



## Planning and Transport Committee

**Minutes** of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 19 August 2015 commencing at 19:00 in Cloghan's Bungalow, Suffolk Coastal District Council Offices, Melton Hill IP12 1AU.

**Present:**

Cllr N Brown Cllr Mr A G Corston Cllr Mrs E J G Hilson	Cllr Mr M L Webb
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**Absent:**

Cllr Mr J E Bale Cllr Miss E A Barrington	
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**In Attendance:**

Mr W J Grosvenor Clerk to Melton Parish Council	One member of the public
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	<b>PART ONE – OPEN TO THE PUBLIC</b>
<b>15.129</b>	<b>TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE</b> Apologies in advance had been received from Councillors Bale and Barrington and it was <b>RESOLVED</b> to consent to the absences. Apologies were also received from <i>ex officio</i> member Cllr Porter.
<b>15.130</b>	<b>DECLARATIONS OF INTEREST</b>
<b>15.130.01</b>	<b>To receive Amendments to the Register</b> There were none.
<b>15.130.02</b>	<b>To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>15.130.03</b>	<b>To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>15.130.04</b>	<b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b> It was noted that there had been no requests for dispensations.
	<b><i>It was RESOLVED to lift Standing Orders</i></b>
<b>15.131</b>	<b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b> The member of the public present had two matters to raise with the Committee: 1. The future of the land known as Fred Bloss's Yard off The Street, Melton: this land has now been fenced off and there are rumours as to what is going to happen to it. Primary concerns relate to the future of the old Victorian school buildings and parking and traffic implications if homes are built on the site. The rumours suggest that 12 town houses might be built on there. Cllr Corston suggested that residents raise

	<p>concerns re parking, access and traffic with Cllr Bond, because of his longstanding interest in such local issues affecting the B1438, and copy any such communication to him.</p> <p>In terms of the school buildings, it was established they are not listed. However it was agreed it is important to ensure their details are recorded and the Local History Society will be invited to look at this as a research project.</p> <p>In planning terms, nothing can be done by the Parish Council until a planning application is made. The Clerk confirmed that he had been advised by the local Planning Officer that no pre-application discussions had taken place in relation to that piece of land.</p> <p>2. Greylands, Yarmouth Road: The Clerk confirmed that this was on the Agenda under Item 15.139. The actions by the owner of this property were the subject of planning enforcement action by Suffolk Coastal District Council planners.</p>
	<b><i>It was RESOLVED to reinstate Standing Orders and to revert to the order of the Agenda</i></b>
15.132	<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 15 July 2015 (Minutes PLA(15)M07 previously distributed).</p> <p><b>Proposed by:</b> Cllr Hilson                      <b>Seconded by:</b> Cllr Brown</p>
15.133	<b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b>
15.133.01	<p><b>DC/15/2665/FUL 3 Hope Crescent, Melton</b></p> <p>Proposed demolition of single storey rear element and erection of new single storey rear extension.</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 Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.</p>
15.133.02	<p><b>DC/15/2724/FUL 11 Green Man Way, Melton</b></p> <p>Proposed removal of an existing mono-pitched, single height element at the rear of the dwelling to be replaced with a larger single height flat roofed extension.</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 Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.</p>
15.133.03	<p><b>DC/15/2521/FUL 26 Fernhill Close, Melton</b></p> <p>Proposed demolition of garage and utility room and replace with 2 storey extension to side of house to provide kitchen diner, utility and master bedroom.</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 Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents.</p>
15.133.04	<p><b>DC/15/2835/FUL 3 Saxon Way, Melton</b></p> <p>Proposed change of use of land to residential curtilage and enclosure with 2m high fence and gate.</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</p>

	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.
15.133.05	<p><b>DC/15/3243/FUL Side garden 37 Orchard Close &amp; part garden 58 Bredfield Road12 Bredfield Road, Melton</b></p> <p>Proposed segregation of side garden of 37 Orchard Close and part rear garden of 58 Bredfield Road and erection of one 4 bedroom detached dwelling.</p> <p><b>It was Resolved</b> to recommend refusal of the application as Melton PC Planning and Transport Committee considers the access and parking arrangements as proposed inadequate in relation to the access to and from Orchard Close, particularly bearing in mind the need to keep the turning area at the head of the Close free from obstruction. Clerk to formulate the detailed response along those lines.</p>
15.133.06	<p><b>DC/15/3121/FUL 4 Hackney Terrace, Melton</b></p> <p>Proposed erection of 1 dwelling and 1<sup>st</sup> floor extension to No 4 Hackney Terrace and demolition of annexe.</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 Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents. <b>However this recommendation is subject to a condition being imposed to ensure appropriate mitigation measures are put in place to protect against surface water flooding conditions being aggravated by this development.</b></p>
15.134	<p><b>TO REVIEW PLANNING NOTICES RECEIVED</b></p> <p>None were received.</p>
15.135	<p><b>TO RECEIVE AN UPDATE ON PROPOSED CHANGES TO SUFFOLK COASTAL DISTRICT COUNCIL'S SCHEME OF DELEGATION</b></p> <p>Paper PLA(15)135 previously distributed was received and noted. The Clerk added that as the new scheme of delegation in planning matters would now be going for approval to the meeting of Suffolk Coastal Full Council on 24 September, any decision will be reported to the meeting of MPC's Planning and Transport Committee on 21 October.</p>
15.136	<p><b>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</b></p> <p>Paper PLA(15)136 previously distributed was received and noted. The Clerk was requested to chase up a response in relation to the discharge of planning conditions imposed in respect of application DC15/0148/FUL – the new house off Jenners Close.</p>
15.137	<p><b>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</b></p> <p>The Clerk reported receiving an email from Richard Astle of Athene Communications (PR consultants for Hopkins Homes) on 23 July. He states that there is now a proposed scheme for the new facilities in Yarmouth Road which the Football Club is to put to its members at an EGM. This will include a set of new pitches and facilities, but also a 10 year rent free period and a fixed long term lease thereafter.</p> <p>The Clerk had subsequently spoken to Mr Astle and asked whether St Audry's were being kept in the loop as to these developments. Mr Astle responded that he would ensure they were, and would be looking to have another "round-table" meeting in the autumn in advance of a planning application.</p>
15.138	<b>TO CONSIDER PUBLIC CONSULTATION BY SUFFOLK COASTAL DC ON</b>

