



MELTON PARISH COUNCIL



Chairman: Councillor GK Butterwick

PLA(09)M1

PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 26th January 2009 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP

Present:

Cllr Mrs ME Addington
Cllr Mr PJ Brockett

Cllr Mr GK Butterwick
Cllr Mrs JE Eckersley

Cllr Mrs EJG Hilson

In Attendance:

Cllr Miss KS Martin

Mr D Croft [Resident until 19:40]

Mr MJ Green [Clerk to Melton Parish Council]

Mrs H Palmer [Assistant Clerk to Melton Parish Council]

Cllr Mrs BK Abbott

Mr S Thompson [Resident]

Mrs B Thompson [Resident]

In the absence of the Chairman of the Planning Committee **it was RESOLVED** that the Council Chairman chair the meeting.

Proposed by: Cllr Addington.

Seconded by: Cllr Brockett.

09.01 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

09.01.01 Cllr Mr MW Sherwen – work commitment

Council considered whether or not to consent to this apology.

It was RESOLVED that Council receive this apology and consent to the absence.

Proposed by: Cllr Butterwick.

Seconded by: Cllr Hilson.

09.02 TO RECEIVE DECLARATIONS OF INTEREST WITH REGARD TO ITEMS ON THE AGENDA AND ADDITIONS TO THE REGISTER

There were no representations

09.03 PUBLIC PARTICIPATION SESSION

09.03.01 To receive representations from Councillors who have declared a prejudicial interest under item 09.02

There were no representations

09.03.02 To receive representations from members of the public in respect of items on the agenda only

Mr D Croft [resident from Godfrey's Wood] had submitted a paper to the committee setting out his objections to the proposed development C08/2192/FUL [see item 09.07.04].

This is attached to these minutes and forms part of them.

It was RESOLVED to lift standing orders.

09.04 OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS

Items 09.07.04 and 09.10 were dealt with out of order at this point to allow members of the public to contribute to the discussions.

It was RESOLVED to reinstate standing orders prior to any decision being taken on these two items by council.

09.05 TO APPROVE THE MINUTES OF MEETING HELD ON 24TH NOVEMBER 2008

09.05.01 08.164.01 & 08.164.02 Horse & Groom

Amendment to read 'not to object as there were no grounds upon which MPC could object to these proposals although it was to be noted that the premises were in the Melton Conservation area' replacing 'as we considered the application to be in line with SCDC Local Plan Policies'.

With this one amendment **it was RESOLVED** that minutes PLA(08)M13 of the meeting held on 24th November 2008 previously circulated be received, noted and signed as a correct record by the Chairman.

Proposed by: Cllr Butterwick **Seconded by:** Cllr Addington.

09.06 TO CONSIDER CO-OPTIONS OF NON-COUNCILLORS TO THE PLANNING COMMITTEE

There were no co-options

09.07 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED

09.07.01 C08/2009/FUL – Ufford Park Hotel Yarmouth Road Melton IP12 1QW

Application to install an external staircase

Copy of application previously circulated.

Noted that a 'No objection response' submitted to meet consultation deadline.

It was RESOLVED not to object to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

Proposed by: Cllr Butterwick **Seconded by:** Cllr Brockett.

09.07.02 C08/2135/FUL – Former Melton Grange Hotel Site Pytches Road Melton IP12 1EX

Application to vary condition 2 of planning permission C04/1449 to vary which plots are not occupied prior to the completion of units 27-32

Copy of application previously circulated.

Noted that a 'No objection response' submitted to meet consultation deadline.

It was RESOLVED not to object to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

Proposed by: Cllr Butterwick **Seconded by:** Cllr Brockett.

However, it was proposed to feedback to SCDC new information which has come to light after the consultation deadline. A concern to be raised over highway access as it appears Melton Grange Road is not in use; this leaves Grant Rise as the only alternative access. As this street has not yet been improved, apparently in contravention of condition 16 of planning permission C04/1449, Council do not believe it provides safe access to the development for vehicles or pedestrians. In addition concern to be raised over the 'feature' Oak Tree which appears to have been altered substantially, apparently in contravention of condition 7 of planning permission C04/1449.

It was RESOLVED to send this further feedback to SCDC.

Proposed by: Cllr Butterwick **Seconded by:** Cllr Brockett.

09.07.03 C08/2026/FUL – Melton Lodge Yarmouth Road Melton IP12 1LU

Installation of tennis court with flood lighting

Copy of application previously circulated.

Noted that an extension to consultation period requested and granted until 27th January 2009

Committee noted that there were 2 objections received to the application.

