



Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Monday 15 December 2014 commencing at 19:00 in the Lindos Centre, Melton IP12 1PP.

Present:

Cllr Mr J E Bale Cllr Mr G K Butterwick [Chairman]	Cllr Mrs E J G Hilson Cllr Mr M Sherwen
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Absent:

Cllr Miss E A Barrington Cllr Mr A G Corston	Cllr Mr M L Webb
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In Attendance:

District Cllr C Block (part) Mr W J Grosvenor Interim Clerk to Melton Parish Council.	3 Members of the Public who attended up to and including the Open Forum part of the Agenda.
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	PART ONE – OPEN TO THE PUBLIC
14.175	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Cllr Barrington (family commitments) and Cllr Corston (work) and it was RESOLVED to consent to the absences.
14.176	DECLARATIONS OF INTEREST
14.176.01	To receive Amendments to the Register There were none.
14.176.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
14.176.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
14.176.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
	It was RESOLVED to lift Standing Orders
14.177	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS

14.177.01	<p>Mrs Garnett addressed the meeting on the planning application for 18 Coppice Close. That application is now being referred to the Development Control Sub-Committee and Councillor Bond has been in touch with the Chairman and Clerk. She and her husband wished to make known their concerns, particularly as the Planning Authority had extended the time for comments (without notifying the Parish Council). The background was that the occupant of 18 Coppice Close wanted to enlarge her home so that family could live with her to give support. In 2010 a large 5 bedroom property was built on the Garnett's southern boundary. As a result light from the south and east is compromised. This application would if built, result in reduced light from the west, and in winter, create an environment of perpetual gloom.</p> <p>Mr Garnett added that Coppice Close itself is a single track road and amenity would be severely compromised during the construction phase. Also if the application was approved, there would be two households living in a property designed for one.</p> <p>The Chairman responded that now the Committee was aware of potential planning problems the Parish Council would review its stance on the application.</p>
14.177.02	<p>Ms Sarah Margittai addressed Councillors on the matter of the burying ground off the Jews Lane footpath. She referred to her latest letter on the subject (sent to the Clerk). For at least 300 years there had been a burying ground in the upper part of Jews Lane. Firstly Quakers were buried there, and latterly Dissenters. The last burials were 200 years ago and the ground now overgrown. Also adjoining houses have sought to include the site in their gardens, partly to create a buffer in case of development of the field to the south of Jews Lane. Ownership of the land and exact boundaries are unknown.</p> <p>The Chairman referred to the Ordnance Survey map provided by Ms Margittai which shows clear boundaries; however these are not reflected on the ground.</p> <p>Ms Margittai would like the burying ground protected; a site visit could be arranged for Members</p> <p>The Chairman asked whether there were any headstones on the site – Ms Margittai responded that there were 3 small tablets.</p>
	<p>It was RESOLVED to reinstate Standing Orders</p>
14.178	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 17 November 2014 (Minutes PLA(14)M11 previously distributed).</p> <p>Proposed by: Cllr Bale Seconded by: Cllr Sherwen</p>
14.179	<p>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</p>
14.179.01	<p>DC/14/3853/FUL Maltings Cottage, Melton Hill</p> <p>Proposed continuation of use of building as scenery workshop and costume store and retention of building (renewal of planning permission C09/1699)</p> <p>Copy of application previously distributed was noted.</p> <p>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</p>

	<p>Management Policies, and it is not aware of any objections from residents. However, councillors were concerned about the recurring cost and administrative burden that temporary permission places on the applicant.</p>
14.179.02	<p>DC/14/33830/VOC Land North of New Quay Court, Old Maltings Approach, Melton Proposed variation of Condition 2 of planning permission DC14/2425/FUL Copy of application previously distributed was noted. 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.</p>
14.179.03	<p>DC/14/3728/FUL Birch House, 2A Saxon Way, Melton Proposed retention of driveway and brickwork wall / railings to front of property (variation of landscaping to that approved under C12/0440) Copy of application previously distributed was noted. 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.</p>
14.179.04	<p>DC/14/3673/FUL 7 Pytches Close, Melton Proposed single storey rear extension to dwelling following demolition of existing conservatory Copy of application previously distributed was noted. 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.</p>
14.180	<p>TO REVIEW PLANNING NOTICES RECEIVED The interim Clerk confirmed that none were received, in fact none since early in 2014. The Chairman commented that it was his understanding that local planning authorities were under an obligation to inform town & parish councils of their decisions on applications, which was not happening.</p>
14.181	<p>TO CONSIDER UPDATE RE PUBLIC INQUIRY INTO THE SCC(DEBEN RDC DEFINITIVE MAP AND STATEMENT) (PARISH OF MELTON) MODIFICATION ORDER 2014 (LEEK HILL FOOTPATH) Paper PLA(14)181 (previously distributed) was received and noted. The Public Inquiry is to be held into the above Order at Ufford Park, Woodbridge, on 20 January 2015 at 10am. The Chairman confirmed he will attend and the Interim Clerk to advise the Planning Inspectorate in Bristol accordingly.</p>
14.182	<p>TO FURTHER CONSIDER PRACTICAL ISSUES ARISING FROM THE DECISION ON DC14/2526/FUL - Land North of Melton Garage, Melton Road and Implications for the adjacent Council Playing</p>

