



PLANNING COMMITTEE

Minutes of a meeting of the Parish Council Planning Committee on Monday 25th January 2010 commencing at 19:00 in the Lindos Centre Conference Room Saddlemakers Lane Melton IP12 1PP
Present

Cllr Mr PJ Brockett
Cllr Mrs JEJ Eckersley

Cllr Mrs EJM Hilson
Cllr Mr MW Sherwen

In Attendance:

Mr MJ Green - Clerk to Melton Parish Council

10.01 TO APPOINT A CHAIRMAN FOR THE MEETING

It was **RESOLVED** that Cllr Sherwen be appointed chairman of the meeting in the absence of Cllr Butterwick.

Proposed by: Cllr Brockett

Seconded by: Cllr Hilson.

10.02 TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE

10.02.01 Cllr Miss EA Barrington - Medical

10.02.02 Cllr Mr GK Butterwick – Family Matters

Council considered these apologies and it was **RESOLVED** to receive the apologies and consent to the absence.

Proposed by: Cllr Eckersley

Seconded by: Cllr Hilson.

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

10.04 PUBLIC PARTICIPATION SESSION

10.04.01 To receive representations from Councillors who have declared a prejudicial interest

There were no representations or additions to the register.

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

There were no representations.

As there were no members of the public present it was not necessary to lift standing orders

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

There were no members of the public present.

10.06 TO APPROVE THE MINUTES OF PREVIOUS MEETING

10.06.01 Meeting held on 30th November 2009

It was **RESOLVED** that minutes PLA(09)M11 previously circulated be received, noted and signed as correct recorded by the Chairman.

Proposed by: Cllr Hilson

Seconded by: Cllr Brockett.

10.06.02 Scheduled meeting on 21st December 2009

It was noted that this meeting was cancelled due the lack of significant business to be transacted

10.07 TO CONFIRM THE DECISIONS TAKEN ON NEW PLANNING APPLICATIONS

The following applications were all considered by Melton Parish Council Planning Committee by email and are listed here to enable committee to confirm and record the decisions taken.

10.07.01 C09/1827/FUL – Land to South of Beresford Drive

Application for the erection of 7 dwellings and 2 flats including 3 affordable units and construction of new vehicular access [revised scheme to C08/0676]

Copy of plans previously circulated

Extension to consultation period requested and granted to 22nd December 2009.

The application was carefully considered and the following comments made:

- (a) Over the past five years at least, this site has been subject to a succession of applications by a succession of developers.
- (b) The Design & Access Statement is dated August 2008, whilst the drawings are dated November 2009.
- (c) Contrary to the statement in the Design & Access Statement, application C08/0676/FUL has *not* been approved. 'Authority to approve ...' was granted, presumably at the DevCon meeting on 29th May 2008, but agreement between developer and planning officers was never reached.
- (d) Application C/07/0636/RES for the erection of two dwellings and 13 flats including 6 affordable units together with construction of vehicular access was approved on 13th July 2007, being the resubmission of details under outline planning permission C04/0145/OUT.
- (e) The Design & Access Statement states (p1) "*The Beresford Drive frontage ... with a parking court to be rear accessed via Nelson Way*". This bears no resemblance to the drawings and suggests it refers to future development of the remaining open space to the west of the site identified on the location plan.
- (f) The Design & Access Statement also states (p1) "the Bredfield Road frontage comprises a mixture of detached and semi-detached houses in large plots; however this does not form part of this application." This appears to be contradicted by the drawings, which show plots 1 to 4 fronting Bredfield Road.
- (g) Whilst the block plan shows the proposed layout, the site plan shows Nbr 75 as it existed therefore giving an incorrect relationship of the proposed development with it's neighbours
- (h) The height if the wall surrounding plots 4 and 5 is a concern as it may obscure vehicles exiting from the new vehicular access
- (i) The hedge facing Bredfield Road is to be "cut back" and entrance gates provided for Plot 1 and Plots 2, 3, & 4 thereby removing any protection of existing hedge. As the land is higher than the pavement are steps going to be built or are occupiers going to scramble up and down as the current 'illegal' gap near to the post box has allowed
- (j) The Design & Access Statement states (p2) "The Proposal (is for) a terrace of 3, two-storey properties providing:-
 - (i) 1 x 4-bed detached house
 - (ii) 2 x pairs of 3-bed semis
 - (iii) 2 x 2-bed terrace
 - (iv) 2 x 1-bed maisonettes."
- (k) As the drawings show 4 separate units, three of which are 3-storey, this contradicts not only the opening line of this section, but the statement on p1. The remainder of these concerns are based on the assumption that it is the drawings, not the D&A Statement, which is correct.
- (l) These disparities in the documentation are a matter of concern, as they suggest potential

