



# MELTON PARISH COUNCIL

PLA(17)M01

## Planning and Transport Committee

**Minutes** of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 18 January 2017 commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.

**Present:**

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

Cllr Ms J Harrison	Cllr Mr M L Webb
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**In Attendance:**

Mr W J Grosvenor Clerk to Melton Parish Council	
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	<b>PART ONE – OPEN TO THE PUBLIC</b>
<b>17.01</b>	<b>TO RECEIVE APOLOGIES FOR ABSENCE</b> Apologies for absence were received from Councillor Harrison and Councillor Webb.
<b>17.02</b>	<b>DECLARATIONS OF INTEREST</b>
<b>17.02.01</b>	<b>To receive Amendments to the Register</b> There were none.
<b>17.02.02</b>	<b>To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>17.02.03</b>	<b>To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</b> Cllr Barrington declared a non pecuniary interest as a neighbouring landowner in Agenda Item 17.05.07.
<b>17.02.04</b>	<b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b> It was noted that there had been no requests for dispensations.
<b>17.03</b>	<b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b> There were no members of the public present.
<b>17.04</b>	<b>MINUTES OF THE PREVIOUS MEETING</b> <b>It was RESOLVED</b> to agree the Minutes of the Planning and Transport Committee held on 23 November 2016 (Minutes PLA(16)M11 previously

	distributed). <b>Proposed by:</b> Cllr Bale <b>Seconded by:</b> Cllr Barrington
<b>17.05</b>	<b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b>
<b>17.05.01</b>	<b>DC/16/4799/FUL Eagle Cottage, St Audry's Park Road, Melton</b> Proposed single storey orangery to rear. This application had a deadline of 22 December for comments and was delegated to the Clerk following consultation with Members of Planning and Transport Committee. Following consultation the Clerk responded on 22 December as follows: <b>It was resolved</b> 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. <i>Action by the Clerk NOTED.</i>
<b>17.05.02</b>	<b>DC/16/4800/LBC Eagle Cottage, St Audry's Park Road, Melton</b> Proposed single storey orangery to rear. This application had a deadline of 22 December for comments and was delegated to the Clerk following consultation with Members of Planning and Transport Committee. Following consultation the Clerk responded on 22 December as follows: <b>It was resolved</b> 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. <i>Action by the Clerk NOTED.</i>
<b>17.05.03</b>	<b>DC/16/4879/VOC Land to the rear of Cedar House, Pytches Road, Melton</b> Variation of Condition 10 of planning permission DC/14/0715/OUT. <b>It was resolved</b> to make no comments in relation to this application.
<b>17.05.04</b>	<b>DC/16/4943/FUL The Woodlands, Valley Farm Road, Melton</b> Proposed sunroom extension and detached garage. <b>It was resolved</b> 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.
<b>17.05.05</b>	<b>DC/16/5158/VOC Riduna Park development, Station Road, Melton</b> Variation of Conditions 15 and 16 attached to planning permission C09/0584. <b>It was resolved</b> to make no comments in relation to this application.
<b>17.05.06</b>	<b>DC/17/0006/VOC Land to the rear of Cedar House, Pytches Road, Melton</b> Variation of Condition 1 of planning permission DC/15/4264/ARM. <b>It was resolved</b> to make no comments in relation to this application.
<b>17.05.07</b>	<b>DC/16/5396/FUL Boat Avail, Saxon Reach, New Quay Lane, Melton</b> Proposed erection of 48 volt Rutland windcharger. <b>It was resolved</b> 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.
<b>17.05.08</b>	<b>DC/17/0057/FUL Land to the side of Cedar House, Pytches Road, Melton</b> Proposed demolition of existing coach house building and construction of new "coach house" dwelling.

