



MELTON PARISH COUNCIL

PLA(15)M12

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 16 December 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 Mrs E J G Hilson
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Absent:

Cllr Mr A G Corston 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	Two members of the public
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	PART ONE – OPEN TO THE PUBLIC
15.208	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Councillors Corston and Porter and it was RESOLVED to consent to the absences.
15.209	DECLARATIONS OF INTEREST
15.209.01	To receive Amendments to the Register There were none.
15.209.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
15.209.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
15.209.04	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>
15.210	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The members of the public present wished to raise the matter of the Dissenter's Burial Ground (Agenda Item 15.223) and to seek support for the proposal that the developer owner would convey what remains of the historic site (two-thirds having already been lost via sale) to the ownership of the Parish Council, and that two semi-detached homes would be constructed on

	<p>adjacent land to replace existing garages. The developer would clear the site and continue to maintain it. There could be a notice board explaining the history.</p> <p>The Clerk explained that at the moment there was no formal planning application, so the Parish Council could only give a statement of support in principle based on the information currently available.</p> <p>Whilst concern was expressed about not wishing to acquiesce to development that might be the thin end of the wedge in an increasingly vulnerable part of Melton, Members were sensitive to the need to protect the remains of the burial ground.</p> <p>The Chairman asked the members of the public to obtain feedback on the proposals submitted from neighbours. All the information would be considered as part of the Neighbourhood Planning project discussions.</p> <p>The Committee then decided to bring forward discussion of Agenda Item 15.223. Following further discussion it was AGREED that in principle the Committee will support the proposals as outlined.</p>
15.211	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 18 November 2015 (Minutes PLA(15)M11 previously distributed).</p> <p>Proposed by: Cllr Brown Seconded by: Cllr Bale</p>
15.212	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
15.212.01	<p>DC/15/4400/FUL 58 Bredfield Road, Melton</p> <p>Proposed segregation of side garden and erection of one dwelling with associated vehicular access.</p> <p>It was resolved to recommend refusal of this application as Melton PC Planning and Transport Committee considers:</p> <ul style="list-style-type: none"> • The provisions for parking and access have still not been resolved satisfactorily since the previous application • The proposed new dwelling does not relate well to the curtilage of no 56 and will appear as a cramped form of development [DM7] • The development as proposed will result in loss of residential amenity to the adjoining occupiers [DM23]. <p>Given the size of the plot, Parish Councillors expressed the view that the development might be acceptable if it can be moved slightly further from the boundary with no 56 and slightly further back from the road, so that safety and amenity will be less compromised.</p>
15.212.02	<p>DC/15/4709/FUL 63 Orchard Close, Melton</p> <p>Proposed single storey extension.</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>
15.212.03	<p>DC/15/4733/FUL 3 Saxon Way, Melton</p> <p>Proposed two storey extension to side of house and alterations to existing.</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>
15.213	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>

15.214	<p>TO REVIEW MANAGEMENT ACCOUNTS 1 APRIL TO 30 NOVEMBER 2015</p> <p>Paper FRM(15)108.01a-e previously distributed was received and discussed. The Clerk went through the income and expenditure for the year to date under the headings that are responsibility of the Planning and Transport Committee. Income to date stands at £680 in line with the budget; however expenditure only totals £573, against a budgeted spend of £12,929. Whilst expenditure re Saddlemakers Lane signage is now not required due to the support of Cllr Bond, there is an urgent need to identify any additional expenditure needed for the completion of the Neighbourhood Plan and bring it forward if possible to ensure spend in the current financial year.</p>
15.215	<p>TO CONSIDER BUDGET PLANNING 2016/17</p> <p>Paper FRM(15)108.02 previously distributed was received and discussed. In addition to the initial proposals made at the November meeting (Minute 15.193) it was AGREED to make additional provision for the cost of publicity for the Neighbourhood Plan referendum.</p>
15.216	<p>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE</p> <p>The Clerk reported that the latest advice received from Suffolk Coastal DC’s solicitor, was that the Yoxford and East Cheshire cases are now set to be heard by the Court of Appeal in week commencing 11 January 2016. Judgment will be reserved, likely to follow some weeks later, and only then can a decision be made whether or not to go ahead with the Woods Lane challenge in the Administrative Court.</p>
15.217	<p>TO REVIEW THE POSITION RELATING TO THE NEIGHBOURHOOD PLAN</p>
15.217.01	<p>Neighbourhood Plan update</p> <p>Cllr Barrington reported that, together with Cllrs Porter and Martin, she had a very constructive meeting on 30 November with Philip Ridley and Hilary Hanslip to discuss issues around the Neighbourhood Plan. The key issue to progressing this is the one of site allocations, and the District Council’s resources are key to brokering agreements with landowners. A number of suggestions / options are being considered. Once these are firmed up the Draft Neighbourhood Plan can be shown to residents.</p> <p>Cllr Barrington also reported a request by a developer to have a pre-application discussion with the Parish Council in respect of a proposal to build apartments on the former GAH site off Melton Road.</p>
15.217.02	<p>Draft Agreement with Suffolk Coastal DC</p> <p>Papers PLA(15)217.02 and PLA(15)217.02A previously distributed were considered. It was AGREED that the Clerk should sign and return the Service Level Agreement with Suffolk Coastal DC in respect of the roles and responsibilities of both Councils in relation to the Neighbourhood Planning process.</p>
15.218	<p>TO CONSIDER REPORT ON REFERRALS TO SUFFOLK COASTAL DISTRICT COUNCIL’S PLANNING COMMITTEE UNDER THEIR NEW SCHEME OF PLANNING DELEGATION</p> <p>Paper PLA(15)218 previously distributed was received.</p> <p>There are currently three Melton planning applications that have gone through this process. They are:</p> <ul style="list-style-type: none"> • DC/15/3243/FUL Segregation of side garden of 37 Orchard Close and part rear garden of 58 Bredfield Road for the proposed erection of one detached dwelling at 37 Orchard Close, Melton. This application was recommended for refusal by Melton PC and there were six letters of objection. The referral was considered by Suffolk Coastal Planning Committee on 29 October 2015 and the

