



MELTON PARISH COUNCIL

PLA(16)M08

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 17 August 2016 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 Mr N Brown Cllr Mr A G Corston
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Absent:

Cllr Ms J Harrison Cllr Mrs E J G Hilson	Cllr Mr M L Webb Cllr Mr A Porter (<i>ex officio</i>)
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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
16.133	TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE Apologies in advance had been received from Councillors Harrison, Hilson and Webb and it was RESOLVED to consent to the absences. Apologies were also received from Cllr Porter.
16.134	DECLARATIONS OF INTEREST
16.134.01	To receive Amendments to the Register There were none.
16.134.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
16.134.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
16.134.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
16.135	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS There were no members of the public present.
16.136	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 13 July 2016 (Minutes PLA(16)M07 previously distributed). Proposed by: Cllr Brown Seconded by: Cllr Bale

16.137	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
16.137.01	<p>DC/16/1775/FUL Fairway Cottage, St Audry's Park Road, Melton Proposed garden summerhouse.</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>
16.137.02	<p>DC/16/2729/FUL The Retreat, Saddlemaker's Lane, Melton Proposed alterations to Consent C09/1069/ with alteration to cart lodge and works to existing drive. Cart lodge will now contain an upstairs attic / storage space and have a wooden access staircase.</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>
16.137.03	<p>DC/16/2900/FUL Land to the rear of 23 – 37 Hall Farm Road, Melton Proposed erection of 8 dwellings with associated garages and parking; construction of access road.</p> <p>It was resolved to recommend refusal of the application for the following reasons:</p> <ul style="list-style-type: none"> • The development has given rise to concerns by existing neighbours on grounds of residential amenity, and the Parish Council is supportive of those concerns. • The proposed site is, in effect, backland development, and access and egress will be via phase 1 of the development onto the very busy Woods Lane. The access and turning arrangements for, in particular, large vehicles servicing the scheme are considered inadequate and may lead to road accidents. • The Council considers that the proposed scheme (as per the planning statement accompanying the application) does not actually deliver what the community requires in terms of additional housing. • The proposed scheme is contrary to Objective 1 of the emerging Melton Neighbourhood Plan (now at pre-submission consultation stage) in terms of ensuring that all new developments contribute to sustainable travel and road safety. • The site is not identified in the Neighbourhood Plan for development. • The Council has concerns about the protection of trees and woodland within the proposed development site. Members consider that this developer has in the past failed to protect trees that it had been promised would be protected.
16.137.04	<p>DC/16/3019/FUL 50 Melton Grange Road, Melton Proposed single storey side extension and timber deck.</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>
16.137.05	<p>DC/16/3101/FUL The Lindos Centre, Saddlemaker's Lane, Melton Proposed demolition of bungalow building adjacent to Saddlemaker's Lane and erection of replacement bungalow for occupation by person(s) engaged in the management / operation of the artist studio approved under Planning Permission</p>

	<p>DC/15/4553/FUL. Re-organisation of studio vehicle parking / manoeuvring facilities. Erection of railings and gates fronting Saddlemaker's Lane and associated landscaping.</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, <i>but subject to a revision to have the access gate set back to enable safer access / egress given that Saddlemaker's Lane is a very restricted road.</i></p>
16.137.06	<p>DC/16/3311/FUL 1 Godfreys Wood, Melton</p> <p>Proposed two storey side extension and associated works.</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>
16.137.07	<p>DC/16/3213/VOC Unit 1, Riverside Business Centre, Dock Lane, Melton</p> <p>Variation of condition no. 2 of DC/16/1659/FUL – use of existing buildings for B1a office use.</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>
16.137.08	<p>DC/16/3214/FUL Riverside Business Centre, Dock Lane, Melton</p> <p>Proposed resurfacing of existing 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.</p>
16.138	<p>TO REVIEW UPDATES ON OTHER LIVE PLANNING APPLICATIONS</p>
16.138.01	<p>DC/16/2662/FUL Unit 5, Riverside Business Centre, Dock Lane, Melton</p> <p>Proposed change of use of existing factory to builder's merchants' trade counter and associated alterations.</p> <p>[Note: Melton Parish Council Planning and Transport Committee considered this application at its meeting on 13 July 2016. It was resolved to defer a recommendation on this application for further consideration of the views of neighbours, and to delegate to the Clerk to formulate a response in the light of Member's consensus once reached. The original deadline for the Parish Council response was 24 July, subsequently extended to 16 August.]</p> <p>The Clerk reported that, in the light of the views expressed by Planning and Transport Committee Members, he wrote to Suffolk Coastal DC on 26 July, as follows:</p> <p>Melton Parish Council recommends refusal of this application. Although it is sympathetic to a new commercial use for this site, it considers the present application to be likely to impact adversely on the residential amenity of neighbours via inadequate provision for the access of heavy goods vehicles via Dock Lane and the noise associated with the site movement of building materials to / from storage by fork lift trucks. Given the existing levels of commercial use in Dock Lane, the proximity of the school with pedestrian / vehicular traffic at the peak time of operation for the new activity, and the fact that Dock Lane serves as the only means of access to the Riverview estate, all suggest that the adverse effects of this application, if allowed, would be greater than the economic and employment benefits that would accrue.</p> <p>The Parish Council is supportive of the suggestion made by some local residents that access from the Wilford Bridge Road spur should be considered as a way of ameliorating the impact on the local community as well as business efficiency, and would be pleased to reconsider the application should such a modification in the plan be able to be made.</p>

