



## Planning and Transport Committee

**Minutes** of the meeting of the Parish Council Planning and Transport Committee held on Monday 23 June 2014 commencing at 19:00 in the Lindos Centre, Melton IP12 1PP.

**Present:**

Cllr Mr J E Bale Cllr Mr G K Butterwick [Chairman] Cllr Mr A G Corston	Cllr Mr E J G Hilson Cllr Mr M L Webb
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**Absent:**

Cllr Miss E A Barrington [Vice-Chairman]	Cllr Mr M Sherwen
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**In Attendance:**

Cllr Mrs B Abbott Cllr Miss K Martin Cllr Mr C Taylor	Mr J Bidwell (District Councillor) Mr W J Grosvenor <i>Interim Clerk to Melton Parish Council</i> Mr Andrew Hirst ( <i>East Anglian Daily Times</i> )
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**23 Members of the Public who attended up to and including the Open Forum part of the Agenda.**

14.66	<b>TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE</b> The apologies for absence submitted by Cllrs Barrington and Sherwen were received and it was <b>Resolved</b> to consent to the absences. <i>Proposed by:</i> Cllr Butterwick <i>Seconded by:</i> Cllr Hilson
14.67	<b>DECLARATIONS OF INTEREST</b>
14.67.01	<b>To receive Amendments to the Register</b> There were none.
14.68	<b>To receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
14.68.02	<b>To Receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</b> There were none
14.68.03	<b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b> It was noted that there had been no requests for dispensations. <b><i>It was RESOLVED to lift Standing Orders</i></b>
14.69.01	<b>PROPOSED YARMOUTH ROAD DEVELOPMENT - PRESENTATION BY MR R BROWN (CHRISTCHURCH PROPERTIES)</b> The Chairman apologised for the non-attendance of Mr Brown, who had cancelled his previously confirmed attendance as he was preparing changes to the layout/masterplan following the recent public exhibition. Cllr Butterwick summarised the planning issues around the proposed

	<p>development of 260 dwellings on the Yarmouth Road site in the context of the National Planning Policy Framework and the difficulties resulting from Suffolk Coastal District Council not having a five year supply of deliverable housing land. However developments have to be <i>sustainable</i> - socially and environmentally as well as economically. The application to build 180 homes in Woods Lane, which like this site is outside the physical limit boundaries of the village and where the Local Plan says housing growth should be minimal, was refused by SCDC for that reason. The chairman reported on Mr Brown's public exhibition at the Lindos Centre on 3 June; it was well attended. The contents of the 7 display boards had not, unfortunately, been shared with the parish council and there had been no subsequent dialogue, so Councillors had no more knowledge of the proposals than the members of the public who attended the exhibition. Cllr Butterwick stressed that an application for planning permission had yet to be received and, until it had been, members of the Planning &amp; Transport Committee had to be careful not to break the rule against predetermination. So far feedback to the council from residents on the proposal to develop the site was overwhelmingly in opposition. MPC would be pleased to hear any further views from residents.</p>
<b>14.69.02</b>	<p><b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b></p> <p>The discussion on the specifics of development off Yarmouth Road gave way to a wider discussion on planning matters affecting local residents, including:</p> <ul style="list-style-type: none"> <li>• Traffic on the A1152 where MPC is liaising with other parishes with similar growing problems</li> <li>• The felling of trees in Yarmouth Road</li> <li>• Local brownfield sites</li> <li>• The position on the grant of planning consent by Suffolk Coastal for development at Adastral Park, which has been held up by judicial review actions, which in turn affects the ability of SCDC to turn down applications because of the requirements of the NPPF</li> <li>• The general pressure on Melton now that Woodbridge was built up to its boundaries.</li> </ul> <p>Cllr Butterwick assured residents present that MPC will keep on top of development proposals and ensure residents have as much notice of them as possible.</p>
	<p><b><i>It was RESOLVED to reinstate Standing Orders</i></b></p>
<b>14.70</b>	<p><b>MINUTES OF THE PREVIOUS MEETING</b></p> <p>The Minutes of the Planning and Transport Committee held on 19 May 2014 were Agreed (Minutes PLA(14)M05 previously circulated).</p>
<b>14.71</b>	<p><b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b></p>
<b>14.71.01</b>	<p><b>DC14/1839/CCA THE PLAY HOUSE, HALL FARM ROAD, Melton</b></p> <p>Variation of Condition 2 of planning permission C10/1477 (resubmission) to allow holiday club use to include autumn, spring and summer half terms, Christmas and Easter holidays and last week of August holidays 8am to 6pm. To be determined by Suffolk County Council (ref PL/0165/14).</p>

