



PLANNING AND TRANSPORT COMMITTEE

Minutes of an ordinary meeting of the Parish Council Planning and Transport Committee on Monday 19th May 2014 commencing at 19:00 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 Mrs EJG Hilson

Cllr Mr MW Sherwen

Cllr Mr ML Webb

Absent:

Cllr Miss EA Barrington [Vice-Chairman]

In Attendance:

Cllr Mr AH Porter

Mr WJ Grosvenor

Mr MJ Green

Chairman of Council

Interim Clerk to Melton Parish Council

Clerk to Melton Parish Council

The Chairman warmly welcomed Mr William Grosvenor to his first Planning and Transport Committee meeting as interim Clerk to Melton Parish Council.

14.53 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

14.53.01 Cllr Miss EA Barrington – work commitment

It was RESOLVED to receive the apology and consent to the absence.

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

14.54 DECLARATIONS OF INTEREST

14.54.01 TO RECEIVE AMENDMENTS TO THE REGISTER

There were no amendments to the register.

14.54.02 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.

14.54.03 TO RECEIVE DECLARATIONS OF NON PECUNIARY INTEREST IN RESPECT OF ITEMS ON THE AGENDA

(a) **Cllr Butterwick**

New Housing Development in Melton

(b) **Cllr Corston**

New Housing Development in Melton

(c) **Cllr Sherwen**

Bentwaters Action Group

The Clerk received and noted the declarations of non-pecuniary interest.

14.54.04 TO CONSIDER FULL/PARTIAL DISPENSATIONS FOR NON-PECUNIARY INTERESTS DECLARED

(a) **Cllr Butterwick**

New Housing Development in Melton - dispensation on the grounds that the number of persons prohibited from participating in the business is so great a proportion of the council as to impede the transaction of the business

- (b) **Cllr Corston**
New Housing Development in Melton - dispensation on the grounds that the number of persons prohibited from participating in the business is so great a proportion of the council as to impede the transaction of the business
- (c) **Cllr Sherwen**
Bentwaters Action Group - dispensation on the grounds that it is in the interests of persons living in the authority's area.

Under the delegated authority contained in the Disclosable Personal Interest Policy adopted by Melton Parish Council on 13th September 2012 that on the grounds that without a dispensation the number of councillors prohibited from participating would be more than one half of the councillors who would be entitled to vote at a meeting of the Council/committee/sub-committee transacting the business the Clerk received and approved the applications or in the case of Cllr Sherwen that it was in the interests of persons living within the authorities area.

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

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

14.56 TO APPROVE THE MINUTES OF PREVIOUS MEETING

Meeting held on 28th April 2014

It was RESOLVED that minutes PLA(14)M04 previously circulated were received, noted and signed as correct record by the Chairman.

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

14.57 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

14.57.01 DC/14/1228/FUL - 5 SCOTT LANE MELTON IP12 1TJ

Householder Application for Planning Permission for works or an extension to a dwelling. Town and Country Planning Act 1990. Application for Single Storey Rear Porch Extension to Domestic Dwelling Plus erection of Freestanding Garden Room in the Garden. Copy of application previously circulated was received and noted.

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 Corston.

14.57.02 DC/14/1154/FUL - BURNES PARISH ROOMS MELTON IP12 1PW

Application for Planning Permission. Town and Country Planning Act 1990. Application for hard standing for 15/18 cars. Copy of application previously circulated was received and noted.

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. Council requested that a condition be imposed whereby the tarmac surface to be used should be porous to prevent flooding.

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

14.57.03 DC/14/1410/FUL - 103 BREDFIELD ROAD MELTON IP12 1JE

Householder Application for Planning Permission for works or an extension to a dwelling. Town and Country Planning Act 1990. Application for alterations & extensions together with erection of detached garage. Copy of application previously circulated was received and noted.

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 Corston.

14.57.04 C/10/3239/FUL - FORMER RAF BENTWATERS, BENTWATERS PARK, RENDLESHAM.

Change of use of buildings & land and moving a section of fence. Revised and updated documentation provided by applicant 27th February 2014. Copy of application previously circulated was received and noted.

Committee noted that objections had been lodged both against the original application on 4th March 2011 and the previous variation on 3rd April 2012 and carefully considered the further revised application. The following comments were noted:

- The application takes the form of a 'Masterplan' for the site of the former US airbase and is the result of enforcement action in respect of unauthorised uses taken in 2009. It is therefore essential to have the Masterplan as robust as possible.
- The main thrust of the parish council's earlier objections had been:-
 - the impact of traffic generated by the unauthorised uses of the site on the A1152 road, which bisects Melton;
 - the need to capture the cost of works to mitigate the impact of this traffic by means of effective and enforceable s106 agreements, reached after meaningful engagement with the local community in the spirit of the Localism Act 2011.
- The traffic impact assessment remains virtually unchanged, and continues in its failure to consider the impact of traffic through Melton.
- A major element of the latest revision to the application was its references to increased aviation activity. The current CAA status of the Bentwaters site is 'Military Aerodrome - Disused'. If the revised planning application were to be approved, the status would change to 'Civil Aerodrome - Active'. This gives rise to concerns about unintended consequences:-
 - there are two categories of 'Civil Aerodrome - Active', essentially 'without facilities' and 'with facilities'. Given the lengthy hardened runway and the continued existence of the facilities dating from its use as a frontline military airbase, it would be difficult to argue that the correct classification would become 'Civil Aerodrome with Facilities - Active'.
 - if that were to be the case, there would be nothing to prevent the site being put to further aviation uses, e.g. maintenance of commercial aircraft of any size (up to and including 747s & A380s), and general aviation (anything from private light aircraft, through business jets and potentially regional airport).
- Once planning consent has been given, primary responsibility for the regulation of aviation lies with the Civil Aviation Authority.
- The site is surrounded by the Suffolk Coast & Heaths AONB and the potential impacts on this must be considered:-

