



MELTON PARISH COUNCIL

PLA(15)M11

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 18 November 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 N Brown (Deputy Chairman)	Cllr Mr A G Corston
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Absent:

Cllr Miss E A Barrington Cllr Mrs E J G Hilson	Cllr Mr A H Porter (<i>ex officio</i>) Cllr Mr M L Webb
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	
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	PART ONE – OPEN TO THE PUBLIC
15.187	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Councillors Barrington and Porter and it was RESOLVED to consent to the absences.
15.188	DECLARATIONS OF INTEREST
15.188.01	To receive Amendments to the Register There were none.
15.188.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
15.188.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
15.188.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
	<i>There was no resolution to lift Standing Orders as no members of the public were present</i>
15.189	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS There were no members of the public present.
15.190	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport

	<p>Committee held on 21 October 2015 (Minutes PLA(15)M10 previously distributed).</p> <p>Proposed by: Cllr Corston Seconded by: Cllr Bale</p>
15.191	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
15.191.01	<p>DC/15/4106/FUL 1 Fayrefield Road, Melton Proposed alterations and extensions.</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>
15.191.02	<p>DC/15/4227/FUL Winifred Fison House, The Street, Melton Proposed installation of external scooter stores.</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>
15.191.03	<p>DC/15/4228/FUL The Grove Residential Home, The Grove, Melton Proposed installation of communal mobility scooter store disabled facility to house 10 mobility scooters.</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>
15.191.04	<p>DC/15/4244/FUL 2 Plantation Place, Saddlemakers Lane, Melton Proposed first floor side extension and alterations.</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>
15.191.05	<p>DC/15/4264/ARM Land to the rear of Cedar House, Pytches Road, Melton Approval of reserved matters of DC/15/0715/OUT – Erection of 10 nr. Dwellings (including 3 nr. affordable dwellings) formation of vehicular access from “The Grove”, removal of some trees included within TPO No. 25, dated 6 August 1953.</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>
15.191.06	<p>DC/15/4290/FUL Depot, Bredfield Road, Melton Proposed demolition of existing vacant depot buildings and residential property. Construction of a new residential care home providing 55 bedrooms, ancillary accommodation including staff offices, kitchen, laundry, together with associated parking, hard and soft landscaping (revised scheme).</p> <p>It was resolved to recommend refusal of the application as Melton PC Planning and Transport Committee considers:</p> <ul style="list-style-type: none"> • The provision for parking and turning, deliveries and servicing the building, is inadequate for the number of residents, staff and visitors <p>[DM22]</p>

	<ul style="list-style-type: none"> • The site is considered inadequate for the design and layout proposed leading to a very cramped development on a very constrained site [DM22] • The provision of open space as a consequence is considered inadequate for the numbers of residents proposed [DM23] • The limitations on the site given the proposed development would inevitably lead to significant loss of amenity for neighbouring properties via manoeuvring vehicles, displaced parking etc. [DM23].
15.191.07	<p>DC/15/4443/FUL 1 Godfreys Wood, Melton Proposed two storey side extension and associated works. 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>
15.191.08	<p>DC/15/4553/FUL The Lindos Centre, Saddlemakers Lane, Melton Change of use from a mixed use (B1, A2 & D2) to Artist's Studio with Associated Dwelling. Erection of Single Storey Rear Extension to Bungalow and Erection of Perforated Brick Screen to Principal Elevations of Main Building. Associated landscaping, parking and fencing. It was resolved not to make any comments on this application.</p>
15.192	<p>TO REVIEW PLANNING NOTICES RECEIVED None were received.</p>
15.193	<p>BUDGET PLANNING 2016/17 Committee Members reviewed the Planning & Transport Committee budgetary provision for the current year and made initial proposals for 2016/17 in the light of anticipated requirements and the changing ways in which the Council will deliver its services. The Council will need to set its budget at the Full Council meeting on 13 January.</p>
15.194	<p>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE The Clerk reported that he had enquired of Suffolk Coastal DC's legal team as to whether or not dates had been set for the hearing, by the Court of Appeal, of the Yoxford and East Cheshire cases, but had so far not had a response. He hoped to be able to give an update at the next meeting.</p>
15.195	<p>TO REVIEW THE POSITION RELATING TO THE NEIGHBOURHOOD PLAN Reflecting the update given by Cllr Barrington to Full Council the previous week, version 4 had now been circulated to all Members for comments.</p>
15.196	<p>TO CONSIDER SUFFOLK COASTAL DISTRICT COUNCIL'S NEW SCHEME OF PLANNING DELEGATION Paper PLA(15)196 previously distributed was received. The Clerk took the Committee through the changes, which were outlined in a presentation to Town / Parish Councils by Suffolk Coastal planners on 2 November. Cllr Brown and the Clerk attended. The Clerk reported that Melton Parish Council has already received two invitations under the new scheme to refer applications, where the Parish Council had recommended refusal but the Planning Officer recommended approval, to the Chairman and Vice-Chairman of the Planning Committee to consider whether they wished to refer the case to Full Committee for a decision. The cases were:</p> <ul style="list-style-type: none"> • DC/15/3948/FUL Greylands, Yarmouth Road – retrospective planning application for retention of access, fencing and gates. AGREED not to seek referral to Planning Committee on this case.

