



Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Monday 20 October 2014 commencing at 19:00 in the Lindos Centre, Melton IP12 1PP.

Present:

Cllr Mr J E Bale Cllr Miss E A Barrington [Vice-Chairman] Cllr Mr G K Butterwick [Chairman]	Cllr Mr A G Corston Cllr Mrs E J G Hilson Cllr Mr M L Webb
--	--

Absent:

Cllr Mr M Sherwen	
-------------------	--

In Attendance:

Cllr Mr A H Porter Mr W J Grosvenor <i>Interim Clerk to Melton Parish Council</i>	<i>1 Member of the Public who attended up to and including the Open Forum part of the Agenda.</i>
--	---

	PART ONE – OPEN TO THE PUBLIC
14.136	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Cllr Sherwen (work) and it was RESOLVED to note the absence.
14.137	DECLARATIONS OF INTEREST
14.137.01	To receive Amendments to the Register There were none.
14.137.02	To receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.

14.137.03	<p>To Receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</p> <p>There were none.</p>
14.137.04	<p>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</p> <p>It was noted that there had been no requests for dispensations.</p>
	<p><i>It was RESOLVED to lift Standing Orders</i></p>
14.138	<p>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</p>
14.138.01	<p>Mrs Angela Punaks wished to address the Committee in relation to the planning application in respect of 4 Hackney Terrace. She introduced herself and explained that she lived directly opposite the proposed Plots 2 and 3 in the application. She referred the Committee to the letter of objection which she and her husband had submitted to the Planning Authority with a copy to the Parish Council, and indicated that she was willing to answer any questions which Councillors might wish to put to her. Members sought clarification on responsibility for the unmade road on which the proposed development would front, and issues of drainage and flooding. Parking was also discussed. Mrs Punaks thought that the arrangements for maintenance of the unadopted road were informal. The Chairman raised the issues of the Planning Authority's policies on infilling and backland development, and also as to whether Suffolk Highways has a policy on development on unadopted roads, which he felt needed to be clarified.</p> <p>The Chairman indicated that the Committee would give a formal view on the application later in the Agenda (Item 14.140.01).</p>
	<p><i>It was RESOLVED to reinstate Standing Orders</i></p>
14.139	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 22 September 2014 (Minutes PLA(14)M09 previously distributed).</p> <p><i>Proposed by:</i> Cllr Corston <i>Seconded by:</i> Cllr Barrington</p>
14.140	<p>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</p>

<p>14.140.01</p>	<p>DC/14/2922/FUL 4 Hackney Terrace, Melton Proposed residential development of 3 plots and 1st floor extension to No 4 Hackney Terrace Copy of application previously distributed was noted, as were the two neighbour letters of objection and one from the Suffolk Preservation Society. Extension of deadline to 23 October obtained. It was RESOLVED to recommend refusal on the grounds of infilling and backland development (Policy DM7), parking standards (Policy DM19), design aesthetics (Policy DM21), residential amenity (Policy DM23) and flood risk (Policy DM28); the Chairman and Interim Clerk to formulate the wording of a response.</p>
<p>14.140.02</p>	<p>DC/14/3073/FUL & DC/14/3074/LBC Glendene, 4 Station Road, Melton Proposed alterations to and extensions of existing dormer window on the rear / south west elevation (revised proposal) Copy of application previously distributed was noted. This application had a deadline of 13 October for comments and was delegated to the Interim Clerk following consultation with Members of Planning and Transport Committee. Following consultation the Interim Clerk responded on 13 October as follows: It was Resolved to recommend approval of the application as Melton PC Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework [2012], the Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents. <i>Action by the Interim Clerk NOTED.</i></p>
<p>14.140.03</p>	<p>DC/14/3136/PNH 23 Orchard Close, Melton Proposed erection of uPVC conservatory Copy of application previously distributed was noted. This application had a deadline of 20 October for comments and was delegated to the Interim Clerk following consultation with Members of Planning and Transport Committee. Following consultation the Interim Clerk responded on 13 October as follows: It was Resolved to recommend approval of this Prior Notification – Householder Application. <i>Action by the Interim Clerk NOTED.</i></p>

