



DRAFT 2

PLA(15)M02

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 18 February 2015 commencing at 19:00 in the Lindos Centre, Melton IP12 1PP.

Present:

Cllr Mr J E Bale Cllr Mr G K Butterwick [Chairman] Cllr Mr A G Corston	Cllr Mrs E J G Hilson Cllr Mr M L Webb
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Absent:

Cllr Miss E A Barrington	Cllr Mr M Sherwen
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In Attendance:

Mr W J Grosvenor 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
15.20	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Cllr Barrington and Cllr Sherwen and it was RESOLVED to consent to the absences.
15.21	DECLARATIONS OF INTEREST
15.21.01	To receive Amendments to the Register There were none.
15.21.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
15.21.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
15.21.04	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
15.22	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS
15.22.01	Concern was expressed about rumours of proposed development on the west side of The Street. One of the members of the public present had

	<p>previously contacted the Clerk to the Council after the sale of land adjacent to her house, and on having been told there would be development. She expressed concerns about parking for existing residents.</p> <p>The Chairman said the parish council was unaware of any pre-application discussions relating to the site and there was certainly nothing in the public domain as yet. He added that the site is within the Melton Conservation Area and contains some significant old buildings. Previous development proposals for the area of the site have been rejected on traffic grounds.</p>
15.22.02	<p>Residents expressed concern about the fresh planning application for the Land North of R C Edmondson (Woodbridge) Ltd (to be considered later on the Agenda as Item 15.24.01).</p> <p>Their concerns primarily related to drainage, and in that their concerns aligned with those of the Parish Council, over the drainage of its own lands to the north of Jenners Close.</p> <p>It was considered that the flood risk assessment for the proposal fell short of what was required, bearing in mind the area's vulnerability from springs and deficiencies in the drainage arrangements for surface water, exacerbated by the filling in of a ditch adjacent to the garage. The developer's proposals for soakaways to deal with site surface water and run offs were considered inadequate, and the filling in of the aforesaid ditch considered to have been executed in a way that would make it no more than a temporary measure.</p> <p>The chairman enquired as to whether the residents had lodged an objection. The response was that one was being prepared. The Chairman reminded everyone that the deadline for comments was the following day – 19 February.</p>
	<p>It was RESOLVED to reinstate Standing Orders and to consider Planning Applications and Item 15.27 (Drainage Matters) next out of order on the Agenda.</p>
15.24	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
15.24.01	<p>DC/15/0148/FUL Land North of R C Edmondson (Woodbridge) Ltd Proposed erection of new dwelling as is currently approved, although with alterations, which include extending the single storey wing to link with the garaging; also improvements to, and use of existing vehicular access. Copy of application previously distributed was noted.</p> <p>It was Resolved to recommend that the application should only be approved if conditions identical to those on consent DC/14/2526 are attached to the consent, and action taken to ensure that all the Parish Council's concerns are met; these to be set out in the Council's response, the wording of which to be formulated by the Chairman and Clerk.</p>
15.24.02	<p>DC/15/0071/PN3 The Barn, Decoy Farm, Old Church Road Prior approval of a proposed Change of Use from office to residential forming a four bedroomed dwelling. 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 Management Policies, and it is not aware of any objections from residents, subject to</p>

	<i>the resolution of the arrangements for foul waste disposal for the property being to the satisfaction of the Environment Agency.</i>
15.24.03	DC/14/4219/FUL 1 Bredfield Road, Melton Proposed demolition of existing bungalow and construction of 3 new detached dwellings: 1 x 4 bed house, 1 x 3 bed 1.5 storey house and 1 x 2 bed bungalow. Copy of application previously distributed was noted. It was Resolved to recommend refusal. The chairman and Clerk to formulate the wording of the response.
15.27	TO FURTHER CONSIDER DRAINAGE MATTERS RELATING TO THE PLAYING FIELD & DEVELOPMENT PLOT OFF JENNERS CLOSE Paper PLA(15)27, which brought Members of Planning and Transport Committee up to date on the flooding and drainage issues affecting the lower playing field, and the Jenners Close development site, was received and noted. The Chairman referred to the recent invitation contained in an e-mail from David Chenery to MPC, for the Parish Council to take the initiative and convene a meeting to discuss drainage / flooding issues and involve County Highways, County flood and drainage engineers and Anglian Water. The Clerk to arrange.
	It was then RESOLVED to consider the Minutes of the previous meeting and revert to the Agenda
15.23	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 21 January 2015 (Minutes PLA(15)M01 previously distributed). Proposed by: Cllr Bale Seconded by: Cllr Corston
15.25	TO REVIEW PLANNING NOTICES RECEIVED The Clerk confirmed that none were received.
15.26	TO CONSIDER THE NETWORK RAIL MELTON STATION LEVEL CROSSING ORDER 2015 Paper PLA(15)26 previously distributed was received and, following discussion, was noted.
15.28	UPDATE ON PLANNING APPLICATION DC14/3182/FUL – 18 COPPICE CLOSE The Chairman reminded Members that Development Management (South) Committee considered the application on 14 January 2015 and, following representations by Dist Cllr, Bond and Cllr. Butterwick, agreed to make a site visit on 19 January and to consider further at their next meeting. At the resumed hearing in February, the application was refused, contrary to the officer recommendation. The Chairman felt that this case was a very good example of the way in which the Parish Council could help residents who get in touch with planning issues.
15.29	TO CONSIDER DEVELOPMENTS RELATING TO THE APPEAL ON LAND NORTH OF WOODS LANE MELTON Paper PLA(15)29 previously distributed was received and noted. Deadline for production of the MPC Statement of Case is now 3 March and the provisional start date for the four day Public Inquiry is 12 May. Navigus will be asked for advice in terms of strategy around providing the Statement of Case.
15.30	TO RECEIVE THE MONTHLY FINANCE REPORT Paper PLA(15)30 previously distributed was received and noted.

