



PLA(15)M10

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 21 October 2015 commencing at 19:00 in Cloghan's Bungalow, Suffolk Coastal District Council Offices, Melton Hill IP12 1AU.

Present:

Cllr Mr J E Bale Cllr Miss E A Barrington (Chairman) Cllr N Brown Cllr Mr A G Corston	Cllr Mrs E J G Hilson Cllr Mr A H Porter (<i>ex officio</i>) Cllr Mr M L Webb
--	---

Absent:

No absences	
-------------	--

In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	One member of the public
---	--------------------------

	PART ONE – OPEN TO THE PUBLIC
15.165	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE There were no absences.
15.166	DECLARATIONS OF INTEREST
15.166.01	To receive Amendments to the Register There were none.
15.166.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
15.166.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Barrington declared an interest in Item PLA(15)169.03 (planning application DC/15/3867/FUL) as a neighbouring landowner.
15.166.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
	<i>It was RESOLVED to lift Standing Orders</i>
15.167	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The member of the public present, a resident on the Hall Farm Estate, wished to raise the matter of planning application DC/15/3867/FUL, and specifically in relation to the matter of access. It is the access, via the bridleway from Saddlemakers Lane, that local residents have objected to rather than the development itself. The public bridleway, over which the applicant claims vehicular rights, is well used by local people. The applicant is proposing to clear the vegetation and surface the bridleway to connect to the land already

	<p>within its ownership. The Land Registry has confirmed the applicant's right of access over the marked track but not the bridleway.</p> <p>The County Council's Rights of Way Team have objected to the application on grounds of user conflict and loss of amenity. The applicant would have to acquire private rights to be able to legally drive vehicles on a bridleway. Also an arboriculture and ecological assessment should be undertaken before any works are commenced on hedges, trees and surfaces, and because of the impact on amenity and users of the bridleway, the County Council has indicated that as highway authority, it would be unwilling to allow such works.</p>
	<i>It was RESOLVED to reinstate Standing Orders</i>
15.168	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 16 September 2015 (Minutes PLA(15)M09 previously distributed).</p> <p>Proposed by: Cllr Corston Seconded by: Cllr Porter</p>
15.169	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
15.169.01	<p>DC/15/3646/LBC 11 The Clubhouse, Clements Road, Melton Park</p> <p>Proposed construction of new York stone step to front of property and new Indian sandstone step to rear of property to improve accessibility.</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>
15.169.02	<p>DC/15/3817/FUL Greylands, Yarmouth Road, Melton</p> <p>Proposed temporary planning consent for a 3 year period for (1) retention of mobile home and decking to provide ancillary accommodation for elderly relatives and (2) erection of extension for storage of mobility scooter / wheelchair.</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>
15.169.03	<p>DC/15/3867/FUL The Knackers Yard, Valley Farm Road, Melton</p> <p>Proposed office building for Clarkes of Melton Pet and Equine Cremation Service.</p> <p>It was resolved to recommend refusal of the application as Melton PC Planning and Transport Committee considers (1) the right of access proposed by the applicant is not supported by any evidence, (2) the applicant would have to acquire private rights to drive vehicles on a bridleway, (3) the proposal would have an unacceptable impact on the public right of access on the bridleway, (4) the level of works necessary to enable the bridleway to be used by vehicles would be unacceptable and involve the loss of trees and hedgerows and potentially other ecological impacts, (5) the applicant has no legal right to undertake such works, (6) it would be undesirable to effectively create a new link for vehicles between Saddlemakers Lane and Woods Lane. Having said that the Parish Council is keen to support the growth of local enterprises, and would support a similar application which utilises the existing access arrangements to the site.</p>
15.169.04	<p>DC/15/3872/LBC East Lodge, Yarmouth Road, Melton</p> <p>Proposed extension of kitchen ground floor only to the extent of the screening wall, which involves demolishing an exterior return wall; also to provide a carport over the driveway and to replace the bathroom window with a</p>