	<p><b>DRAFT CRITERIA FOR THE IDENTIFICATION OF NON-DESIGNATED HERITAGE ASSETS</b></p> <p>Paper PLA(15)138 previously distributed was received and discussed. Members felt that the draft criteria as set out were comprehensive enough and were content to <b>NOTE</b> the proposals set out in the Report.</p>
15.139	<p><b>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</b></p> <p>The Clerk updated Members in relation to the two live planning enforcement cases in the Parish of Melton:</p> <ul style="list-style-type: none"> <li>• Melton Boatyard – action delayed due to death of owner</li> <li>• Greylands – Planning application required by SCC in respect of unauthorised access and expected September 2015.</li> </ul>
15.140	<p><b>FINANCIAL REPORT FOR 1<sup>ST</sup> QUARTER 2015/16</b></p> <p>Paper FRM(15)66.01 previously distributed was received and the Clerk took Members through it with particular focus on income and expenditure under the oversight of the Planning &amp; Transport Committee. The financial position was <b>NOTED</b>.</p>
15.141	<p><b>PLAYING FIELD – DRAINAGE UPDATE</b></p> <p>Paper FRM(15)69.01 previously distributed was received and noted. The Clerk reported that FERM Committee had expressed the view that Melton PC should consider funding and executing its own jetting works to the culvert and undertaking a CCTV survey. Planning &amp; Transport Committee Members endorsed that view, and also requested the Clerk to update Cllr Bond as to the current position.</p>
15.142	<p><b>NEW WEBSITE</b></p> <p>Paper FRM(15)67.02 previously distributed was received and discussed. Concern was expressed about replacing the ability to store comprehensively all planning documents, as on the current website, with linkages to the Suffolk CC and Suffolk Coastal websites. The Clerk reminded Members that the current software was around 15 years old and unsupported. The choice was between migrating to the <i>OneSuffolk</i> software or having a bespoke website constructed. The <i>OneSuffolk</i> system was free and the decision had already been taken to use it.</p> <p>In relation to Recommendation 3 contained within the Paper, Planning and Transport Committee <b>AGREED</b> to nominate Councillors Corston and Webb as its representatives on the Editorial Committee, and to <b>NOTE</b> the other recommendations.</p>
15.143	<p><b>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE</b></p> <p>Paper PLA(15)143 previously distributed was received and noted.</p>
15.144	<p><b>TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS</b></p>
15.144.01	<p><b>Neighbourhood Plan Working Group</b></p> <p>Paper PLA(15)144.01 previously distributed was received and noted. Cllr Corston reported that he had completed and submitted the sections on <i>Traffic and Transport</i> and <i>Quiet Lanes</i>. Members agreed that high priority now needs to be given to progressing the Neighbourhood Plan and an early meeting of the Steering Group needs to be convened.</p>
15.144.02	<p><b>Traffic and Transport Working Group</b></p> <p>Cllr Corston advised that he had now received the requested quotation for the Saddlemakers Lane signage. It was £5k ex VAT. He was involving Cllr Bond in this.</p> <p>In relation to car parking arrangements in The Street and the divestment of land owned by Suffolk Coastal, he would get in touch with the relevant officer</p>

	<p>there to query the continued delay.  He would also be contacting Neil Winship to talk further about the <i>Quiet Lanes</i> initiative.</p>
<b>15.145</b>	<p><b>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</b>  There was none to report.</p>
<b>15.146</b>	<p><b>DATE OF NEXT MEETING</b>  The next meeting will take place on Wednesday 16 September 2015, commencing at 19:00 in Coughlan's Bungalow, SCDC Council Offices, Melton IP12 1AU. Cllr Brown apologised in advance for not being available, due to a planned holiday.  There being no further business the meeting closed at 21:30.</p>