



# MELTON PARISH COUNCIL

PLA(16)M02

## Planning and Transport Committee

**Minutes** of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 17 February 2016 commencing at 19:00 in Cloghan's Bungalow, Suffolk Coastal District Council Offices, Melton Hill IP12 1AU.

**Present:**

Cllr Miss E A Barrington (in the Chair) Cllr Mr J E Bale Cllr N Brown	Cllr Mr A G Corston Cllr Mrs E J G Hilson
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**Absent:**

Cllr Mr M L Webb	Cllr Mr A H Porter ( <i>ex officio</i> )
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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>16.17</b>	<b>TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE</b> Apologies in advance had been received from Councillor Webb and it was <b>RESOLVED</b> to consent to the absence.
<b>16.18</b>	<b>DECLARATIONS OF INTEREST</b>
<b>16.18.01</b>	<b>To receive Amendments to the Register</b> There were none.
<b>16.18.02</b>	<b>To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>16.18.03</b>	<b>To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</b> Cllr Barrington declared a non pecuniary interest in Item 16.21.02 as a neighbouring landowner.
<b>16.18.04</b>	<b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b> It was noted that there had been no requests for dispensations.
	<i><b>There was no resolution to lift Standing Orders as no members of the public were present</b></i>
<b>16.19</b>	<b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b> There were no members of the public present.
<b>16.20</b>	<b>MINUTES OF THE PREVIOUS MEETING</b> It was <b>RESOLVED</b> to agree the Minutes of the Planning and Transport

	<p>Committee held on 20 January 2016 (Minutes PLA(16)M01 previously distributed).</p> <p><b>Proposed by:</b> Cllr Barrington                      <b>Seconded by:</b> Cllr Hilson</p>
<b>16.21</b>	<b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b>
<b>16.21.01</b>	<p><b>DC/16/0196/FUL Ufford Park Hotel, Yarmouth Road, Melton</b>  Proposed construction of an 18 hole Adventure Golf Course on the site of a currently grassed practice area.</p> <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.</p>
<b>16.21.02</b>	<p><b>DC/16/0248/FUL The Knackers Yard, Valley Farm Road, Melton</b>  Proposed office building for Clarkes of Melton Pet and Equine Cremation Service.</p> <p>On the basis of the revised proposals, <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>
<b>16.21.03</b>	<p><b>DC/16/0388/FUL Deben Villa, Melton Hill, Melton</b>  Revisions to application C/12/1086 – proposed erection of two storey rear extension and alterations to facilitate accommodation in roof space.</p> <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>
<b>16.21.04</b>	<p><b>DC/16/0461/FUL 17 Saxon Way, Melton</b>  Proposed construction of single storey mono-pitch roofed rear extension of materials to match remainder of house.</p> <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>
<b>16.21.05</b>	<p><b>DC/16/0526/FUL 20 Saxon Way, Melton</b>  Proposed single storey rear extension, 1<sup>st</sup> floor side extension, attached carport with improved vehicular access / egress and additional off road parking.</p> <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>
<b>16.22</b>	<p><b>TO REVIEW PLANNING NOTICES RECEIVED</b>  None were received.</p>
<b>16.23</b>	<p><b>TO CONSIDER THE MANAGEMENT ACCOUNTS FOR THE PERIOD 1 APRIL 2015 TO 31 JANUARY 2016</b>  Papers FRM(16)05.01a-e previously distributed were received. In terms of individual Planning &amp; Transport Committee budgets there were substantial underspends. Monies had been allocated to signage and Quiet Lanes which would not now be required; and there was a significant allocation for the Neighbourhood Plan which would be more than adequate to fund all the necessary work for the remainder of the current financial year.</p>

	Members <b>NOTED</b> the report.
<b>16.24</b>	<p><b>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE</b></p> <p>The Clerk reported that there was no further news in relation to the Court of Appeal judgments in the Yoxford and East Cheshire cases. He promised to speak to the Suffolk Coastal DC solicitor prior to the March Planning and Transport Committee to check on the position.</p>
<b>16.25</b>	<p><b>NEIGHBOURHOOD PLAN UPDATE</b></p> <p>Cllr Barrington reported that the Neighbourhood Plan would be taken forward on the basis that the Woods Lane development <i>MAY</i> be going ahead but that we cannot afford to wait for the final decision as this will leave Melton vulnerable to additional applications. As part of the March Open Events at the Primary School we will be consulting on a proposed new mixed development on the Carter / Warburg site adjacent to Riduna, which, if the community agree is acceptable, will become part of the final plan. Cllr Barrington outlined the ideas behind this new proposal. More details on it would be available for the Neighbourhood Plan consultation events on the 10 to 12 March at Melton Primary School.</p> <p>In relation to the resources required for those events, the display equipment had been ordered, and materials were in hand. Volunteer Councillors were assigned to the different sessions; however one more was required to make tea / coffee on the Friday evening.</p>
<b>16.26</b>	<p><b>TO CONSIDER REPORT ON REFERRALS TO SUFFOLK COASTAL DISTRICT COUNCIL’S PLANNING COMMITTEE UNDER THEIR SCHEME OF PLANNING DELEGATION</b></p> <p>Paper PLA(16)26 previously distributed was received.</p> <p>The Clerk reported that, currently, there was only one Melton case referred to Committee. That was:</p> <ul style="list-style-type: none"> <li>• DC/15/4290/FUL Depot, Bredfield Road, Melton - proposed demolition of existing vacant depot buildings and residential property. Construction of new residential care home providing 55 bedrooms, ancillary accommodation including staff offices, kitchen, laundry, together with associated parking, hard and soft landscaping. This application was recommended for refusal by Melton PC on grounds of design, layout and residential amenity.</li> </ul> <p>The application was recommended for refusal by Woodbridge Town Council and the Woodbridge Society, as well as Melton Parish Council. However it was listed for decision by Suffolk Coastal Planning Committee on 10 February with an officer recommendation to <i>approve</i>, subject to concerns by the Environment agency being addressed.</p> <p>At the date of Melton’s Planning and Transport Committee the draft minutes of the Suffolk Coastal planning Committee meeting were not published.</p>
<b>16.27</b>	<p><b>TO REVIEW THE POSITION RE ESTIMATES FOR SADDLEMAKERS LANE SIGNAGE</b></p> <p>Cllr Corston reported that nothing further had been heard from Suffolk Highways. It might be because they were putting together new service agreements with providers. He would chase them again via Cllr Bond.</p>
<b>16.28</b>	<p><b>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</b></p> <p>Paper PLA(16)28 previously distributed was received and noted as to the position on the three Melton enforcement cases. Disappointment was again expressed at the slow speed at which action is being taken on these cases.</p>
<b>16.29</b>	<p><b>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE</b></p>

