



MELTON PARISH COUNCIL

PLA(17)M08

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 30 August 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 M Holmes Cllr A H Porter
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Absent:

Cllr Mr M L Webb	
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	One member of the public
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	PART ONE – OPEN TO THE PUBLIC
17.116	TO RECEIVE APOLOGIES FOR ABSENCE No apologies for absence were received.
17.117	DECLARATIONS OF INTEREST
17.117.01	To receive Amendments to the Register There were none.
17.117.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.117.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
17.117.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

17.121	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
17.121.02	<p>DC/17/3185/FUL 8 Blakes Close, Melton Proposed rear and side ground floor extension to kitchen. 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>
17.121.03	<p>DC/17/3255/FUL 44 Hall Farm Road, Melton Proposed segregation of garden and erection of one detached dwelling and alterations to existing vehicular access. 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, but subject to satisfactory compliance by the applicant with the requirements of both Environmental Protection and Highways.</p>
17.121.04	<p>DC/17/3257/ADI Unit 1, Riduna Park, Station Road, Melton Proposed illuminated advertisement consent – Vinyl window manifestation to the south and north ground floor windows. The front elevation would also be fitted with steel letter signage with LED back-lighting 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>
17.121.05	<p>DC/17/3404/FUL 29 Orchard Close, Melton Proposed construction of a front extension and associated alterations. 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>
17.121.06	<p>DC/17/3548/FUL Sutton Heights, Old Maltings Approach, Melton Proposed formation of 5 additional parking places. It was resolved to recommend refusal of the application on the basis that the proposal, if implemented, will remove two unrestricted street parking spaces which are available to the general public in a location where parking is extremely difficult. It is considered that an application for 3 private parking spaces would enable the existing two unrestricted street parking spaces to be retained, and such an application would be supported.</p>
17.121.07	<p>DC/17/2971/VOC Unit 1, Riverside Business Centre, Dock Lane, Melton Variation of Condition Nos. 2 & 4 of DC/16/3661/FUL – Proposed change of use of existing factory (Class B1 C) to builder’s Merchants Trade Counter (Class B8 use) and associated alterations (Revised Scheme) – Variation to allow better use of the site for external storage etc. It was resolved to recommend refusal of the application. Whilst Parish Councillors were pleased to see some improvements proposed in relation to on-site parking, the concerns about the siting and obtrusiveness of the storage arrangements already in place still stand, and Melton Parish Council therefore wishes to confirm its original recommendation for refusal (sent on 27 July 2017) on those grounds.</p>
17.121.08	<p>DC/17/3605/ARM part Garden at Turnpike House, Turnpike Lane, Melton Proposed erection of two detached dwellings.</p>

