final plans, we urge every effort to be made to reduce this number. The depredations to existing trees and woodland resulting from climate change make it all the more important to retain those which remain.*
 - *The suggested location and footprint of the three affordable dwellings makes them appear divorced from the remainder of the development and somewhat small in size. In drawing up the final plans, we urge the provision of additional Affordable Housing (which must be secured through an s106 agreement with a registered social landlord) and/or better integration into the overall development.*
 - *Any s106 agreement covering other mitigation measures should include the provision of a public footway (which need only be approx. 20 to 25m in length) linking the existing footway along the west side of the B1438 Melton Hill to the estate footways*

and via to the zebra crossing on Pytches Road, thus providing a safe walking route from Melton into Woodbridge, in fulfilment of Strategic Policy SP11 'Access'. “

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

14.45.05 DC/14/0716/FUL – Cedar House Pytches Road Melton IP12 1EX

Application for Planning Permission.

Town and Country Planning Act 1990.

Application for change of use from mixed institutional activity rooms and ancillary offices to as single residential dwelling.

Copy of Application previously circulated.

Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested and granted.

It was RESOLVED not to object to the application as Melton Parish Council Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework [2012], the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies - Development Plan Document July 2013 and the remaining saved policies from the Suffolk Coastal Local Plan Incorporating 1st and 2nd Alterations; it has not received any objections from residents.

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

14.45.06 DC/14/0880/FUL – The Jays Station Road Melton IP12 1PX

Householder Application for Planning Permission for works or extension to a dwelling.

Town and Country Planning Act 1990.

Application for retrospective planning permission for white UPVC gable fronted conservatory 4500 mm * 3000 mm.

Copy of Application previously circulated.

Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested.

It was RESOLVED not to object to the application as Melton Parish Council Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework [2012], the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies - Development Plan Document July 2013 and the remaining saved policies from the Suffolk Coastal Local Plan Incorporating 1st and 2nd Alterations; it has not received any objections from residents.

Proposed by: Cllr Barrington

Seconded by: Cllr. Corston

14.45.07 DC/14/0991/OUT – Land to North of Woods Lane

Application for Outline Planning Permission with some matters reserved.

Town and Country Planning Act 1990.

Outline Planning Application for up to 180 Dwellings with all matters reserved except for access.

Application available in parish council office.

Extension of consultation period until after the Planning and Transport Committee meeting on 28th April 2014 requested and granted.

See also Minute 14.43

It was RESOLVED to respond to the application as follows:-

*“Melton Parish Council **objects strongly** to this application, on grounds which include the following:-*

- *The site lies outside the current Physical Limits Boundaries of both Woodbridge Town (including parts of Martlesham & Melton) and Melton Village / Key Service Centre. As such, it lies in an area designated as Countryside and development, particularly on the scale proposed, would be contrary to District Local Plan Objectives 1 'Sustainability' and 2 'Housing', Strategic Policies SP2 'Housing Numbers & Distribution' and SP29 'The Countryside', and Development Management Policy DM3 'Housing in the Countryside'.*

- *The application documentation is of considerable size (a box weighing approx. 2kg) which it is unrealistic to expect a parish council to assess, unaided, over a 21-day period which includes the Easter holiday period. We therefore request **an extension of time** to allow full consideration to be given to these documents.*
- *The applicant's Statement of Community Involvement is defective in that it makes **no mention** of any pre-application engagement with the parish council. This comprised a request to address councillors and a presentation to the Council's Planning & Transport Committee on 23rd September 2013. Other than a very short-notice invitation to attend the public exhibition in November 2013, there was no subsequent communication until the copy of the application was received from the district council on 10th April 2014. The parish council intends to take advantage of the 'Leiston Ruling' and seek assistance from the developer in obtaining an independent assessment of the application. No opinion has yet been reached as to the accuracy or validity of the remainder of the SCI.*
- *Given the failure of the judicial review against key elements of the District Local Plan, the parish council has been lead to believe that the developer's reliance on the Hunston Judgement re the absence of a 5-year supply of building land is no longer relevant.*
- *In seeking permission to develop a greenfield site whist several brownfield sites in Melton lie undeveloped, the application appears contrary to the Written Statement to Parliament issued by the minster on 6th March 2014.*
- *The submitted 'Section 106 Heads of Agreement' contains no information as to what 'relevant infrastructure, facilities and resources' might be funded. As it is "important that any s106 agreement sits alongside and is read in conjunction with the conditions attached to any planning permission granted' (s106 HoT #5), it is important that the local community is engaged in the process before any consent is granted, not afterwards.*
- *Significant progress is being made in producing the Melton Neighbourhood Plan, with overwhelming evidence that land north of Woods Lane is not the community's preferred location for the housing development in knows is needed within the Melton/Woodbridge area. The parish council believes that, as with the evolving Local Development Framework, legislation suggests due weight should be given to an evolving Neighbourhood Plan.*
- *And otherwise as may be adduced in subsequent correspondence."*