14.140.04	<p>DC/14/2860/PNH 9 Hackney Terrace Proposed erection of rear extension Copy of application previously distributed was noted. This application had a deadline of 13 October for comments and was delegated to the Interim Clerk following consultation with Members of Planning and Transport Committee. Following consultation the Interim Clerk responded on 13 October as follows: It was Resolved to recommend approval of this Prior Notification – Householder Application. <i>Action by the Interim Clerk NOTED.</i></p>
14.141	<p>TO REVIEW PLANNING NOTICES RECEIVED</p>
14.141.01	<p>Town and Country Planning Act 1990 – Appeal under s78 Appeal by Christchurch Land and Estates Ltd in respect of the site at Woods Lane, Melton. Paper PLA(14)141.01 (previously distributed) was considered. AGREED after discussion that (1) the Chairman will provide the Interim Clerk with a clearly worded note of information on this to be sent by e-message to subscribing local residents; and (2) Chairman and Interim Clerk to formulate the wording of a response to this appeal by 5 November.</p>
14.142	<p>TO CONSIDER POLICY ISSUES ARISING FROM THE DECISION ON DC/14/2599/FUL – 6 Garrod Approach, Melton Paper PLA(14)142 (previously distributed) prepared by the Interim Clerk was AGREED.</p>
14.143	<p>TO CONSIDER PRACTICAL ISSUES ARISING FROM THE DECISION ON DC/14/2526/FUL – Land North of Melton Garage Paper PLA(14)143 (a joint report to both Planning and Transport and Recreation Committees) prepared by the Interim Clerk and previously distributed, was considered and discussed. It was AGREED to:</p> <ol style="list-style-type: none"> (1) Accept the recommendations relating to Planning and Transport Committee (2) Refer the matter to Full Council in relation to the difficulties identified in the report of the 3 Committees not working together as effectively as they should (3) Offer a VOTE OF THANKS to Cllr Butterwick for the painstaking research that underpinned the report.

14.144	<p>TO NOTE UPDATE RE APPLICATION C14/2940 – The Play House, 34 Hall Farm Road, Melton</p> <p>The Interim Clerk reported that a site inspection took place on 17 October. Cllr Barrington reported that she would be attending the SCC planning meeting on 21 October to support the proposal. This view was supported by all Members of the Committee.</p>
14.145	<p>TO CONSIDER TRAFFIC AND PARKING MATTERS</p>
14.145.01	<p>Quiet Lanes update</p> <p>Following discussion it was AGREED to defer the proposed session on this with Neil Winship in conjunction with David Chenery to before Full Council in January 2015. It was further AGREED that any funding earmarked for this project that would now not be spent in 2014/15 should be considered for use in action to prevent and deter speeding.</p>
14.145.02	<p>Letter from Suffolk Police and Crime Commissioner</p> <p>The letter dated 1 October from Tim Passmore (Paper PLA(14)145.02 – previously distributed) on speeding matters was Noted.</p> <p>On the linked aspect of illegal parking, the Interim Clerk reported that despite requests from PCSO Marie Smith and himself, Tony Buckingham of SCC Highways was unable to offer a date by when the yellow lines might be refreshed.</p>
14.145.03	<p>Further request re zebra crossing issue</p> <p>The Interim Clerk reported further approaches on this matter from Miss Haynes, now asking whether, if the funding was insufficient to provide a full crossing, could the Parish Council fund a central refuge. The Committee reaffirmed that whilst they were very sympathetic to the idea, there was no funding currently available for this sort of capital expenditure, either at County or Parish level. This is a request that will have to await more abundant times.</p>
14.146	<p>TO CONSIDER SUFFOLK COASTAL DISTRICT COUNCIL CONSULTATION ON SITE SPECIFIC ALLOCATIONS AND PHYSICAL LIMITS BOUNDARIES</p> <p>Cllr Butterwick raised concerns about the way the consultation was being conducted and it was AGREED that Cllr Butterwick would liaise with Planning Aid to clarify and agree the best way forward.</p>
14.147	<p>TO CONSIDER PLANNING APPLICATIONS – LOCAL VALIDATION REQUIREMENTS – CONSULTATION</p> <p>Paper PLA(14)147 (previously distributed) which sets out the terms of the consultation exercise being run by SCDC up to 24 October, on the information applicants will need to provide when submitting a planning application, was NOTED.</p>