problems with paperwork (e.g. adherence to conditions) in the future.

- (m) Concern has previously been expressed about the surreptitious manner in which the prominent stand of poplars on this site was proposed to be removed under C08/0676, as drawn to SCDC's attention in an eMail to Anne Westover in August 2008.]
- (n) Plot 1 appears very close to the new 81 Bredfield Road.
- (o) Plots 4 & 5 appear to provide cramped accommodation as a result of the triangular kitchens, bedrooms and studies (which would presumably become 4th bedrooms).
- (p) The south elevation of unit 1 is almost windowless and appear unattractively monolithic, as are the north & south elevations of units 2 & 3, the north elevations of units 5 & 6, and the east & west elevations of units 7 & 9. In the case of units 1 to 5, this appears to be the result of the close proximity of the units to each other, and to 81 Bredfield Road.
- (q) The pedestrian accesses to Bredfield Road for plots 1 to 4 involve three breaches of the established hedge and the resultant private footways would be very steep. Should the application be approved, we suggest instead a shared access footway running behind (i.e. to the west of) this hedge, which must be retained intact.
- (r) Any approval should contain a Grampian condition or s106 agreement restricting the future units 7 to 9 approved social landlords / shared equity schemes.

It was RESOLVED to object to the application on the grounds of:

- (i) Overdevelopment contrary to AP41
- (s) Poor design quality contrary to AP19
- (t) The unnecessary removal of mature trees and parts of a mature hedgerow being particularly inappropriate given their important role in helping to mitigate the effects of climate change contrary to AP17

Proposed by: Cllr Brockett

Seconded by: Cllr Hilson.

It was noted that Cllr Eckersley had not seen a copy of the application that was still with Cllr Sherwen who would return it to the office.

10.07.02 C09/1835/FUL – Plot 3 Former Melton Grange Hotel Site Grange Park Drive Melton

Application for the erection of conservatory

Copy of plans 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 Brockett

Seconded by: Cllr Hilson.

10.07.03 C09/1864/FUL – Albany Villa Melton Road IP12 1PD

Application for the insertion of windows in south elevation.

Copy of plans 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 Brockett

Seconded by: Cllr Hilson.

10.07.04 C09/1888/FUL – 6 Grange Park Drive Melton IP12 1FF

Application for the erection of a conservatory

Copy of plans 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 Brockett

Seconded by: Cllr Hilson.

