



**DRAFT 2**

**PLA(15)M04**

## Planning and Transport Committee

**Minutes** of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 15 April 2015 commencing at 19:00 in St Andrew’s Church Room, Melton IP12 1PX.

**Present:**

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

Cllr Miss E A Barrington [Vice-Chairman] Cllr Mr M Sherwen	Cllr Mr M L Webb
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**In Attendance:**

Cllr Mr A H Porter [Chairman of Council] Mr W J Grosvenor Clerk to Melton Parish Council	2 Members of the Public
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	<b>PART ONE – OPEN TO THE PUBLIC</b>
<b>15.59</b>	<b>TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE</b> Apologies in advance had been received from Cllr Barrington and Cllr Webb and it was <b>RESOLVED</b> to consent to the absences.
<b>15.60</b>	<b>DECLARATIONS OF INTEREST</b>
<b>15.60.01</b>	<b>To receive Amendments to the Register</b> There were none.
<b>15.60.02</b>	<b>To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>15.60.03</b>	<b>To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>15.60.04</b>	<b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b> It was noted that there had been no requests for dispensations.
	<b>It was RESOLVED to lift Standing Orders</b>
<b>15.61</b>	<b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b>
<b>15.61.01</b>	The Chairman sought clarification on matters which the members of the public present wished to raise; it was confirmed that the primary matter of concern was the development of the former Girdlestone site. He explained, in response to questions, why there has been no recent planning application in relation to the new offices for Suffolk Coastal District Council (the site is covered by planning consent C09/0584 for the development of the whole site). Suffolk Coastal has provided no information to the parish council, but it appears that it has bought off-plan the main crescent shaped building on the front of the site and one of the smaller units. If changes to the approved plans are necessary,

	<p>a new application would be needed, but this might only be for non-material amendment (AME) and not open to comment.</p> <p>In the context of the influence that the local community might have to ensure that this development, together with the remainder of the new business park and the associated growth in traffic and parking in the area, does not impact too adversely on residents, the Chairman explained that Melton PC is producing a Neighbourhood Plan. If and when adopted, the Plan would have statutory effect and enable the Parish Council to have a significant impact on the allocation of local sites for development.</p> <p>The chairman explained the background of the Localism Act, the National planning Policy Framework, and the relationship between the District Council's Local Plan and the Parish's emerging Neighbourhood Plan. He went through the long process leading to a Neighbourhood Plan being adopted.</p> <p>In response to questions raised about how the deal between the District Council, the developer and the building contractor was agreed, the Chairman suggested that any concerns in that respect should better be addressed to District Councillor Bond.</p>
	<p><b>In view of the link between the matters raised by the residents and traffic and parking issues, it was RESOLVED to consider Item 15.69 next out of order on the Agenda.</b></p>
15.69	<p><b>TO CONSIDER TRAFFIC AND PARKING MATTERS</b></p> <p>Paper PLA(15)69 previously distributed was received and discussed.</p> <p>The chairman explained that planning consent C09/0584 includes a Section 106 agreement for contributions by the developer for off-site works, <i>i.e.</i> improvements to the level crossing, traffic calming measures in Station Road, a 'pelican' crossing on Wilford Bridge Road and an upgrade of the traffic signals at Melton Crossroads. However, this only comes into force when a certain amount of floorspace is available for occupation.</p> <p>The recommendations that discussions be initiated with SCDC Planners regarding the traffic and parking implications of the new development at Girdlestone, were agreed, with the additional recommendation that a line of communication also should be opened up with the Train Operating Company re the impact on the car parking situation at Melton Station.</p> <p>In view of the imminent meeting (17 April) between District Councillor Bond and County Highways, the Clerk was requested to forward the Paper to Cllr Bond without delay.</p>
	<p><b>It was RESOLVED to reinstate Standing Orders and to revert to the order of the Agenda</b></p>
15.62	<p><b>MINUTES OF THE PREVIOUS MEETING</b></p> <p><b>It was RESOLVED</b> to agree the Minutes of the Planning and Transport Committee held on 18 March 2015 (Minutes PLA(15)M03 previously distributed).</p> <p><b>Proposed by:</b> Cllr Bale                      <b>Seconded by:</b> Cllr Corston</p>
15.63	<p><b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b></p>
15.63.01	<p><b>DC/15/1176/AME Southfields, Fayrefield Road, Melton</b></p> <p>To note application for non-material amendment following grant of planning permission DC/14/2213/FUL. Removal of existing roof, new roof to form first floor. <b>It was Resolved</b> to note the application.</p>
15.63.02	<p><b>DC/15/1139/FUL 11 Hall Farm Road, Melton</b></p> <p>Householder application for erection of first floor side extension, new single storey side extension and new replacement front porch.</p> <p><b>It was Resolved</b> 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</p>

	Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.
15.63.03	<b>DC/15/0998/FUL Beechwood, 1 Valley Farm Road, Melton</b> Householder application for single storey extension to existing dwelling and replacement of existing roof covering, including existing conservatory roof. <b>It was Resolved</b> 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.
15.63.04	<b>DC/15/1121/FUL Melton House, Melton Road, Melton</b> Householder application for a single storey extension and alterations to pool house; and amendments to front boundary treatment. <b>It was Resolved</b> 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.
15.63.05	<b>DC/15/0974/FUL Part Side Garden, The Gables, Woods Lane, Melton</b> Erection of detached dwelling, driveway and cartlodge (revised scheme from that approved under Planning Permission C12/2225). <b>It was Resolved</b> 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 (1) to including the conditions recommended by SCC Highways Management Group in the letter dated 14 April 2015, and (2) to the provision of suitable hardstanding for residents to access the bus service.
15.63.06	<b>DC/15/1230/VOC 2 Brick Kiln Farm Cottages, Brick Kiln Lane, Melton</b> Application to vary Condition 2 of C11/0414 (Erection of single-storey side extension, first floor rear extension and a porch) to allow a change to the approved drawing No. 10/037/2B to include ground floor door and first floor bathroom window. <b>It was Resolved</b> to note the application.
15.63.07	<b>DC/15/1305/FUL 11 Upper Melton Terrace, Melton</b> Proposed single garage. <b>It was Resolved</b> 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.
15.64	<b>TO REVIEW PLANNING NOTICES RECEIVED</b> None were received. Councillors expressed concern that paper PLA(15)67 revealed that there was still no response from Suffolk Coastal DC to the complaint that it was failing in its statutory duty to provide town and parish councils with copies of its decisions made on planning applications.
15.65	<b>TO CONSIDER FEEDBACK FROM DEVELOPMENT MANAGEMENT SUB-COMMITTEE RE DC14/4219/FUL I BREDFIELD ROAD</b> Paper PLA(15)65 previously distributed was received and introduced by Cllr Butterwick. It was <b>AGREED</b> to note the report as an example of how focused engagement by the Parish Council can influence the outcome of a contentious planning application.
15.66	<b>PUBLIC INQUIRY RE LAND NORTH OF WOODS LANE, MELTON</b> This was confirmed as being held at Ufford Park, starting at 10am on Tuesday

	12 May 2015, with four days allocated. Details are on the Council's website, making it clear that residents are welcome to attend for all or part of the proceedings.
<b>15.67</b>	<b>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</b> Paper PLA(15)67 previously distributed was received and noted. Actions marked in red relate to matters still outstanding (possible purchase of triangular plot adjoining Jenners Close & Garrod Memorial Playing Field, untidy state of former Carter's site on Wilford Bridge Road and parking in The Street) and will be carried forward to the next report.
<b>15.68</b>	<b>TO FURTHER CONSIDER DRAINAGE MATTERS RELATING TO THE PLAYING FIELD &amp; DEVELOPMENT PLOT OFF JENNERS CLOSE</b> Paper PLA(15)68 previously distributed was received and noted. The Chairman and Clerk, together with the Vice Chairman of Recreation Committee, will be meeting Tony Buckingham of SCC Highways on site on 20 April to discuss the position relating to the culvert under the B1438.
<b>15.70</b>	<b>TO CONSIDER UPDATE ON QUIET LANES INITIATIVE</b> Paper PLA(15)70 previously distributed was received and introduced by Cllr Butterwick. The recommendations to both support the concept of a formal Quiet Lanes Suffolk organisation and to ask the May meeting of Full Council to nominate to such a body were <b>AGREED</b> . Cllr Corston indicated that he would be willing to serve as Melton's representative on such a body.
<b>15.71</b>	<b>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</b> Paper PLA(15)71 previously distributed was received and noted. The Chairman suggested that, when chasing up on the matter of SCDC not informing the Parish Council of decisions taken on applications on which the Parish has commented (see 15.64), it might be a good idea to also raise concern that enforcement actions are being taken without the District Councillors or Town / Parish Councils being informed.
<b>15.72</b>	<b>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE</b> Nothing to report. Cllr Butterwick expressed his willingness to continue in this role, should the new council so wish.
<b>15.73</b>	<b>TO RECEIVE THE MONTHLY FINANCE REPORT</b> The clerk reported that the draft year end accounts would be presented to Finance, Employment & Risk Management Committee on 20 April.
<b>15.74</b>	<b>TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS</b>
<b>15.74.01</b>	<b>Neighbourhood Plan Working Group</b> Cllr Butterwick reported that he had submitted the final return to the Community Development Foundation in relation to the government grant. MPC's consultant Navigus Planning will be sending out letters to local landowners to establish a dialogue with them on the location of sites for future development.
<b>15.74.02</b>	<b>Traffic and Transport Working Group</b> Cllr Corston advised that Tony Buckingham has promised a quotation for both signage and drainage works in advance of the May meeting.
<b>15.75</b>	<b>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</b>
<b>15.75.01</b>	The Chairman reported receipt of information on Sizewell C, explaining the reasons for the delay in Stage 2 consultation. This will not now start until after EDF has finalised agreements with the UK Government and a final investment

	decision is made on Hinckley Point C “in the next few months”. This implies almost a year’s slippage on the timescale envisaged earlier, with the possibility that Stage 2 consultation could be rushed.
<b>15.75.02</b>	Cllr. Butterwick referred to the fact that this would be his last attendance as a councillor at a Planning & Transport Committee meeting and thanked colleagues for their support over the years.
	<b>PART TWO - CONFIDENTIAL</b>
<b>15.76</b>	<b>Exempt / Confidential Items</b> It was <b>RESOLVED that</b> , under section 100(a)(4) Local Government Act 1972 (as amended), the public be excluded from the meeting for the remaining items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of schedule 12A to the Act.
<b>15.78</b>	<b>DATE OF NEXT MEETING</b> The next meeting will take place on Wednesday 20 May 2015, commencing at 19:00 in Coughlan’s Bungalow, SCDC Council Offices, Melton IP12 1AU There being no further business the meeting closed at 21:30.