14.148	<p>TO CONSIDER COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE – CONSULTATION</p> <p>Papers PLA(14)148 and PLA(14)148(b) (previously distributed) were introduced by Cllr Butterwick. Essentially the consultation is on the charging band structure - what has a price for CIL and what that price will be. The closing date for consultation is 17 November (the date of the next Planning & Transport Committee meeting) and the Interim Clerk was requested to seek an extension of time for comments.</p>
14.149	<p>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</p> <p>Cllr Butterwick reported that he attended a very informative meeting on 13 October. Woodbridge TFC has not yet called an extraordinary General Meeting. They may not be compliant with the Hopkins proposals, but if they are not, they may have to pay full market rent. Pressure will be put on them by the other sporting clubs to conform in the wider interest. Councils need to jointly consider what community benefits they wish to see emerge from these developments if they go ahead. One side effect might be that WTYFC no longer needs to use (and pay for) Melton playing field.</p>
14.150	<p>DEBEN ESTUARY PARTNERSHIP</p> <p>The Chairman had previously distributed three information sheets about the Deben Estuary Partnership. He expressed concern that routinely, Melton Parish Council receives no information from the Partnership, of which the Council is a member.</p> <p>It was AGREED that the Interim Clerk should write to the Partnership Chairman to confirm membership and request that they keep in touch with Melton PC via the Clerk.</p>
14.151	<p>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE</p> <p>There was nothing to report.</p>

14.152	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</p> <p>The Interim Clerk introduced the paper PLA(14)152 (previously distributed) which it was AGREED to note.</p>
--------	---

14.153	TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS
14.153.01	<p>Neighbourhood Plan Working Group incorporating the Affordable Housing Working Group</p> <p>Cllr Butterwick introduced his report (Paper PLA(14)153.01) which had been previously distributed. His report, as well as announcing that he had taken over the role of Convener because Cllr Barrington had reluctantly had to stand down because of pressure of other commitments, also informed that a significant portion of the government grant, which expires on 31 December, remains unspent. In the circumstances the report recommended that Melton PC appoint Navigus Planning as consultants to take the project forward. This was AGREED.</p>
14.153.02	<p>Traffic and Transport Working Group</p> <p>Cllr Corston reported that he would be inputting into the Neighbourhood Planning Workshop on 29 October in relation to traffic and transport matters.</p>
14.154	<p>TO RECEIVE THE MONTHLY FINANCE REPORT</p> <p>The Interim Clerk referred Members to Paper FRM(14)86 submitted to Finance, Employment and Risk Management Committee on 6 October 2014. It was AGREED to Note. The next Finance Report will be produced at the end of October 2014.</p>
14.155	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS
14.155.01	<p>Urgent business</p> <p>The Chairman raised the following items:</p> <ul style="list-style-type: none"> □ The Chairman reported that he would be attending a "World of Planning" event on the evening of 24 November.
14.155.02	<p>To agree items for inclusion in Melton Messenger</p> <p>It was AGREED to carry forward the items agreed for inclusion at the last meeting (Minute 134.02 refers).</p>
14.156	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Monday 17 November 2014 commencing at 19:00 in the Lindos Centre Seminar Room.</p> <p>There being no further business the meeting closed at 21:20.</p>