It was RESOLVED that Melton Parish Council objects to the application and supports the resident's objections on the basis of AP97 believing that the glare and light spillage to residents would be unacceptable.

Proposed by: Cllr Butterwick **Seconded by:** Cllr Brockett.

09.07.04 C08/2192/FUL – Part of Water Works Bredfield Road Melton

Erection of building comprising seven residential units [existing office building to be demolished]

Copy of application [previously circulated].

Noted that an extension to consultation period requested and granted until 27th January 2009

Copy of email objecting to application from resident previously circulated.

This matter was taken out of sequence at 19.05 whilst standing orders were lifted. The Committee received views from a resident regarding this site. The following points were raised during the ensuing discussion:

- The Committee noted that 5 other residents had put forward complaints to the planning application.
- Concern was raised over the proposed flats overlooking current resident's properties and by preference would like the development to be further away from the boundary.
- Concern was raised that the impact on flora and fauna of the area had not been properly considered by the planning application. For instance, damage to a good specimen Elm tree's roots and the future impact that may have on the tree's existence.
- Concern was raised over the impact of the noise generated by the air conditioning units on residents close to the site.
- Concern was raised over the layout and density of site.

It was RESOLVED to support Residents views and object to application for the following reasons:

- layout and density of the site including the impact of the potential noise from the cabinets at the foot of the Water Tower [AP41]
- New development overlooks existing houses [AP19]
- The cumulative impact on Bredfield Road of further development [AP39]
- It is believed that Bats and other wildlife are resident on site and need to be considered in any planning application [AP14]
- Impact on flora and fauna and potential damage to tree roots [AP17]
- Affordable Housing – binding agreement with developer, as offered in the application, should be a condition of any grant [AP37]

The Committee recommends a survey to establish the ecology of site and the impact the development would have.

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett.

09.07.05 C09/0005/FUL – 2 Pear Tree Cottages Station Road Melton IP12 1PY

Application for the construction of additional vehicular access and hard standing.

Copy of application previously circulated.

It was RESOLVED not to object to the application as Melton Planning Committee considers the application to be in line with SCDC Local Plan Policies and is not aware of any local objections.

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett.

09.08 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED

09.08.01 C08/1806/FUL – Garages to rear of 15-23 St Andrew's Place Melton

Copy of 'permission has been refused' notice previously circulated was received and noted.

It was RESOLVED to make County Councillor aware of the SCC Highways objection to this application on the grounds of inadequate parking and the inconsistencies with the reasons for rejection with other approved applications, for example 12/14 The Street Melton.

Proposed by: Cllr Butterwick

Seconded by: Cllr Brockett

09.08.02 C08/1895/FUL – 14 The Clubhouse Clements Road Melton IP12 1SZ

Copy of 'permission has been granted' notice previously circulated was received and noted.

09.08.03 C08/1896/FUL – 14 The Clubhouse Clements Road Melton IP12 1SZ

Copy of 'listed building consent has been granted' notice previously circulated was received and noted.

09.08.04 C08/1872/FUL – Horse and Groom Public House Yarmouth Road Melton IP12 1QB

Copy of 'refusal for the display of the advertisements' notice previously circulated was received and noted.

- 09.08.05 C08/1946/LBC – Horse and Groom Public House Yarmouth Road Melton IP12 1QB**
Copy of 'listed building consent has been refused' notice previously circulated was received and noted.
- 09.08.06 C08/1953/FUL – Fortune Green 11 Scott Lane Melton IP12 1TJ**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 09.08.07 C08/2009/FUL – Ufford Park Hotel Yarmouth Road Melton IP12 1QW**
Copy of 'permission has been granted' notice previously circulated was received and noted.
- 09.09 TO RECEIVE AND CONSIDER A REPORT FROM THE CONSERVATION AREA WORKING GROUP**
There was no report.
- 09.10 TO CONSIDER THE RESPONSE TO THE LOCAL DEVELOPMENT FRAMEWORK CONSULTATION**
An informal discussion took place with the Committee and Residents in attendance. The process for agreeing the response of council to the LDF consultation was noted as:
- Informal meeting of councillors on Tuesday 27th January 2009 at 10:00 in the Lindos Conference Room
 - Continued Extraordinary Parish Meeting on 4th February 2009 in St Andrew's Church at 19:45
 - Item on Full Council Meeting on 12th February 2009 to agree the response. All councillors [not just members of Planning Committee] urged to submit any comments to the Clerk before 5th February deadline for distribution of this report.
 - Consultation deadline 20th February 2009
- 09.11 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS**
- 09.11.01 C08/0043/FUL – Tollgate Cottage Yarmouth Road Melton IP12 1QF**
It was noted that, although no formal notification had been received from SCDC, the appeal against the decision not to grant planning permission had been upheld by the Planning Inspectorate.
- 09.12 ANY OTHER BUSINESS**
There was none.
- 09.13 DATE OF NEXT MEETING**
Monday 23rd February 2009 commencing at 19:00.
There being no further business the meeting closed at 21:15

