



MELTON PARISH COUNCIL

PLA(16)M10

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 19 October commencing at 19:00 at Riverside Office, Unit 2, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.

Present:

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

Cllr Mr N Brown	Cllr Ms J Harrison
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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
16.168	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Councillor Brown and Councillor Harrison.
16.169	DECLARATIONS OF INTEREST
16.169.01	To receive Amendments to the Register There were none.
16.169.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
16.169.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Barrington declared a non pecuniary interest as a neighbouring landowner in the pre-application consultation relating to the proposal to install a base station off Saddlemaker's Lane (Item 16.177).
16.169.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
16.170	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS There were no members of the public present.
16.171	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport

	<p>Committee held on 21 September 2016 (Minutes PLA(16)M09 previously distributed).</p> <p>Proposed by: Cllr Corston Seconded by: Cllr Barrington</p>
16.172	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
16.172.01	<p>DC/16/2900/FUL Land rear of 23–37 Hall Farm Road, Melton</p> <p>Proposed erection of 8 no. dwellings with associated garages and parking; construction of access road – amended plans.</p> <p>It was resolved to recommend refusal of the application.</p> <p>Whilst Parish Councillors recognised the welcome inclusion of 3 no. affordable units in the revised proposals, the proposed development still raises the following concerns:</p> <ul style="list-style-type: none"> • The effect on the residential amenity of existing neighbouring properties • Access, turning and parking arrangements are poor • The proposed scheme does not accord with the emerging Neighbourhood Plan, either in terms of sustainable travel or road safety • It is in a location that the Neighbourhood Plan has not identified for development.
16.172.02	<p>DC/16/3891/FUL 46 The Street, Melton</p> <p>Proposed erection of single storey side extension to existing bungalow and removal of two trees.</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> <p>In agreeing to recommend approval Members did express concern about the proposed removal of the two trees. AGREED that the Clerk would contact the applicant's agent and try to secure an undertaking to plant two new trees in the rear garden / on the rear boundary as part of the development.</p>
16.172.03	<p>DC/16/4114/VOC Land between 1 Potash Cottages and Woodroyd Cottage, Woods Lane, Melton</p> <p>Variation of condition nos. 2, 4, 12, 14, 16 and 17 of C/12/2255. Construction of 11 no. new houses including 3 no. affordable units; revised drawings, landscaping details, vehicular access details, bin storage details, loading, unloading, manoeuvring and parking of vehicles, access details.</p> <p>It was resolved following discussion that Councillors would make no further comments on this application. On 16 March 2016 at MPC Planning and Transport Committee, it was resolved to recommend approval of previous variation proposals, subject to the retention of a specific oak tree which is preserved in the current application. Furthermore paragraph 4.9 of the Neighbourhood Plan refers to the site as an example of sites on which planning consent has been granted which shall be deemed to be included in the village envelope.</p> <p>Councillor Corston wished his dissent from this approach and his view that the application should be refused to be recorded.</p>
16.173	TO REVIEW UPDATES ON OTHER LIVE PLANNING APPLICATIONS
16.173.01	<p>DC/16/3661/FUL Unit 1, 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>The Clerk reported that the deadline for comments was now 19 October. The MPC response was submitted on 22 September recommending refusal in line with the decision of Planning and Transport Committee on 21 September. SCC Highways had subsequently recommended refusal of the application based on</p>

	<p>considerations of access; but had indicated that if the applicants were prepared to fund the preparatory work on a Traffic Regulation Order, and if such an Order were implemented, and parking restrictions imposed, then their response to such an application might be different.</p> <p>The Clerk indicated that given the objections by both Cllr Bidwell and MPC, the application might well be referred to the SCDC Planning Committee for a Member decision.</p>
16.174	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>
16.175	<p>TO CONSIDER NEIGHBOURHOOD PLAN UPDATE</p> <p>Cllr Barrington reported that she was advised by Consultant, Chris Bowden, that all the work preparatory to submission stage should be completed by the end of November. Funding is in place, but also there was the possibility of claiming another £3k worth of grant to prepare the Basic Conditions Statement, the Sustainability Appraisal, and provide support at the Examination stage. Cllr Barrington and the Clerk would put in the application.</p>
16.176	<p>TO CONSIDER FURTHER THE POSITION REGARDING THE SADDLEMAKERS LANE SIGNAGE</p> <p>The Clerk reported that, further to receiving a start date for the project from County Highways of 31 October 2016, the relevant road closure Order for the period from 31 October to 4 November had now been made.</p>
16.177	<p>PRE-APPLICATION CONSULTATION – PROPOSED BASE STATION INSTALLATION TO BE LOCATED ON LAND AT MELTON LODGE, SADDLEMAKER’S LANE</p> <p>Paper PLA(16)177 previously distributed was received and discussed. The Clerk reported that letters of objection had already been sent by two local residents. There were strong planning grounds for resisting this proposal, on the grounds that the site lies within the Melton Conservation Area as well as within the curtilage of Melton Lodge, a Grade II listed building. AGREED that this proposal would not be supported by MPC and the Clerk to advise Waldon Telecom Ltd accordingly.</p>
16.178	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(16)178 previously distributed was received and NOTED as to the position on the Melton enforcement cases.</p>
16.179	<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)179 previously distributed was received and NOTED.</p>
16.180	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <ul style="list-style-type: none"> • Overgrown hedging Bredfield Road / Pytches Road – Following a complaint from a local resident contact was made with County Highways. There are proposals for remedial works, details to follow. • Cllr Corston reported dangerous parking by employees on the Yarmouth Road, outside the Nursery. He will provide photographic evidence for the Clerk to pass to Cllr Taylor to take up with the SNT. • An enquiry had been received from the Clerk to Ufford PC about the operation of the Suffolk Coastal system of delegation in planning matters. Ufford was intending to either complain to Suffolk Coastal or raise the matter with the <i>East Anglian Daily Times</i> to see if it would take up the matter. At the same time it wanted to know if other Councils have similar concerns and / or wish to be involved in the representations. Following discussion, on balance, Councillors felt that to date Melton has not been significantly disadvantaged by the new system in practice, and are

	<p>content to feed into any Suffolk Coastal review process when it happens. However Members did feel that, that as a matter of good practice, the Suffolk Coastal Planning Committee should regularly review data on the applications subject to the referral process, those actually referred, together with the results. The Clerk to respond to Ufford accordingly.</p>
<p>16.181</p>	<p>DATE OF NEXT MEETING The next meeting will take place on Wednesday 23 November 2016, commencing at 19:00 at Riverside Office, Unit 2, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD. There being no further business the meeting closed at 20:15.</p>