15.31	<p>TO RECEIVE THE BUDGET FOR 2015/16 Paper PLA(15)31 previously distributed was received and discussed. In the context of concern by Members across the Council about cutting out bus shelter maintenance completely, it was RESOLVED to reinstate <i>monthly</i> cleaning schedules and also to include the Yarmouth Road shelter. Proposed by: Cllr Corston Seconded by: Cllr Butterwick</p>
15.32	<p>TO CONSIDER CONSULTATION ON THE GREATER ANGLIA FRANCHISE FOR PASSENGER RAIL SERVICES Cllr Butterwick reported on this consultation, where DfT is consulting prior to awarding a new franchise of up to 11 years from 2016. The closing date for responses is 16 March. On the Norwich to London mainline, concerns here are the need for reduced travel times, new rolling stock (e.g. whether it should continue to be of the intercity type), and fare structures. On the Ipswich to Peterborough cross country route, the concern must be to see that through services (without a need to change at Ely) are maintained, and that the current two-hourly direct Ipswich to Peterborough service is not only maintained but increased to hourly. On the local Lowestoft to Ipswich service, reduced journey times and an hourly service were seen as priorities. Agreed that the Chairman and Clerk will formulate a response by 6 March.</p>
15.33	<p>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC/ST AUDRY'S/NOTCUTT DEVELOPMENT Cllr Butterwick reported no developments. However a meeting with representatives from St Audry's Sports and Social Club was imminent which might shed some light on when developments might occur.</p>
15.34	<p>TO CONSIDER APPROACH TO POSSIBLE DEVELOPMENT OFF THE WEST SIDE OF THE STREET This was dealt with at Item 15.22.01 above.</p>
15.35	<p>TO CONSIDER NOTIFICATION OF NEIGHBOURHOOD AREA DESIGNATION – WOODBRIDGE Paper PLA(15)35 previously distributed was received and noted.</p>
15.36	<p>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE Nothing to report.</p>
15.37	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(15)37 previously distributed was received and noted.</p>
15.38	<p>TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS</p>
15.38.01	<p>Neighbourhood Plan Working Group Cllr Butterwick reported that version 1 of the consultation draft was produced and that he met consultant Chris Bowden of Navigus on 23 January and version 2 was now being developed.</p>

15.38.02	<p>Traffic and Transport Working Group Paper PLA(15)38.02 previously distributed was received and discussed. Cllr Corston reported that he had a site meeting with David Chenery, looking at drains and potholes. Mr Chenery has agreed that remedial works will be carried out in spring / summer. Although he has a set amount of resources which are committed, there is additionally a budget to ensure compliance with legal standards, and monies will be found from that source.</p> <p>In relation to the car parking situation outside McColls, it was AGREED to escalate the issues to District level and Cllr Corston to provide the Clerk with the contact details.</p>
15.39	<p>TO RECEIVE A COMPLAINT RE PARKING IN MELTON ROAD Paper PLA(15)39 previously distributed was received and discussed. Members expressed grave concern at the safety implications (more than the issue of enforcement) of yellow lines not being maintained. The Clerk to escalate the matter to Cllr Bond.</p>
15.40	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p>
15.40.01	<p>New Planning Applications The Chairman reported receipt of 3 new planning applications for comment since the Agenda for the committee meeting was published. They were:</p> <ul style="list-style-type: none"> • DC/15/0279/FUL 14 Calder Road • DC/15/0304/FUL Park Lodge A12 • DC/15/0393/FUL Rectory Garden, Montessori school, Old Church Road. <p>Members discussed the applications. The deadline for the Council to comment is 8 March (a Sunday) and Members' views should be conveyed to the Clerk by 5 March accordingly to allow time for a response to be made.</p>
15.40.02	<p>'Quiet Lanes' Agreed to invite Neil Winship to give a short (30 minutes) presentation on "Quiet Lanes" before next Full Council. Clerk to clear the idea with Chairman / Vice-chairman of the Council and invite Neil.</p>
15.40.03	<p>To Agree Items for Inclusion in Melton Messenger No specific items were identified.</p>
15.41	<p>DATE OF NEXT MEETING The next meeting will take place on Wednesday 18 March 2015, commencing at 19:00 in the Lindos Centre Seminar Room. There being no further business the meeting closed at 21:40.</p>