



DRAFT 2

PLA(15)M03

Planning and Transport Committee

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

Present:

Cllr Miss E A Barrington Cllr Mr G K Butterwick [Chairman]	Cllr Mr A G Corston Cllr Mrs E J G Hilson
---	--

Absent:

Cllr Mr J E Bale	Cllr Mr M Sherwen Cllr Mr M L Webb
------------------	---------------------------------------

In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council.	3 Members of the Public
--	-------------------------

	PART ONE – OPEN TO THE PUBLIC
15.42	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Cllr Bale and Cllr Webb and it was RESOLVED to consent to the absences.
15.43	DECLARATIONS OF INTEREST
15.43.01	To receive Amendments to the Register There were none.
15.43.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
15.43.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
15.43.04	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
15.44	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS

15.44.01	A question was asked about whether all the plans had been settled for the Suffolk Coastal move to the Girdlestone site. The Chairman responded that whilst the Parish Council had not received any direct communications on the matter, it looks as if the Council have bought off-plan a development proposal that received planning consent (C09/0584/FUL) several years ago. Therefore no further planning application would be required unless the Council proposed making significant changes. Whilst the consent covered the crescent-shaped building which SCDC had purchased, there was no obligation on the developer to build any of the other business units until or unless purchasers or tenants were found.
15.44.02	In connection with the new SCDC office, concern was expressed about damage to a hedge adjoining St Andrew's Close. It was not clear whether that part of the site related to SCDC or to the site owners - Riduna Holdings. The Chairman suggested the resident made a direct enquiry to SCDC. A number of issues were raised about parking in St Andrew's Close - some related to the proposed Girdlestone site development. The Chairman indicated that these would be addressed later in the Agenda (see 15.51).
15.44.03	Again partly related to the proposed Girdlestone development, concern was expressed about traffic and parking in Station Road and at Melton Station. The Chairman said he would deal with Traffic and Parking Issues early on the Agenda (see 15.51), as soon as the meeting had dealt with the minutes of the last meeting and new planning applications.
It was RESOLVED to reinstate Standing Orders	
15.45	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 18 February 2015 (Minutes PLA(15)M02 previously distributed).</p> <p><i>Proposed by:</i> Cllr Barrington <i>Seconded by:</i> Cllr Corston</p>
15.46	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
15.46.01	<p>DC/15/0279/FUL 14 Calder Road, Melton</p> <p>Householder application for proposed erection of a single storey rear extension. Copy of application previously distributed was noted.</p> <p>This application had a deadline of 9 March for comments and the response was delegated to the Clerk to the Council following consultation with Members of Planning and Transport Committee. Following consultation the Clerk responded on 4 March as follows:</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, the Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.</p> <p><i>Action by the Clerk</i> NOTED.</p>
15.46.02	<p>DC/15/0304/FUL Park Lodge A12, Melton</p> <p>Householder application for proposed single-storey extension linking onto existing structure; formation of pitched roof over existing flat roof dormers. Copy of application previously distributed was noted.</p> <p>This application had a deadline of 9 March for comments and the response was delegated to the Clerk to the Council following consultation with Members of Planning and Transport Committee. Following consultation the Clerk responded on 4 March as follows:</p> <p>It was Resolved to recommend approval of the application as Melton PC</p>

