



MELTON PARISH COUNCIL

PLA(16)M01

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 20 January 2016 commencing at 19:00 in Cloghan's Bungalow, Suffolk Coastal District Council Offices, Melton Hill IP12 1AU.

Present:

Cllr Miss E A Barrington (part) Cllr N Brown (in the Chair) Cllr Mrs E J G Hilson	Cllr Mr A H Porter (<i>ex officio</i>) Cllr Mr M L Webb
---	--

Absent:

Cllr Mr J E Bale	Cllr Mr A G Corston
------------------	---------------------

In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	Cllr Mrs C McBurney
---	---------------------

	PART ONE – OPEN TO THE PUBLIC
16.01	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Councillors Bale and Corston and it was RESOLVED to consent to the absences.
16.02	DECLARATIONS OF INTEREST
16.02.01	To receive Amendments to the Register There were none.
16.02.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
16.02.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
16.02.04	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>
16.03	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS There were no members of the public present.
16.04	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 16 December 2015 (Minutes PLA(15)M12 previously

	distributed). Proposed by: Cllr Webb Seconded by: Cllr Porter
16.05	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
16.05.01	DC/15/4810/VOC Riduna Park, Melton Proposed variation of Condition 27 (hard landscaping). This application had a deadline of 6 January for comments and was delegated to the Clerk following consultation with Members of Planning and Transport Committee. Following consultation the Clerk responded on 6 January as follows: It was Resolved to recommend approval of the proposals in the interests of amenity. However overall the Parish Council remains very concerned at the loss of tree / hedge cover along the boundaries of this development which is considered to have been unnecessary for the development to proceed and contrary to Condition 23 of the original consent. <i>Action by the Clerk NOTED.</i>
16.05.02	DC/15/5151/DRC Land to rear of Cedar House Submission of details as required by Conditions 9 and 10 of DC/14/0715/OUT. It was Resolved to make no comments on this application.
16.05.03	DC/16/0002/FUL 47 Bredfield Road, Melton Proposed single storey rear extension. 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.
16.05.04	DC/16/0070/FUL 42 Melton Grange Road, Melton Proposed single storey extension. 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.
16.05.05	DC/15/4400/FUL 58 Bredfield Road, Melton Proposed segregation of side garden and erection of one detached dwelling with associated vehicular access. On the basis that the provisions for parking and access have been amended, and the siting of the proposed new dwelling moved further away from the boundary with no 56, 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.
16.05.06	DC/16/0015/FUL The Old School Site, The Street, Melton Alteration / conversion of former school buildings to form 2no.detached dwellings. Erection of 5no. two-storey dwellings all with parking, landscaping and associated works. Alterations to vehicular access. Demolition of timber store and various single-storey outbuildings and structures. It was resolved to recommend refusal of the application as Melton PC Planning and Transport Committee considers that: <ul style="list-style-type: none"> • Although the principle of redevelopment on the site is supported, and the retention and conversion of the two Victorian school buildings applauded, this backland development as proposed would result in a cramped form of development with very small curtilages (particularly for the conversions which provide spacious properties) and provide a lower level of amenity than should be expected within the Melton Conservation Area (Policies

	<p>DM7 and DM23)</p> <ul style="list-style-type: none"> • The design of the new build dwellings and access to the development fail to optimise the opportunities afforded by the site within the Melton Conservation Area. In particular the streetscape view into the development from The Street is rather harsh, uninspiring and urban in form and fails to relate as well as it could to the village period properties that surround it (Policy DM21) • The proposed grey paving is too urban in form and a more porous treatment would better assist with drainage as well as reflect the more “village” setting in the conservation area (Policy DM21) • With the only access from the new development into The Street, the resulting significant movement of vehicles trying to turn right out of the development, particularly at peak times, is likely to prove unsafe, particularly so close to the traffic lights. Whilst it is noted that the developer has carried out a traffic speed survey, the issue is one of congestion. When all parking spaces are filled by residents, visitors cars, given the existing density and layout, are likely to block safe access for emergency and / or refuse vehicles and the turning area (Policy DM22).
	<i>It was RESOLVED to take the following Item out of order</i>
16.09	<p>NEIGHBOURHOOD PLAN UPDATE</p> <p>Cllr McBurney initiated a discussion on the timing of the proposed round of public consultation on the draft Neighbourhood Plan.</p> <p>Cllr Barrington explained that the consultation needed to be set up because it would take some time to organise and publicise, and by then most of the outstanding work needed to make the consultation effective would be completed. It was AGREED to hold the consultation meetings at Melton Primary School, on a Thursday and Friday evening and Saturday morning in March 2016.</p>
	<i>It was RESOLVED to revert to the order of the Agenda</i>
16.06	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>
16.07	<p>TO CONSIDER BUDGET 2016/17</p> <p>Paper PLA(16)07 previously distributed was received and noted. No further changes were proposed at this stage.</p>
16.08	<p>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE</p> <p>The Clerk confirmed that the Yoxford and East Cheshire cases were heard by the Court of Appeal in week commencing 11 January 2016. Judgment was reserved and is to follow. In the light of the decisions on those cases Suffolk Coastal DC will decide whether or not to go ahead with the Woods Lane challenge in the Administrative Court.</p>
16.10	<p>TO CONSIDER REPORT ON REFERRALS TO SUFFOLK COASTAL DISTRICT COUNCIL’S PLANNING COMMITTEE UNDER THEIR SCHEME OF PLANNING DELEGATION</p> <p>Paper PLA(16)10 previously distributed was received.</p> <p>The Clerk went through the current live Melton cases. They are:</p> <ul style="list-style-type: none"> • 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. <p>Notwithstanding that Melton PC sought referral to the SCDC Planning Committee, planning consent was granted by Officers on</p>

	<p>24 November 2015</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/15/4400/FUL 58 Bredfield Road, Melton – proposed segregation of side garden and erection on one detached dwelling with associated vehicular access. This application was the subject of a potential referral to the SCDC Planning Committee. However the applicant has submitted fresh plans and these were considered at Item 16.05.05 above and the recommendation minuted.
16.11	<p>TO REVIEW THE POSITION RE ESTIMATES FOR SADDLEMAKERS LANE SIGNAGE</p> <p>Nothing to report.</p>
16.12	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(16)12 previously distributed was received and noted as to the position on the three Melton enforcement cases. Disappointment was expressed at the slow speed at which action is being taken on these cases.</p>
16.13	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</p> <p>Paper PLA(16)13 previously distributed was received and noted. The Clerk was asked to make another attempt at contacting Suffolk Coastal to pursue the matter of divestment of the amenity land in The Street.</p>
16.14	<p>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</p> <p>Nothing to report.</p>
16.15	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <p>Nothing to report.</p>
16.16	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 17 February 2016, commencing at 19:00 in Cloghan's Bungalow, SCDC Council Offices, Melton IP12 1AU. There being no further business the meeting closed at 20:30.</p>