	<p>On 16 August the Clerk was advised that the application has been withdrawn. The reason for this is that the applicant could not demonstrate the requirement for safe access by large vehicles. It is likely there will in due course be a resubmission, whereupon this aspect will again be closely examined by County Highways.</p> <p>Members AGREED the Clerk's actions and noted the current position.</p>
16.139	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>
16.140	<p>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE</p> <p>It was noted that on 8 August, Suffolk coastal DC decided that it would not challenge the High Court's decision further – meaning that permission for the development stands. The decision was taken in the light of an appeal being unsuccessful and the risk of incurring further significant legal costs.</p>
16.141	<p>TO CONSIDER NEIGHBOURHOOD PLAN UPDATE</p> <p>In the light of the Woods Lane position, Cllr Barrington raised the question of whether Full Council might wish to reconsider the Carter / Warburg proposals. Woods Lane however gives no community benefits whereas Carter / Warburg does, and the Neighbourhood Plan does need to have a balanced approach. The consensus at the meeting was not to abandon Carter / Warburg, but the matter will be placed on the Full Council agenda for the September meeting in the interests of transparency and democracy.</p> <p>Meanwhile in terms of the current round of consultation, Cllr Barrington reported 13 responses to date. The meeting of the Working Group on 16 August went well. An executive summary of the Plan will be provided. A letter of intent will confirm the intention of the developers of the Carter / Warburg site to work with the community in line with the expressions in the Neighbourhood Plan. Also commitment from Pitstop is anticipated shortly. The planning application for the Carter / Warburg site will be made once the Neighbourhood Plan is in place.</p> <p>On matters linked to the Neighbourhood Plan, the Clerk reported that:</p> <ul style="list-style-type: none"> • S154 Housing and Planning Act 2016 was now law. This allows councils to apply to Government for certain “planning freedoms” in response to offering to deliver more housing. It was not clear what these might encompass, but Cllr Barrington will raise this with Philip Ridley, particularly in the context of CIL monies. • On 15 August, Suffolk Coastal DC made a TPO (no.263/2016) relating to a beech tree situated on land at South Lodge, Lodge Farm Lane, Melton IP12 1QS. The reason given is because the land is subject to development proposals. Currently there is no specific information on that. The Clerk to make enquiries.
16.142	<p>TO CONSIDER FURTHER THE POSITION REGARDING THE SADDLEMAKERS LANE SIGNAGE</p> <p>The Clerk reported that, notwithstanding that Full Council on 29 June agreed to top up the funds already made available for this scheme by a maximum of £7k, County Highways have now reported that it is possible that the costs can be contained within the funds already made available. However there is as yet no start date for the works.</p>
16.143	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(16)143 previously distributed was received and NOTED as to the position on the three Melton enforcement cases.</p>
16.144	<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)144 previously distributed was received and NOTED.</p>

16.145	<p>SUFFOLK COUNTY COUNCIL – HIGHWAYS ASSET MANAGEMENT The Clerk drew Members’ attention to the latest “Highways Matters” – edition 8, which was circulated to all MPC Members on 3 August. This contained some interesting statistics in relation to Suffolk’s roads.</p>
16.146	<p>EAST ANGLIA THREE LTD – OFFSHORE WINDFARM – ENVIRONMENTAL INFORMATION UPDATE The Clerk reported receipt on 2 August of a communication from Scottish Power Renewables, in relation to the East Anglia THREE offshore wind farm. This enclosed a DVD giving the “Other Environmental Information” now produced by the applicant (East Anglia THREE Ltd). This is also available in hard copy format at Woodbridge library. Consultation runs until 29 August.</p>
16.147	<p>REPORT FROM LOCAL TRANSPORT REPRESENTATIVE No report received.</p>
16.148	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS The Clerk had received a pre-planning application consultation letter concerning a proposed radio base station just outside Orford. This was NOTED.</p>
16.149	<p>DATE OF NEXT MEETING The next meeting will take place on Wednesday 21 September 2016, commencing at 19:00 in Cloghan’s Bungalow, Suffolk Coastal District Council Offices, Melton IP12 1AU. There being no further business the meeting closed at 20:45.</p>