Signed: _____ Date: _____

[Chairman]

Clerk to Melton Parish Council

From: Clerk to Melton Parish Council [clerk@melton-suffolk-pc.gov.uk]
Sent: 08 January 2009 12:24
To: 'David Croft'; 'cllr.sherwen@melton-suffolk-pc.gov.uk'
Cc: Cllr Butterwick (cllr.butterwick@melton-suffolk-pc.gov.uk); Cllr Addington (cllr.addington@melton-suffolk-pc.gov.uk); Cllr Eckersley (cllr.eckersley@melton-suffolk-pc.gov.uk); Cllr Hilson (cllr.hilson@melton-suffolk-pc.gov.uk); Assistant Clerk (asst_clerk@melton-suffolk-pc.gov.uk)
Subject: RE: Comments on Planning Application C08/2192 (Water Tower Site Development)

Dear Mr Croft

January 8, 2009

Thank you for your email regarding the proposed development at the Water Tower Site.

Melton Parish Council does not determine planning applications, that is the role of SCDC, however we are a statutory consultee and will make comment on the application.

As you say comments are required within the next two weeks, however, I have arranged an extension to the consultation period until after Melton Parish Council Planning Committee meets on 26th January 2009 at which time they will consider their response to the application.

The meeting on 26th is at 7.00 p.m. in the evening here at the Lindos Centre Conference Room to which members of the public are welcome to attend and let councillors know their views on applications.

I am copying this email to members of the planning committee so that they can take account of your views when considering the application. You will be most welcome should you wish to attend but that is not a pre-requisite of our planning committee considering your comments on the application.

I trust that this provides you with the information you require.

Kind regards,

Malcolm Green

Clerk to Melton Parish Council

The Lindos Centre
Saddlemakers Lane
Melton
Woodbridge IP12 1PP
Tel/Fax: 01394 382224
eMail: clerk@melton-suffolk-pc.gov.uk
Web: www.melton-suffolk-pc.gov.uk
Office Opening Hours Tuesday & Wednesday 9.00 a.m. to 12.30 p.m.



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From: David Croft [mailto:david.c.croft@btinternet.com]
Sent: Monday, January 05, 2009 9:21 PM
To: cllr.sherwen@melton-suffolk-pc.gov.uk
Cc: clerk@melton-suffolk-pc.gov.uk
Subject: Comments on Planning Application C08/2192 (Water Tower Site Development)

Dear Mr Sherwen,

I live at 10 Godfreys Wood, Melton, and I have recently been notified by Suffolk Coastal District Council that

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another planning application (Reference No. C08/2192) has been received from the owners of the Water Tower Site, which is next to our garden. The proposal is to demolish the existing disused office building at the site, and erect seven residential units.

I have made comments to Michaelle Coupe (case officer at SCDC) opposing this planning application, but I was wondering if I could count on the support of the Parish Council - I believe that the Parish Council opposed the last proposed development at the water tower site. Would you please consider the content of this email when the Parish Council Planning Committee makes a reply to the recent planning application? Comments are apparently required by the SCDC within the next week or so.

My reasons for opposing the development are:

- The construction of car parking spaces no's 4- 9 would involve damage to the roots of the large elm tree on our property (marked as Category A Tree T10 in the tree survey accompanying the application). Although the Arboricultural Implications Assessment provided by the applicants makes light of the proposed damage to the root system of this tree, we feel that any disturbance to this tree is unacceptable - it is a magnificent specimen, and is presently one of the few healthy elm trees left in this country. We fear that any damage to the roots will cause it to be more susceptible to Dutch elm disease.
- One of the other large elms on our property has been omitted from the applicant's survey. This protected elm tree has recently succumbed to Dutch elm disease, following the pruning by the applicant (AWG Holdings) of the branches on their side of the boundary fence. In November 2008 we have, after notifying the Suffolk Coastal District Council, had the limbs of this tree coppiced and pollarded by Eastwood Tree Services in order to give the tree the maximum chance of recovery from the disease. The root system of this tree is not marked on the applicant's tree survey plan, and the current position of the proposed tree protection fence would not prevent further damage to this tree by the construction of the flats in Block A as shown in the planning application. We believe that any such damage will reduce the chances of this tree's survival. In addition, the other protected trees along this section of the boundary are at risk of damage.
- The windows of the flats shown in the East elevation of proposed Block A (the elevation incorrectly labelled as the 'West elevation' in the applicant's planning submission) will overlook the windows of our property, and will overlook our garden. We feel that this is an unacceptable loss of amenity in what is currently a very quiet, private location. Block A will also overlook our neighbours garden (at No 12 Godfreys Wood), as will the windows in the adjoining Block B.
- The proposed site for Block B of the flats is also, we believe, on top of a bore hole constructed by Anglian Water many years ago, and last used by them for extracting water in the late 1990's. We do not know if it is possible to build on top of a bore hole, but it does not seem a good location for a residential development!
- For all the above reasons, we believe that the car parking spaces No's 4 - 9 should not be placed adjacent to our boundary fence, and Block A and Block B of the proposed flats should not be constructed.
- No detail of the access road construction, pedestrian path construction, access road verge areas, street lighting or boundary fence construction is shown in the planning application. We feel that we should be able to see these details, as they are likely to impact our property's visual amenity (as regards the boundary fence and possible light pollution from street lighting in what is currently an un-lit area, frequented by a large variety of wildlife at night). In addition the changes to the existing access road on the AWG site (to construct footpaths and verge areas) could well cause additional root damage to the trees on our property.
- AWG's agent states in the planning application that no protected species, priority species, or their habitats will be adversely impacted by the proposed development. We believe that this statement is untrue, as a large population of bats can be seen flying on the Water Tower site and adjacent gardens during summer evenings, and we have observed the bats flying to and from the existing disused office building on the AWG property. We believe that there is a strong likelihood that the bats are roosting in the disused office building, which is heavily ivy clad in places. In AWG's present planning application, this office building is set to be demolished, so we urge that a bat survey is carried out and adequate provision made to replace the bats' habitat and roosting site(s) if any development is allowed to proceed. In addition, we know that the AWG site is inhabited by hedgehogs (another endangered species) and we have also encountered grass snakes and slow-worms (a rare reptile) along the boundary of our garden and the AWG site. Therefore, before any development is permitted, adequate provision should be made to survey and protect the habitat of protected and priority mammals, amphibians and reptiles - these species presently enjoy a habitat extending into our gardens from the tree-belt along the public footpath behind the water tower site.

- A Noise Assessment was carried out on behalf of AWG, to establish the noise levels coming from the mobile phone and TV transmitter equipment cabins on the site, and to give details of the proposed acoustic barrier fence to be constructed (in order to alleviate annoyance to the occupants of the proposed flats). We would welcome the construction of an acoustic barrier fence around the transmitter equipment cabins (as the nearest neighbour we have suffered from the noise of the equipment cabins on warm summer nights, and a acoustic barrier would also serve to alleviate the 'industrial' visual appearance of the equipment cabins). However, as the report states, the noise assessment was carried out on a winter's night when the ambient temperature was between 0.7 degree Celsius and 2.0 degrees Celsius. The report thus failed to take account of the fact that the noise levels coming from the equipment cabins rises greatly during hot weather, when the equipment fan speeds are increased under automatic control in order to maintain adequate cooling of the transmitter equipment. In these conditions, of course, it is likely that nearby residents will be trying to sleep with their bedroom windows open. Therefore the Noise Assessment and the design of the acoustic barriers needs to be re-addressed to take account of the conditions on a warm summer's night. In addition, conditions should be placed on the owners of the water tower/ transmitter site to ensure that the cooling fans are maintained properly, and that malfunctioning speed controllers and failing bearings are replaced promptly in order to minimise annoyance to residents.
- The planning application made on behalf of AWG Property states that no known pollution hazard exists at the site. However, for many years full drums of chemicals (all marked with 'hazard' symbols) have been stored by Anglian Water in a compound on the site, near the proposed development. Some of the emptied drums are still scattered across the compound, amongst the weeds which have grown since it was last used, and for many years a skip full of assorted industrial waste has been left on the site by Anglian Water. In addition to encouraging Anglian Water to clean up the site, we believe that a ground pollution survey is now necessary before any further development takes place.

I would be grateful if you could let me know whether the Parish Council is able to support my opposition to the current plans for development on the Water Tower site.

Yours sincerely,

David Croft

(On behalf of myself and my family, resident at 10 Godfreys Wood, Melton, Woodbridge, Suffolk. Postcode IP12 QY.)

08/01/2009