	<p><b>It was resolved</b> 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>
17.05.09	<p><b>DC/17/0082/AME The Knacker's Yard, Valley farm Road, Melton</b> Proposed revision of roof design to span east to west rather than north to south. <b>It was resolved</b> 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>
17.06	<p><b>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</b></p>
17.06.01	<p><b>DC/16/3661/FUL Unit 1, Riverside Business Centre, Dock Lane, Melton</b> Proposed change of use of existing factory to builder's merchants' trade counter and associated alterations. Comments by MPC to this application were sent on 22 September 2016, recommending refusal in line with the decision of Planning and Transport Committee on 21 September. However in the light of a change of view by County Highways to support approval, Suffolk Coastal DC approved the application on 3 November 2016. On 24 November 2016 a letter of complaint by residents over the way the application had been handled was sent to the Chief Executive of Suffolk Coastal DC. The contents of the letter were discussed. It was <b>AGREED</b> that the Clerk would write to the authors of the letter, copying the communication to Parish, District and County Councillors, indicating the Committee's agreement with, in particular, grounds 3 and 6 of the complaint.</p>
17.07	<p><b>TO REVIEW PLANNING NOTICES RECEIVED</b> None were received.</p>
17.08	<p><b>TO CONSIDER NEIGHBOURHOOD PLAN UPDATE</b> Cllr Barrington reported that there was really little further update to give since that given to January's Full Council. The publication period linked to the submission stage invitation to comment will run from 23 January to 8 March 2017. She has also requested that the appointment of the Independent Examiner be lined up by Suffolk Coastal so that there is no delay after the end of the publication period.</p>
17.09	<p><b>TO CONSIDER STATION ROAD / WILFORD BRIDGE ROAD TRAFFIC CALMING MEASURES</b> The ideas formulated in discussion between Parish Councillors and Mr Butterwick on the one hand, and architect Mr Jon Pattle on behalf of the developers on the other, were put to Andrew Pearce of Suffolk County Council by email on 7 December 2016. It was <b>NOTED</b> that so far no response had been received.</p>
17.10	<p><b>STRATEGIC FLOOD ASSESSMENT MEETING</b> The Clerk reported that a meeting for all town / parish councils took place in Beccles on 17 January to discuss the preliminary findings of the Strategic Flood Risk Assessment for both Suffolk Coastal and Waveney Districts, and to inform the preparation of the final report. No one from Melton was able to attend. However a copy of the presentation (including the preliminary findings) and the minutes of the meeting will be forwarded when available.</p>
17.11	<p><b>TO CONSIDER SUFFOLK MINERALS &amp; WASTE LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION</b> Paper PLA(17)11 previously distributed was received and <b>NOTED</b>.</p>

17.12	<p><b>TO NOTE SIZEWELL C STAGE 2 CONSULTATION PROGRAMME</b>  The Clerk reported that the Councillor Working Group, delegated by Full Council on 11 January to produce Melton Parish Council's response to the consultation, met on 17 January. Cllr Stevens would be drafting the text which has to be finalised and sent to the consultation mailbox by 3 February.</p>
17.13	<p><b>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</b>  Paper PLA(17)13 previously distributed was received and <b>NOTED</b> as to the position on the Melton enforcement cases.</p>
17.14	<p><b>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</b>  Paper PLA(17)14 previously distributed was received and <b>NOTED</b>. It was <b>AGREED</b> to keep the position in relation to the landscaping around the former Girdlestone site under close review.</p>
17.15	<p><b>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</b></p> <ul style="list-style-type: none"> <li>• East Suffolk Lines Community Rail Partnership - Paper PLA(17)15 previously distributed was received and <b>NOTED</b> with thanks to Mr Butterwick</li> <li>• Proposed Base Station to be located on the southern verge of - Wilford Bridge Road - this was discussed. It was <b>AGREED</b> that the Committee had no objection to Walden Telecom Ltd submitting an application but the views of local residents would need to be considered by the Parish Council when giving its observations on the application to Suffolk Coastal DC</li> <li>• Saddlemakers Lane signage – the Clerk reported final costs were as follows: design £3,058.61; construction £3,861.63.</li> <li>• Amenity land around the village sign in The Street – concern was expressed over the regular parking of vehicles on the grass verge. Whilst Suffolk Coastal DC had declined to consider MPC's request for divestment, the Clerk to write to Suffolk Coastal DC asking for permission to erect bollards to prevent parking on the grass.</li> </ul>
17.16	<p><b>DATE OF NEXT MEETING – PLEASE NOTE DIFFERENT VENUE</b>  The next meeting will take place on Wednesday 22 February 2017, commencing at 19:30 at <b>The Burness Parish Rooms, The Street, Melton IP12 1PW.</b>  There being no further business the meeting closed at 20:15.</p>