	<p>Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework, the Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.</p> <p><i>Action by the Clerk NOTED.</i></p>
15.46.03	<p>DC/15/0212/FUL Springside Shop and Nursery</p> <p>Proposed erection of side and rear extensions together with covered open display area to front and new decking forming entrance to shop. Copy of application previously distributed was noted.</p> <p>This application had a deadline of 12 March for comments and the response was delegated to the Clerk to the Council following consultation with Members of Planning and Transport Committee. Following consultation the Clerk responded on 11 March as follows:</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, the Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.</p> <p><i>Action by the Clerk NOTED.</i></p>
15.46.04	<p>DC/15/0393/FUL Rectory Garden Montessori School</p> <p>Proposed extensions to school and additional parking. Copy of application previously distributed was noted.</p> <p>A neighbour response neither objecting nor supporting but commenting on the need for improved boundary treatments 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, the Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies, subject to boundary treatments which meet the needs of the neighbouring property.</p>
15.47	TO REVIEW PLANNING NOTICES RECEIVED
15.47.01	<p>DC15/0793/PNH 26 Hall Farm Road, Melton</p> <p>Prior Notification (householder) for proposed brick based conservatory. This was NOTED.</p>
15.47.02	<p>DC15/0148/FUL Land north of R C Edmondson (Woodbridge) Ltd</p> <p>Notice that permission was granted on 10 March 2015, subject to identical conditions as those attached to DC14/2526/FUL, was NOTED.</p>
15.47.03	<p>To Consider SCDC Response to House of Lords Written Answer Re Notification of Parish Councils of Planning Decisions Made</p> <p>The Clerk reported that he had followed up his eMail of 18 February 2015 to Phillip Rowson but no response was received. AGREED that the Clerk should now escalate the matter to Cllr Bond with a request that he pass the matter to the Chairman of the Planning Policy Task Force.</p>
	<p>It was RESOLVED to consider Item 15.51 (Complaints re Traffic and Parking) next out of order on the Agenda.</p>
15.51	<p>TO CONSIDER COMPLAINTS ABOUT TRAFFIC AND PARKING IN YARMOUTH ROAD, STATION ROAD AND MELTON ROAD</p> <p>Paper PLA(15)51 previously distributed was received and discussed in detail.</p> <p>The following key actions were AGREED:</p> <ul style="list-style-type: none"> • The Chairman and Cllr Corston to seek an informal meeting with Cllr

	<p>Bond to discuss issues raised by the Girdlestone site development, to include traffic and parking (public and private).</p> <ul style="list-style-type: none"> • To continue to pursue parking and traffic management issues as key aspects of the Neighbourhood Plan. • In relation to the St Andrews Place parking / amenity issue, residents to be advised to get a petition together to try to persuade SCDC to take some action. • In the longer term, Members considered that effectively managing issues of parking and amenity within the parish would be better served by the divestment of key pieces of amenity land; e.g. St Andrew's Place and the Street. MPC to review action on this after the elections. • Members RESOLVED to take forward the proposal to acquire a vehicle activated sign, either independently or jointly with another parish, at a cost in the region of £3,000. FERM Committee to be asked to resource this strategy. <p>Proposed by: Cllr Corston Seconded by: Cllr Butterwick</p>
	<p>It was then RESOLVED to revert to the order of the Agenda.</p>
15.48	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</p> <p>Paper PLA(15)48 previously distributed was received and noted; the use of colour coding welcomed.</p> <p>On drainage, Cllr Butterwick referred to the recent presentation by Cllr Newman (SCC Cabinet Member for Roads & Transport) to the SALC Coastal Area Committee, which referred to there being 15 'high priority' sites prone to flooding in the district.</p>
15.49	<p>TO FURTHER CONSIDER DRAINAGE MATTERS RELATING TO THE PLAYING FIELD & DEVELOPMENT PLOT OFF JENNERS CLOSE</p> <p>Paper PLA(15)49, 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 discussed.</p> <p>Committee NOTED the legal issues raised in relation to the need to keep the main culvert under the road clear.</p> <p>It was RESOLVED to endorse the Clerk's suggestion that the Parish Council consider the repurchase of the small triangle of land, together with any strip along the north side of Jenners Close, to protect its future interests, including control of the access to the main drainage arrangements to the field. The Clerk to investigate further.</p> <p>Proposed by: Cllr Corston Seconded by: Cllr Barrington</p>
15.50	<p>TO CONSIDER APPROACH TO POSSIBLE DEVELOPMENT OFF THE WEST SIDE OF THE STREET</p> <p>This was discussed. In the absence of any application to date, the Clerk to check with Melanie Van de Pieterman at SCDC Planning as to whether there are any pre-application discussions taking place.</p>
15.52	<p>TO CONSIDER PROPOSALS FOR QUIET LANES FOLLOWING PRESENTATION TO FULL COUNCIL ON 11 MARCH 2015</p> <p>Paper PLA(15)52 previously distributed was received and noted.</p> <p>Cllr Corston reported that he was still awaiting the quotation for signage for Saddlemakers Lane from David Chenery.</p>