	<p><b>AGENDA</b></p> <p>Paper PLA(16)29 previously distributed was received and noted.</p> <p>The Clerk reported that he had made a further attempt to elicit a response from Suffolk Coastal on the matter of divestment of the amenity land in The Street, in view of the pressing concerns about parked cars. However no response was received.</p>
16.30	<p><b>TO FURTHER CONSIDER YARMOUTH ROAD PROPOSALS (PRE-APPLICATION DISCUSSION) AND EMAIL RESPONSE RECEIVED FROM AGENT RECEIVED 28 JANUARY 2016</b></p> <p>Cllr Barrington went through the belated response received from the developer's agent to her communication of 17 September 2015. It was <b>AGREED</b> that she would draft a response and circulate to Members for any comments before sending it.</p>
16.31	<p><b>TO CONSIDER SIZEWELL C STAGE 2 CONSULTATION – OFFER OF SUPPORT FROM PLANNING AID ENGLAND</b></p> <p>The Clerk reported offers of pre-consultation support from Planning Aid England for Parish / Town Councils in respect of Sizewell C. These had been referred to Cllrs Porter and Stevens who attended Sizewell C consultation meetings. The offer of support was <b>NOTED</b>.</p>
16.32	<p><b>TO CONSIDER ROAD SAFETY ISSUES IN STATION ROAD</b></p> <p>The Clerk reported receipt of a copy of a letter from the Melton St Andrew's PCC addressed to the Safer Neighbourhood Team, expressing concern about the traffic in Station Road outside the church, and seeking assistance from the SNT in terms of risk assessment and any accident mitigation measures that might be introduced. The Clerk had acknowledged the copy letter and emphasised that road safety issues were a matter of ongoing concern to Parish Councillors.</p>
16.33	<p><b>TO CONSIDER REQUEST FROM A FORMER COUNCILLOR CONCERNING THE WHISSTOCKS SITE IN WOODBRIDGE</b></p> <p>Former Councillor Peter Brockett had written to the Clerk drawing to Melton PC's attention its former membership of the Woodbridge and Melton Riverside Action group in the context of the above (Woodbridge) planning application. The Committee considered the matter but came to the conclusion that with so much planning activity currently within Melton they would reluctantly be unable to commit any resources to the Action Group. The Clerk to advise Mr Brockett accordingly.</p>
16.34	<p><b>TO CONSIDER SUFFOLK COUNTY COUNCIL HIGHWAYS SURVEY</b></p> <p>The very long and detailed SCC Highways survey, the link to which was circulated by SALC, was discussed. The Clerk to send the link to Cllr Corston who offered to respond on behalf of the Parish Council.</p>
16.35	<p><b>LAND OFF OLD CHURCH ROAD</b></p> <p>The Clerk informed the Committee that the location of this plot of land, discussed at previous meetings, was now identified, and produced a map showing the location, just a few metres south of the boundary with Ufford, where it becomes Lower Road.</p> <p>Following discussion it was agreed that the site is too small to be considered for a housing site allocation, and also unsuitable by reference to its position in the countryside and landscape constraints.</p>
16.36	<p><b>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</b></p> <p>Nothing to report.</p>
16.37	<p><b>TO CONSIDER DEVELOPMENT OF NEW MPC WEBSITE</b></p> <p>Paper PLA(16)37 previously distributed was received and discussed.</p>

	It was <b>AGREED</b> that the format of the proposed new <i>OneSuffolk</i> website would be broadly acceptable from the perspective of Planning and Transport Committee. The Clerk promised to try to ensure a simple link to the Suffolk Coastal planning pages for ease of reference as well as adequate capacity for all the various planning related activities of the Council.
<b>16.38</b>	<b>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</b> The Clerk reported that Suffolk County Council would be making improvements to the bus stops in both Woods Lane and Yarmouth Road (for St Audry's). Designs and costs have been received and orders raised. Construction dates to be advised.
<b>16.39</b>	<b>DATE OF NEXT MEETING</b> The next meeting will take place on Wednesday 16 March 2016, commencing at 19:00 in Cloghan's Bungalow, SCDC Council Offices, Melton IP12 1AU. There being no further business the meeting closed at 20:45.