Proposed by: Cllr Butterwick

Seconded by: Cllr Barrington.

14.46 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

14.46.01 DC/14/0389/CCC Proposal for Pitstop Out of School Club

Copy of SCDC Comments opposing the application previously circulated was received and noted.

It was also noted that the vice Chairman would be attending the SCC development control meeting on 30th April to speak in support the proposal on behalf of Melton Parish Council

14.46.02 DC/14/0480/AME – 6 Scott Lane Melton IP12 1TJ

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

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

The Chairman reported that the Sunday train service to Ipswich would be increased to hourly, commencing within the next 12 months.

Although no formal notification has been received, it was understood that the level crossing at the station would be fitted with barriers works in the summer.

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

Paper PLA(14)P48 previously circulated was received and noted.

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

14.49.01 Neighbourhood Plan Working Group incorporating the Affordable Housing Working Group

Paper PLA(14)P49.01(a) and PLA(14)P49.01(b) previously circulated were received and noted.

The Vice Chairman reported that there would be a meeting of the working group in May.

14.49.02 Traffic & Transport Working Group

Issues raised include:

- Potholes
- Poor quality of carriageway repairs
- Divestment of land by Winifred Fison House
- Repainting yellow lines in village to allow SNT to enforce parking regulations
- Excessive number of vehicles parking in Orchard Close [pictures to Convenor]

In response to a question the Clerk subsequently identified the budget for TTWG Expenditure for 2014/14 to be:

Quiet Lanes	£ 800
Saddlemakers Lane	£2,000
Installation Plot 1	£ 680
Installation Plot 3	£ 720

Total: £4,200

14.50 TO RECEIVE THE MONTHLY FINANCE REPORT

Management Accounts March 2014 previously circulated was received and noted.

14.51 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

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

(a) Yarmouth Road Development

Mr Richard Brown has advised the council of his client's proposals to develop a large site bounded by Yarmouth Road, St. Audry's Lane, Lodge Farm Lane and FP5. It was agreed that he should be invited to a future meeting of Planning and Transport Committee for pre-application discussion. The Clerk to extend invitation and confirm that the information currently available can be put in the public domain.

(b) Bentwaters Parks (Application C10/3239/FUL)

Cllr Sherwen has the latest set of documents relating to the revised masterplan and the consultation period ends on 21st May. Following his offer Steven Bainbridge has been invited to attend to answer questions prior to the response to the consultation being submitted by MPC.

(c) Community Infrastructure Levy and Statement of Community Involvement

The Chairman reported that the letter from Suffolk Coastal DC giving notice of two forthcoming public consultations had been circulated. SALC Planning & Transport Working Group will discuss the matter at their next meeting on 1st May.

(d) Sizewell Community Forum

The Chairman reported that both he and the Chairman of Council had attended the recent meeting the notes of which had been circulated. There will be a further round of consultation later in the year. The location of the South Park-&-Ride had not been resolved as there were archaeological issues to do with the Wickham Market site.

14.51.02 To receive items for future meetings

There were no items noted.

14.51.03 To agree items for inclusion in Melton Messenger

There were no items noted.

14.52 DATE OF NEXT MEETINGS

The next meeting will take place on Monday 19th May 2014 commencing at 1900 in the Lindos Centre Seminar Room.

Future meetings are:

2014

June 23rd

July 21st

August 18th

September 22nd

October 20th

November 17th

December 15th

2015

January 19th

February 16th

March 16th

April 20th

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

Signed: _____

[Chairman]

Date: _____