	<p>Field. Paper PLA(14)182, which updated Members on both the planning applications for discharge of conditions, and progress with the Fen Group consultancy work was received and noted. Councillors expressed concern that the district council had, so far, declined to provide information on the measures proposed in application DC14/3534/DRC, or to respond to the parish council's objection to DC14/3716/DRC.</p>
14.183	<p>UPDATE ON PLANNING APPLICATION DC14/3182/FUL – 18 COPPICE CLOSE Following discussion in the light of developments since the Parish Council considered the application at its last meeting on 17 November, it was RESOLVED to recommend refusal on the grounds of residential amenity. Cllr Bond to be kept in the loop and for him to ensure that MPC is advised of the hearing date.</p>
14.184	<p>TO CONSIDER TRAFFIC AND PARKING MATTERS Agreed to deal with under Traffic and Transport Working Group (see below).</p>
14.185	<p>TO RECEIVE THE MONTHLY FINANCE REPORT Paper PLA(14)185 previously distributed was received and noted. The Chairman stated that significant expenditure on the Neighbourhood Plan project was anticipated by year end.</p>
14.186	<p>TO CONSIDER FURTHER THE DRAFT PLANNING AND TRANSPORT COMMITTEE BUDGET FOR 2015/16 Paper PLA(14)186 previously distributed was received and noted. Following discussion, it was AGREED to delete provision for bus shelter maintenance in 2015/16. If FERM Committee requires further reductions then the budget will be further reviewed at the January 2015 meeting.</p>
14.187	<p>THE BURYING GROUND AT SOUTH CLOSE, ST AUDRY'S - UPDATE REPORT Paper PLA(14)187 previously distributed was received and noted. Following discussion it was AGREED that the issues raised were wider than the remit of Planning & Transport Committee and the Interim Clerk was requested to refer it to Full Council in January 2015.</p>
14.188	<p>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC/ST AUDRY'S/NOTCUTT DEVELOPMENT Cllr Butterwick gave an oral update. Woodbridge Town FC had not held an EGM yet, which effectively undermined the basis on which the developers were proceeding. Noted that St Audry's Sports Club had been wound up. Cllr Butterwick said he would be drawing up a list of community aspirations for the development and forward them to Hopkins / Athene.</p>
14.189	<p>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE There was no report due to Cllr Corston's absence.</p>
14.190	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(14)190 previously distributed was received and noted.</p>
14.191	<p>DEBEN ESTUARY PLAN District Councillor Christine Block, Chairman of the Deben Estuary</p>

	<p>Partnership, was welcomed to the meeting. She set out the background to the Plan, which represented a new partnership approach to estuary planning. This approach has underlying principles of community consultation and community ownership. Everything in the plan is achievable and backed by research. The aim is for the Plan to be adopted as a Supplementary Planning Document by the District Council; the process has complied with the requirements for that to be achieved. Cllr Block went through the consultation process – how policies and actions in the Plan have been arrived at, the vision and objectives. The sustainability appraisal is available on the website.</p> <p>The document is out to consultation until 5 January 2015.</p> <p>Members raised a series of questions:</p> <p>What is the remit of the Crown Estate? – control the river and take mooring fees and give back in grants. Aim is for it to invest more.</p> <p>What are the implications for Melton in terms of flood management? – Coastal defences are managed in the context of both coastal change and risk management. In the 2013 surge the breach at Martlesham saved Woodbridge from some flooding. The Action Plan supports maintaining the level of flood risk protection for Woodbridge and developing new adaptive defence alignments to both the north and south of the town.</p> <p>What is the position on moorings? – The proposal is for a uniform policy dealing with houseboats throughout the river.</p> <p>Cllr Block described the policy on “tranquillity”. Suffolk Coastal DC has no policy on protecting “tranquil areas” so the Plan has introduced one. In conclusion Cllr Block hoped that the Plan will go through the adoptive process before the end of the current Council. She is aiming for it to go to Cabinet in February.</p> <p>The Chairman thanked Cllr Block for attending and giving such a helpful and informative presentation.</p> <p>It was AGREED that the Interim clerk would submit a response to the draft plan, following consultation with Cllrs Butterwick and Sherwen.</p>
14.192	TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS
14.192.01	<p>Neighbourhood Plan Working Group</p> <p>Cllr Butterwick reported receiving an invoice from Navigus Planning for £3,027.50 (plus VAT). It has become clear that a sustainability assessment of specific development sites would be required - this was included in the costing of the contract, but might lead to a slight delay in producing the Consultation Draft Neighbourhood Plan.</p>
14.192.02	<p>Traffic and Transport Working Group</p> <p>There was a discussion re the Quiet Lanes initiative. The Chairman flagged up the need to liaise with Cllr Michael Bond so that he could brief the Chairman of the County Council Rights of Way Committee.</p>
14.193	PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS
14.193.01	<p>Woods Lane Appeal</p> <p>The Interim Clerk reported e mail correspondence from the Planning Inspectorate re the appeal relating to the land north of Woods Lane. A response was required in relation to the status of MPC at the inquiry and the evidence that the Parish council can adduce. It was AGREED that the Chairman and Interim Clerk will formulate a response.</p>

14.193.02	Items for inclusion in the Melton Messenger In the context of the 18 Coppice Close planning application, the Chairman suggested a message along the lines of: If residents bring their planning problems to the Parish Council, we might be able to help.
14.194	DATE OF NEXT MEETING The next meeting will take place on Wednesday 21 January 2015, commencing at 19:00 in the Lindos Centre Seminar Room. There being no further business the meeting closed at 21:20.