	<p>Copy of application previously circulated was noted.</p> <p><b>It was RESOLVED</b> to support the application as Melton PC Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework [2012], the Suffolk Coastal District Council Local Plan Core Strategy &amp; Development Management Policies – Development Plan Document July 2013 and the remaining saved policies from the Suffolk Coastal Local Plan incorporating 1<sup>st</sup> and 2<sup>nd</sup> Alterations; it has not received any objections from residents to date.</p>
<b>14.71.02</b>	<p><b>DC/14/1374/FUL Unit 4 Wilford Bridge Spur, Melton</b></p> <p>Change of use from B1 to a pet grooming parlour. Copy of application previously circulated was noted.</p> <p><b>It was RESOLVED</b> not to object to the application as Melton PC Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework [2012], the Suffolk Coastal District Council Local Plan Core Strategy &amp; Development Management Policies – Development Plan Document July 2013 and the remaining saved policies from the Suffolk Coastal Local Plan incorporating 1<sup>st</sup> and 2<sup>nd</sup> Alterations; it has not received any objections from residents.</p>
<b>14.72</b>	<b>TO REVIEW PLANNING NOTICES RECEIVED</b>
<b>14.72.01</b>	<p><b>DC/14/0715/OUT – Land to the rear of Cedar House, Pytches Road, Melton</b></p> <p>A note has been appended to the decision notice advising that any subsequent full application should investigate the possibility of incorporating a footway through the site terminating on Melton Hill. This was a welcome outcome of the chairman’s presentation to SCDC Development Management Sub-committee.</p>
<b>14.72.02</b>	<p><b>C/12/2255 – Construction of 11 new houses between 1 Potash Cottages and Woodroyd Cottage, Woods Lane, Melton</b></p> <p>Copy of “permission is hereby granted” notice previously received was noted.</p>
<b>14.73</b>	<p><b>TO CONSIDER COMPLAINT RE ALLEGED NON-CONFORMING USE AT ALBANY VILLAS, MELTON ROAD</b> (Paper PLA(14)P74 previously circulated)</p> <p>Committee considered a complaint from a resident in Daines Lane in relation to an alleged infringement of planning requirements by running a business from a residential property. <b>RESOLVED</b> that the Clerk should refer the matter to SCDC Planning Department, enquiring as to whether they are proposing to take any action in the matter.</p>
<b>14.74</b>	<p><b>TO CONSIDER RESPONSE TO APPLICATION C10/3239/FUL (BENTWATERS PARKS)</b> (Paper PLA(14)P74 previously circulated)</p> <p>The Chairman referred to the fact that, since the committee’s consideration of the issue (set out in Minute 14.57.04) a further extension of time had been granted for comments on the application. He outlined the Civil Aviation Authority response to an e-mail from the Clerk about the potential future development of aviation on the site, which said that its current status is “disused aerodrome”, although they are aware that some flying activity takes place, as it does at many sites so designated. Currently the site is also “unlicensed” so not regulated by the CAA. The CAA stressed that it would be a matter for the local planning authority to</p>