15.53	<p>SCDC QUALITY OF PLACE AWARDS 2015 Paper PLA(15)53 previously distributed was received. It was noted that Hoo House, Melton had been joint winner of the 2011 award. It was suggested that an item for the Melton Messenger could be to ask residents if they have any ideas for recent examples of design or building conservation locally which might merit putting up.</p>
15.54	<p>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE Paper PLA(15)54 previously distributed was received. Cllr Butterwick summarised his report, which covered changes to bus route 62, new Apps for buying bus tickets and journey planning; together with an additional Sunday train service in each direction on the East Suffolk line. The response from the Parish Council to the DfT consultation on the new East Anglia passenger rail franchise from 2016 was NOTED.</p>
15.55	<p>TO RECEIVE THE MONTHLY FINANCE REPORT Paper PLA(15)55 previously distributed was received and noted.</p>
15.56	<p>TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS</p>
15.56.01	<p>Neighbourhood Plan Working Group Cllr Butterwick reported back on a Character Assessment Working Group meeting held on 13 March hosted by RTPi Planning Aid, including the interaction of the character of built and the natural environment. The Group agreed to divide the village into 6 areas, with the seventh area being open countryside. The assessment is scheduled for completion mid to end May. Also SCDC Planning Policy Manager has been asked to help contact the owners/agents the sites identified as being the community's preferred location for future development. This had not been possible until now, as SCDC had placed an embargo on those sites it was considering for its new HQ.</p>
15.56.02	<p>Traffic and Transport Working Group Cllr Corston reported back on a meeting with David Chenery to inspect drain surrounds in The Street (which meet the requisite standard) and Woods Lane (which don't meet the standard and remedial works had been completed). Also a drain cover at the traffic lights will require works to bring it up to standard. The Clerk to chase SCDC re parking in The Street and cc Cllr Corston into the e-mail.</p>
15.57	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p>
15.57.01	<p>Carter's Site, Station Road The Clerk reported on a complaint received from a resident concerning the state of the frontage of this site. He explained that when he had previously raised the matter with SCDC, they said the situation was not bad enough to justify enforcement action, but would monitor. AGREED that the Clerk will chase SCDC again.</p>
15.57.02	<p>Application DC14/4207/OUT Land at Turnpike House, Turnpike Lane The Chairman reported on his attendance at SCDC Development Management SubCommittee on 5th March. The application was approved, subject to conditions. Key elements of the case were the need for the developer to secure access rights over Hackney Road, the use of Turnpike Lane (FP26) being deemed unsuitable and the provision of a full surface</p>

	water drainage plan. He linked the issues here with those underlying DC15/0148/FUL and discussed at 15.49 above.
15.57.03	<p>Issues from SALC Suffolk Coastal Area Committee</p> <p>Cllr Butterwick reported on his attendance at this meeting on 16th March, drawing attention in particular to two issues raised by its Chairman.</p> <p>a) Affordable Housing. Rural Affordable Homes Partnerships are advocated as drivers for change, bringing district council planning and housing teams together with housing associations, house builders and parish and town councils. SCDC is keen to get these established if there is support from the local communities.</p> <p>b) Local Listing. The National Planning Policy Framework recommends that planning authorities have policies in place for identifying 'Unlisted Heritage Assets', which are determined by local people and can carry planning weight, ensuring they are given an appropriate degree of protection. Ipswich already has a very effective scheme in place and Suffolk Coastal is keen to develop one for this District. Success does depend, very much, on the willingness and support of local communities. Both issues are being taken forward as part of Melton's Neighbourhood Plan.</p>
15.58	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 15 April 2015, commencing at 19:00 in the Lindos Centre Seminar Room.</p> <p>Cllr Barrington offered her apologies for absence in advance due to being on holiday.</p> <p>There being no further business the meeting closed at 21:03.</p>