	<ul style="list-style-type: none"> • DC/15/3872/LBC East Lodge, Yarmouth Road – proposed extension and carport. AGREED that in this case because it is considered that such a dominant extension as proposed will alter the character and appearance of this Grade II listed building to its detriment, the Clerk should seek referral to Full Planning Committee.
15.197	<p>TO REVIEW THE POSITION RE ESTIMATES FOR SADDLEMAKERS LANE SIGNAGE</p> <p>Paper PLA(15)197 previously distributed was received and discussed. AGREED to progress on the basis of the estimates with authority to Cllr Corston to negotiate (downwards). Cllr Corston also to contact Cllr Bond who has promised to try to ensure that Melton PC is not out of pocket because of excessive charges for these works.</p>
15.198	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(15)198 previously distributed was received and noted as to the position on the three Melton enforcement cases.</p>
15.199	<p>MEETING ON 30 NOVEMBER 2015 WITH SUFFOLK COASTAL DC TO DISCUSS PLANNING MATTERS</p> <p>It was confirmed that this would go ahead at 11am on 30 November. Attendees for Melton would be Cllr Porter, Cllr Martin and Cllr Barrington. Cllr Tony Fryatt, Philip Ridley – Head of Planning & Coastal Management, and Phillip Rowson will represent the Planning Authority.</p>
15.200	<p>LAND OFF OLD CHURCH ROAD – POTENTIAL DEVELOPMENT SITE</p> <p>Paper PLA(15)200 previously distributed was received and discussed. Members felt they had insufficient information to make any recommendations on this, and asked the Clerk to seek further information, including what sort of development is proposed, more accurate information as to exact location and, if possible, photographs of the site.</p>
15.201	<p>UPDATE ON QUIET LANES</p> <p>Nothing specific to report. The concept of Quiet Lanes is included in the consultation on the Melton Neighbourhood Plan.</p>
15.202	<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)202 previously distributed was received and noted. AGREED to drop the reference to the Bromeswell VAS project in future given all the other priorities of the Council.</p>
15.203	<p>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</p> <p>No developments to report since the last meeting (Minute 15.182).</p>
15.204	<p>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE</p> <p>Nothing to report. AGREED to omit this item from future Agendas.</p>
15.205	<p>TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS</p> <p>It was AGREED to omit this former standard item from future Agendas.</p>
15.205.01	<p>Neighbourhood Plan Working Group</p> <p>See Minutes 15.195 and 15.199 above.</p>
15.205.02	<p>Traffic and Transport Working Group</p> <p>Issues relating to Saddlemakers Lane signage already dealt with at Minute 15.197. The “Quiet Lanes” project is now integrated with the work on the Neighbourhood Plan.</p>
15.206	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <p>Nothing to report.</p>

15.207	DATE OF NEXT MEETING The next meeting will take place on Wednesday 16 December 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.
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