	<p>make decisions on any proposed expansion.</p> <p>It was confirmed that, whilst concerns around aviation activity remains, MPC's main objective is to secure the mitigation of traffic issues on the A1152 via s106 agreements. <b>RESOLVED</b> that the Chairman will revise his draft letter and circulate for comments to all Members – deadline 7 July 2014.</p>
14.75	<p><b>TO CONSIDER RESPONSE TO CONSULTATION ON SUFFOLK COASTAL DISTRICT COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT</b> (Paper PLA(14)P75 previously circulated)</p> <p>Cllr Butterwick introduced the SCDC Statement of Community Involvement, revised to take into account policy changes brought about via the Localism Act 2011, and the National Planning Policy Framework introduced in March 2012. Agreed that the Chairman in conjunction with the Clerk draft an appropriate response – deadline 2 July 2014.</p>
14.76	<p><b>TO CONSIDER RESPONSE TO CONSULTATION ON SUFFOLK COASTAL DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY</b> (Paper PLA(14)P76 previously circulated)</p> <p>Cllr Butterwick introduced his paper. The Community Infrastructure Levy (CIL) is a new standard charge which local authorities in England &amp; Wales can charge on most types of new development in their area and will replace s106 agreements. 15% of CIL collected (subject to an annual cap) should be passed to the local parish / town council, but where a Neighbourhood Plan is in place this increases to 25% without a cap. Agreed that the Chairman and Clerk devise an appropriate form of words to respond to the consultation – deadline 2 July 2014.</p>
14.77	<p><b>TO CONSIDER RESPONSE TO CONSULTATION ON EAST ANGLIA THREE OFFSHORE WINDFARM</b> (Paper PLA(14)P77 previously circulated)</p> <p>Cllr Butterwick introduced his paper. East Anglia Three will be sited 69 km offshore with a landfall for cabling at Bawdsey and underground cabling from Bawdsey to Bramford. Construction vehicles associated with the cabling route will use the A1152. Issues for Melton therefore will be confined to the location of the cabling and the construction traffic on the A1152.</p> <p>Agreed that the Chairman and Clerk devise a suitable response – deadline 8 July 2014.</p>
14.78	<p><b>TO RECEIVE A REPORT FROM THE PARISH COUNCIL LOCAL TRANSPORT REPRESENTATIVE</b> (Paper PLA(14)P78 previously circulated)</p> <p>Cllr Butterwick reported that the summer seasonal services (to Felixstowe and the open top service to Sutton Hoo) will operate from end July to 1 September. He has been elected Chairman of the East Suffolk Lines Community Rail Partnership Board for 2014-15 as representative of all towns and villages served by the lines. Agreed to note the report.</p>
14.79	<p><b>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</b> (Paper PLA(14)P79 previously circulated)</p> <p>All actions completed except for longer term strategy to form an alliance of local parish councils along the A1152 corridor. This will be kept in</p>

	view.
<b>14.80</b>	<b>TO RECEIVE REPORTS FROM THE PLANNING AND TRANSPORT COMMITTEE WORKING GROUPS</b>
<b>14.80.01</b>	<b>Neighbourhood Plan working Group incorporating the Affordable Housing Working Group</b> Cllr Barrington was on holiday but Cllr Butterwick reported that the Household Questionnaire had a 25% response and the Business Questionnaire a 15% response rate. He mentioned some of the key findings. Public consultation events on the Neighbourhood Plan will be held on 13 and 15 July.
<b>(a)</b>	<b>Meeting with David Chenery:</b> The meeting preceding Full Council at 18:30 on 10 July with David Chenery from Suffolk County Council was discussed. A number of potential issues for discussion were raised: <ul style="list-style-type: none"> <li>• Quantity and quality of road resurfacing</li> <li>• Who prioritises the work and what are the criteria?</li> <li>• Pot holes</li> <li>• Timetable for resurfacing works scheduled this year in Melton</li> <li>• “20’s Plenty”</li> <li>• Air quality at Melton Hill junction</li> <li>• Rail barriers – safety issues.</li> </ul>
<b>(b)</b>	<b>Layby near Melton Primary School</b> (Paper PLA(14)P80.02b previously circulated) Cllr Martin introduced her paper. The layby was originally constructed to accommodate the coach bringing the children from Ufford when their school closed. However there are no enforceable restrictions on who can use the layby. The facility should have had a Traffic Regulation Order but didn’t. If MPC requests one now it will have to pay – unless the resources can be found elsewhere. Cllr Corston to raise the issue (and Cllr Martin’s paper) with David Chenery.
<b>14.81</b>	<b>TO RECEIVE THE MONTHLY FINANCE REPORT</b> For technical reasons, the management accounts were not available for the meeting.
<b>14.82</b>	<b>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</b>
<b>(a)</b>	Cllr Butterwick reported that Hopkins Homes have a proposal to build a number of houses on the Melton / Ufford border on the Sports Club site. No formal application has been made as yet.
<b>(b)</b>	The Melton Road / playing field flooding and the works carried out by Mr Ruffles are on the agenda for the Finance, Employment & Risk Management Committee meeting on 30 June.
<b>14.82.02</b>	<b>To receive items for future meetings</b> None specific were proposed.
<b>14.82.03</b>	<b>To agree items for inclusion in Melton Messenger</b> <ul style="list-style-type: none"> <li>• Neighbourhood plan update</li> </ul>
<b>14.83</b>	<b>DATE OF NEXT MEETING</b> The next meeting will take place on Monday 28 July 2014 commencing at 19:00 in the Lindos Centre Seminar Room.