	It was resolved to make no comments in relation to this application.
17.121.09	DC/17/2435/FUL Decoy House, Old Church Road, Melton Proposed alterations, conversion, extension and new build. It was resolved to add no further comments to the Council's previous response in respect of this application.
17.122	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.122.01	DC/17/0845/FUL unit 5, Riverside Business Centre, Dock Lane, Melton Proposed 2 no. floodlights on columns, 3 no. floodlights fixed to building, retention of 5 no. floodlights fixed to building and installation of 2 no. concrete bollards. MPC response sent 23 March recommending refusal. Request for referral to Suffolk Coastal Planning Committee submitted 5 April 2017. No further developments – a decision is still awaited. The Clerk reported that this application is being considered together with application DC/17/2971/VOC (see Minute 17.121.07 above).
17.122.02	DC/17/2936/FUL 31 Garrod Approach, Melton Park Proposed installation of a detached timber garden room. MPC response sent on the morning of 1 August recommending refusal. Request for referral to Suffolk Coastal Planning Committee submitted in the afternoon of 1 August. The Planning Officer reported on 15 August that the application was in fact delegated, due to the fact that the garden room is only marginally larger than what would be allowed if the property had permitted development rights, and it complied with Policies DM21 and DM23. The 10 hours per week consulting use was not considered to result in a material change of use. However a condition will be put on the consent that the use is incidental to the residential use of the dwelling, and that any increase in the consulting hours is likely to require a change of use application.
17.123	TO REVIEW PLANNING NOTICES RECEIVED None were received.
17.124	TO CONSIDER NEIGHBOURHOOD PLAN UPDATE Cllr Barrington reported that the finalising of the Independent Examiner's report awaited a further response from Highways as to the capacity of the Melton crossroads. If Highways do not respond with a satisfactory answer, the Independent Examiner will have no choice but to remove the site allocation. MPC is therefore pushing for a response as soon as possible.
17.125	TO CONSIDER STATION ROAD TRAFFIC CALMING MEASURES This was covered in Minute 17.118 above.
17.126	AMENITY LAND IN THE STREET – UPDATE The Clerk reminded Members that the cost of the bollard materials to meet the specifications of the Highways Authority would now push the cost of the project to protect the amenity area around the village sign to approximately £1,440.00. As that would exceed the budget of £1,000.00, Full Council on 13 September would be asked to allocate a further £500.00 from reserves. Any further action on this project is stayed until a decision is made.
17.127	CONTRACT FOR THE REFURBISHMENT AND SAFETY WORKS TO BUS SHELTER IN THE STREET – UPDATE The Clerk reported that these works, made urgent by the state of the roof timbers, would be carried out on 6 September. The necessary arrangements had been made with Suffolk County Council for a temporary bus stop to be put in place. A report would be made to Full Council to ratify the expenditure and allocate funds; no budget having been set aside for this project as the works were unforeseen.

17.128	TO CONSIDER PLANNING ENFORCEMENT MATTERS
17.128.01	Suffolk Coastal DC Authorised Enforcement Action – Case update Paper PLA(17)128.01 previously distributed was received and NOTED .
17.128.02	The Knacker’s Yard – Contravention of terms on which planning application DC/16/0248/FUL was approved – update No further developments to report.
17.128.03	Land to the rear of Cedar House, Pytches Road This enforcement matter relates to the construction of a 6’ close boarded fence between the new Cedar House site development and land belonging to Grove House. Issues relate to road safety and infringement of planning and highways requirements. The Clerk reported no developments in relation to planning enforcement; however as a practical measure Phil Donoghue had fixed a convex mirror to enable drivers to navigate a blind corner safely.
17.129	INFORMAL MEETING WITH BLOOR HOMES RE WOODS LANE PHASE 2 The Clerk reported that the evening meetings on dates offered for this by the developer coincided with Council meetings. He has asked the applicant’s agents at Pegasus Planning for further dates, towards the end of September. Cllr Barrington asked that clarification be sought on what they actually want to discuss.
17.130	TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(17)130 previously distributed was received and NOTED .
17.131	PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS <ul style="list-style-type: none"> • East Suffolk Partnership Annual Forum – The 5th East Suffolk Partnership Annual Forum will be held at Trinity Park on Friday 10 November. The theme this year is unlocking the potential for growth locally. Cllr Porter stated that he had already booked a place. • Suffolk Coastal Local Plan Review: issues and options – SCDC have issued an “issues and options” consultation document in relation to the revision of the Local Plan. Consultation runs to 30 October 2017. Cllr Barrington and Cllr Brown to arrange a meeting with SCDC Planning Officers to discuss the implications for Melton in the context of the emerging Neighbourhood Plan. In response to a request from the organisers of a local alliance to fight development, AGREED that the response should be along the lines that Melton PC is at a critical stage with its Neighbourhood Plan, and not able to consider anything else at present. • Cllr Hilson wished to record her appreciation of the quality of the refurbishment of the bus shelter in Bredfield Road carried out by Village Handyperson, Phil Donoghue.
17.132	DATE OF NEXT MEETING The next meeting will take place on Wednesday 20 September 2017, commencing at 19:00 at Riverside Office, Robertson’s Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD. There being no further business the meeting closed at 20:20.