- the noise associated with more frequent use by small aircraft. Whilst the application refers to a limit of 480 flights a year, the ability of the local planning authority to prevent an increase was questioned.
- the National Planning Policy Framework says the aim should be to protect areas of tranquillity from noise.
- The application seeks authorisation of an annual airshow, with the potential for a further seven similar events per year. This gave rise to concerns:-
 - that there would be a significant traffic impact on local roads, in particular the A1152.
 - that aerobatic displays in close proximity to residential areas would result in the potential for a major disaster in the event of an incident.
- The Chairman advised the meeting that he understood that the consultation had been extended to mid-June.

It was RESOLVED to OBJECT to the application, taking account of the above concerns, with the precise wording to be delegated to the Chairman and Clerk, in liaison with Cllr Sherwen.

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

14.58 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

14.58.01 DC/14/0366/FUL - THE RETREAT SADDLEMAKERS LANE MELTON IP12 1LZ

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

14.58.02 DC/14/0550/ADI - GARAGE MELTON ROAD MELTON

Copy of 'permission has been granted' notice previously circulated was received and noted. The Chairman commented that a revised drawing had been submitted and that the approved hours of illumination were restricted to 08:00 - 18:00 Mondays to Fridays and 08:00 - 12:30 on Saturdays.

14.58.03 DC/14/0562/FUL - MELTON LODGE YARMOUTH ROAD MELTON IP12 1LU

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

14.58.04 DC/14/0870/DRC - WAREHOUSE AND PREMISES MELTON ROAD MELTON

Copy of 'conditions discharged' notice previously circulated was received and noted.

14.58.05 DC/14/1097/AME - 54 CHURCH VIEW CLOSE MELTON IP12 1RD

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

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

The Chairman advised the meeting that a revised train timetable would come into being on 18th May and that minor changes to bus routes on 25th May. It was understood that the open top bus service will again be provided during the summer period. The *Guide to Local Public Transport* would be updated when time permitted.

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

Paper PLA(14)P60 previously circulated was received and noted.

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

14.61.01 NEIGHBOURHOOD PLAN WORKING GROUP INCORPORATING THE AFFORDABLE HOUSING WORKING GROUP

The Chairman reported that SCDC were now seeking confirmation of the site specific allocations that MPC wishes to include in its NP.

There will be a working group meeting on 27th May and work will commence on working towards producing documentation to enable a referendum to take place in quarter 2 of 2015.

14.61.02 TRAFFIC & TRANSPORT WORKING GROUP

The Convenor reported that:

- SCC had advised that resurfacing of the Woods Lane/Melton Lights junction will be carried out in the summer.
- There will also be resurfacing of the Station Road/The Street junction.
- Fete working group needs to beware of the potential road closure for resurfacing to avoid clashes with the fete and Woodbridge Carnival.
- Cllr Bond is attempting to convene a meeting of associated Parish Councils with SCC/SCDC representatives regarding the A1152.
- Councillors were invited to submit items for the meeting with Mr Chenery (SCC Highways) at the meeting of full council on 10th July to be an agenda item of this committee on 23rd June.

14.62 TO RECEIVE THE MONTHLY FINANCE REPORT

Management Accounts April 2014 previously circulated was received and noted.

14.63 TO CONSIDER YARMOUTH ROAD DEVELOPMENT

It was noted that the EADT had reported that the developer was holding an exhibition on Tuesday 3rd June 2014 from 3 p.m. to 7 p.m. in the Lindos Centre on the proposed development.

It was PROPOSED that the Clerk extends an invitation to Mr Brown [acting for the developers] to meet with the Planning and Transport Committee at their next meeting on Monday 23rd June 2014 at 7.00 p.m.

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

14.64 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS

14.64.01 TO RECEIVE A REPORT ON URGENT BUSINESS NOT OTHERWISE ON THE AGENDA

The Chairman of Planning & Transport Committee reported:-

a) SALC - Forest Heath Parish Alliance

The Chairman to contact local parish councils with a view to forming a similar alliance of the A1152 Corridor councils.

b) SALC - National Planning Policy Framework

It was noted that a copy of the submission to the Parliamentary Select Committee considering the impact of the NPPF. The response has been distributed to all councillors.

14.64.02 TO RECEIVE ITEMS FOR FUTURE MEETINGS

There were no items.

14.64.03 TO AGREE ITEMS FOR INCLUSION IN MELTON MESSENGER

- Yarmouth Road development.
- Bentwaters Development.

14.65 DATE OF NEXT MEETING

The next meeting will take place on Monday 23rd June 2014 commencing at 1900 in the Lindos Centre Seminar Room.

The Chairman commented that this would be Malcolm Green's last meeting of the Committee prior to his retirement at the end of May. Councillors wished him a happy retirement.

There being no further business the meeting closed at 2055.

Signed: _____ Date: _____

[Chairman]