	<p>Georgian timber, double glazed casement window.</p> <p>It was resolved to recommend refusal of the application as Melton PC Planning and Transport Committee considers that the proposals for the carport are out of scale with the property, and construction of such a dominant extension would serve to alter the character and appearance of the Grade II listed building to its detriment; it is considered that the carport proposal does not conform to Development Management Policy DM21.</p>
15.169.05	<p>DC/15/3888/LBC Whitwell House, St Audrys Park Road, Melton</p> <p>Proposed conversion of existing building to provide three residential dwellings, together with provision of associated garaging and vehicular access.</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>
15.169.06	<p>DC/15/3948/FUL Greylands, Yarmouth Road, Melton</p> <p>Proposed retrospective planning consent for retention of fencing and gates.</p> <p>It was resolved to recommend refusal of the application as Melton PC Planning and Transport Committee considers that the vehicular access which it is proposed to retain in that location is detrimental to road safety / residential amenity along what is a relatively fast section of the Yarmouth Road.</p>
15.170	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>
15.171	<p>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE</p> <p>Paper PLA(15)171 previously distributed was received and noted that it may be some time before the result of the appeal is known. It is also possible that if the result of the two Court of Appeal cases (to be heard first) which also relate to the same legal principle is unfavourable, then the Woods Lane appeal may have to be abandoned.</p>
15.172	<p>TO REVIEW THE POSITION RELATING TO THE NEIGHBOURHOOD PLAN</p> <p>Cllr Barrington reported back on a meeting with Cllr Tony Fryatt of Suffolk Coastal DC and Cllr Alan Porter. It was agreed that both Suffolk Coastal and Melton needed to work more closely together, and in particular, Melton needs Suffolk Coastal to broker conversations with developers – including sites where the Parish Council wants to see development. Cllr Fryatt offered another meeting before the end of October with Philip Ridley, Head of Planning, and Hilary Hanslip.</p>
15.173	<p>TO CONSIDER THE DECISION BY SUFFOLK COASTAL DISTRICT COUNCIL TO IMPLEMENT CHANGES TO THE SCHEME OF PLANNING DELEGATION</p> <p>Paper PLA(15)173 previously distributed was received. The Clerk took the Committee through the changes, which are to be the subject of a presentation to Town / Parish Councils by Suffolk Coastal planners. Cllr Brown and the Clerk to attend the presentation on 2 November at 2.30pm.</p>
15.174	<p>TO REVIEW THE POSITION RE ESTIMATES FOR SADDLEMAKERS LANE SIGNAGE</p> <p>Cllr Corston reported a revised quote received of £3k (down from nearly £5k originally). It was AGREED that the order would be placed subject to agreement on the wording.</p> <p>Cllr Corston will also enquire as to the ownership of the wall behind the village sign in order to ascertain if the owner is willing for Melton PC to affix a “no parking” sign to it.</p>
15.175	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p>

	Paper PLA(15)175 previously distributed was received. There are currently three enforcement cases in Melton.
15.176	DRAINAGE UPDATE Paper FRM(15)92.01 previously distributed was received and noted.
15.177	BID FOR SHORT STAY STOPPING SITES FOR THE GYPSY / TRAVELLER COMMUNITY Paper PLA(15)177 previously distributed was received and noted. The request from Cllr Stamp of Suffolk County Council was a matter to be considered in relation to the Neighbourhood Plan.
15.178	FINANCE REPORT FOR SIX MONTH PERIOD ENDING 30 SEPTEMBER 2015 Paper FRM(15)89.01a-e previously distributed was received. It was noted that there were no issues arising in relation to the income and expenditure under the oversight of Planning and Transport Committee.
15.179	BUS STOP – WOODS LANE The Clerk reported that, in response to a request for assistance from an elderly resident of the Hall Farm Estate, he had been in touch with the Passenger Transport Infrastructure Team at Suffolk County Council over the position of the westbound bus stop in Woods Lane opposite the Hall Farm estate. Assurances have been given that a level access platform for waiting / boarding / alighting will be provided to improve safety and access for those with limited mobility. The Clerk to keep in view.
15.180	UPDATE ON QUIET LANES Paper PLA(15)180 previously distributed was received and noted.
15.181	TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(15)181 previously distributed was received and noted. The Committee requested to keep in view the items (printed in red) where actions were outstanding by third parties.
15.182	TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT It was reported in the East Anglian Daily Times of 21 October, that Woodbridge Town Football Club have agreed to move to the 17 acre Yarmouth Road site at Ufford, and that 100-120 homes will be built on its current site, with a further 12 on the St Audry's site.
15.183	TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE Nothing to report.
15.184	TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS
15.184.01	Neighbourhood Plan Working Group See report at Minute 15.172 above.
15.184.02	Traffic and Transport Working Group Issues relating to Saddlemakers Lane signage already dealt with at Minute 15.174. Cllr Corston informed the Committee that in order to have a "Quiet Lanes" pilot, it would be necessary to demonstrate active community consultation. Therefore it would be sensible to integrate the project with the work on the Neighbourhood Plan.
15.185	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS The Chairman reported receipt of a communication forwarded from Suffolk Coastal Planners, which consisted of an enquiry by the owner of a plot of land on Old Church Road (consisting of 0.05 ha) as to whether it could be

	considered for development. AGREED (1) to deal with as part of the Neighbourhood Plan process, and (2) to put on the agenda for the next meeting of Planning & Transport Committee.
15.186	DATE OF NEXT MEETING The next meeting will take place on Wednesday 18 November 2015, commencing at 19:00 in Coughlan's Bungalow, SCDC Council Offices, Melton IP12 1AU. There being no further business the meeting closed at 21:00.