	<p>application was APPROVED.</p> <ul style="list-style-type: none"> • DC/15/4290/FUL Depot, Bredfield Road, Melton: proposed demolition of existing vacant depot buildings and residential property. Construction of new residential care home providing 55 bedrooms, ancillary accommodation including staff offices, kitchen, laundry, together with associated parking, hard and soft landscaping. This application was recommended for refusal by Melton PC on grounds of design, layout and residential amenity. A decision by the Planning Committee is awaited. • DC/15/3872/LBC East Lodge, Yarmouth Road – proposed extension and carport. This application was recommended for refusal by Melton PC on the grounds that it considered the proposals for the carport to be out of scale with the property, the construction of such a dominant extension would serve to alter the character of the Grade II listed building to its detriment; further it was considered that the carport does not conform to Development Management Policy DM21. A decision by the Planning Committee is awaited.
15.219	<p>TO REVIEW THE POSITION RE ESTIMATES FOR SADDLEMAKERS LANE SIGNAGE</p> <p>It was NOTED that these works will now be fully funded by Cllr Bond from his Locality budget. However there is as yet no definite timetable for the works to be carried out and Cllr Corston is pursuing this.</p>
15.220	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(15)220 previously distributed was received and noted as to the position on the three Melton enforcement cases.</p>
15.221	<p>TO RECEIVE A REPORT ON THE PRE-APPLICATION ADVICE FROM SUFFOLK COASTAL PLANNERS IN RELATION TO THE PROPOSED NEW MELTON VILLAGE HALL</p> <p>Paper PLA(15)221 previously distributed was received and noted. The Planners have indicated clearly that the erection of a new village hall in the north east corner of the Playing Field will be supported.</p>
15.222	<p>TO CONSIDER A FRESH REQUEST FROM BROMESWELL PARISH COUNCIL REGARDING VEHICLE ACTIVATED SIGNS</p> <p>Paper PLA(15)222 previously distributed was received and discussed. In relation to the request from Bromeswell as to whether Melton PC would be interested in joining with them in 2016 in a shared use of vehicle activated signs, the answer was no. There is no budgetary provision for such an activity in 2016/17, and given the level of other activities that the Council is involved in, it would not be realistic to commit to such an additional task in the next financial year.</p>
15.223	<p>TO CONSIDER PROPOSALS RELATING TO THE DISSENTER'S BURIAL GROUND</p> <p>Paper PLA(15)223 previously distributed was noted. This Item was discussed fully and the decision recorded at Minute 15.210 above.</p>
15.224	<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)224 previously distributed was received and noted.</p>
15.225	<p>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</p> <p>Nothing to report.</p>

<p>15.226</p>	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <p>A request had been received by the Clerk from the local press, for comments in respect of a recent road traffic accident in Yarmouth Road, where a young woman was injured. The victim had said that street lighting could have had a preventative effect, and the Parish Council was asked for a view on providing street lighting along that stretch of road. Following discussion the Clerk was asked to respond that whilst the Parish Council will do what it can to promote road safety, it has neither powers nor duties in respect of the provision of street lighting (nor the funds to provide it) and decisions on that are really a matter for Suffolk County Council.</p>
<p>15.227</p>	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 20 January 2015, commencing at 19:00 in Coughlan's Bungalow, SCDC Council Offices, Melton IP12 1AU.</p> <p>There being no further business the meeting closed at 2:40.</p>