- 10.08 TO REVIEW NEW PLANNING APPLICATIONS RECEIVED**
- 10.08.01 C09/1825/FUL – The Old Forge 6 Station Road Melton IP12 1PX**
 Application for the erection of a detached car port
 Copy of plans previously circulated.
 Extension of consultation period to 26th January 2010 requested and granted.
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 Sherwen **Seconded by:** Cllr Brockett.
 Concern was expressed that the site plan on the SCDC website was incorrect and it should have been site plan SK138089
- 10.08.02 C09/1871/FUL – 86 Bury Hill Melton IP12 1JD**
 Application for the erection of sun room [existing conservatory to be demolished]
 Copy of plans previously circulated.
 Extension of consultation period to 26th January 2010 requested and granted.
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 Sherwen **Seconded by:** Cllr Brockett.
- 10.09 TO REVIEW PLANNING APPLICATION NOTICES RECEIVED**
- 10.09.01 C09/0957/FUL – Plot 2 Former Melton Grange Hotel Site Grange Park Drive Melton**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.09.02 C09/1542/FUL – 15 Orchard Close Melton IP12 1LD**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.09.03 C09/1573/FUL – Woodpecker Cottage Woods Lane Melton IP12 1LN**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.09.04 C09/1699/FUL – Workshop Rear of Maltings Cottage Melton Road Melton IP12 1AX**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.09.05 C08/2192/FUL – Part of Water Works Bredfield Road Melton IP12 1JB**
 Copy of 'Permission has been granted' notice previously circulated was received and noted.
- 10.10 TO CONFIRM DECISIONS TAKEN ON TREE WORK APPLICATIONS**
 The following applications were all considered by Melton Parish Council Planning Committee by email and are listed here to enable committee to confirm and record the decisions taken.
- 10.10.01 Initial Consultation SCDC/TPO/09/00164 – 62 Saxon Way Melton IP12 1LG**
It was RESOLVED not to object to the application but Melton Planning Committee considers that there should be a formal condition on the nature of the replacement tree offered by the applicant.
Proposed by: Cllr Sherwen **Seconded by:** Cllr Hilson.
- 10.11 TO CONSIDER TREE WORKS APPLICATIONS/NOTICES RECEIVED**
- 10.11.01 C09/000147/TPO - S198 [TPO] Tree Work Application – 3 Bury Hill Melton IP12 1LF**
 Copy of 'Grant Notice' previously circulated was received and noted.

- 10.12 TO CONSIDER THE REVISED GIRDLESTONE APPLICATION C09/0584/FUL**
 Copy of the revised application previously circulated and available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/devcontrol/applications/girdlestones>
 Paper PLA(10)P12 previously circulated was received and noted.
It was RESOLVED that Melton Parish Council maintains its opposition to the application and that the drafting of the letter of objection be delegated to the New Development Working Group who would circulate it to the Planning Committee prior to issuing it to SCDC by the deadline date of 8th February 2010.
Proposed by: Cllr Sherwen **Seconded by:** Cllr Brockett.
- 10.13 TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA**
 Paper PLA(09)P183 previously circulated was received and noted.
 Paper PLA(10)P13 previously circulated was received and noted.
- 10.14 TO CONSIDER ANY RESPONSE TO THE SCDC DRAFT CONSERVATION AREA APPRAISAL**
 This matter was deferred to the next meeting of the Planning Committee on 22nd February 2010 as the end of consultation date was 28th February 2010.
- 10.15 TO CONSIDER VILLAGE PLAN ACTION ITEM 6.6.3 – AFFORDABLE HOUSING**
 Paper PLA(10)P15 previously circulated was received and noted.
It was RESOLVED that councillors from Melton Parish Council be invited to volunteer to join a working group to commence discussions with the relevant bodies to identify the level of need for affordable housing together with potential sites at which it might be provided.
Proposed by: Cllr Eckersley **Seconded by:** Cllr Hilson.
- 10.16 ST AUDRY'S HOUSE NUISANCE**
 Nothing further to report since full council on 14th February 2010.
- 10.17 TO CONSIDER THE PROPOSED TRAFFIC ISLAND ON MELTON ROAD**
 Copy of plan previously circulated as PLA(10)P17 was received noted and welcomed.
It was RESOLVED to support the proposed traffic island but to recommend that the residents affected by parking restrictions be consulted prior to any decision being taken and where possible alternative parking arrangements provided.
Proposed by: Cllr Sherwen **Seconded by:** Cllr Brockett.
- 10.18 TO CONSIDER THE PROPOSED CHANGES TO THE CAR PARK MANAGEMENT IN SUFFOLK COASTAL**
 Copy of proposals previously circulated was received and noted.
- 10.19 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS**
 Paper PLA(10)P19 – report on the meeting of SORR on 16th January 2010 to discuss the Bentwaters Master Plan was received and noted.
It was RESOLVED that Melton Parish Council seeks membership of SORR provided that it is at no cost.
Proposed by: Cllr Sherwen **Seconded by:** Cllr Hilson.
- 10.20 DATE OF NEXT MEETING**
 Monday 22nd February 2010 commencing at 19:00.
 There being no further business the meeting closed at 20:20

Signed: _____ Date: _____
 [Chairman]