



# MELTON PARISH COUNCIL

PLA(16)M05

## Planning and Transport Committee

**Minutes** of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 25 May 2016 commencing at 19:00 in Cloghan's Bungalow, Suffolk Coastal District Council Offices, Melton Hill IP12 1AU.

**Present:**

Cllr Miss E A Barrington (Chairman) Cllr Mr J E Bale Cllr N Brown Cllr Mr A G Corston	Cllr Ms J Harrison Cllr Mrs E J G Hilson Cllr Mr A H Porter ( <i>ex officio</i> ) Cllr Mr M L Webb
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**Absent:**

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**In Attendance:**

Mr W J Grosvenor Clerk to Melton Parish Council	Nine members of the public
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	<b>PART ONE – OPEN TO THE PUBLIC</b>
<b>16.77</b>	<b>ELECTION OF CHAIRMAN &amp; VICE-CHAIRMAN OF PLANNING &amp; TRANSPORT COMMITTEE</b>
<b>16.77.01</b>	<b>ELECTION OF CHAIRMAN OF PLANNING &amp; TRANSPORT COMMITTEE</b> It was <b>RESOLVED</b> that Cllr Barrington be elected Chairman of Planning & Transport Committee. <b>Proposed by:</b> Cllr Corston <b>Seconded by:</b> Cllr Webb
<b>16.77.02</b>	<b>ELECTION OF VICE-CHAIRMAN OF PLANNING &amp; TRANSPORT COMMITTEE</b> It was <b>RESOLVED</b> that Cllr Brown be elected Vice-Chairman of Planning & Transport Committee. <b>Proposed by:</b> Cllr Corston <b>Seconded by:</b> Cllr Webb
<b>16.78</b>	<b>TO RECEIVE APOLOGIES FOR AND CONSENT TO ABSENCE</b> There were no absences.
<b>16.79</b>	<b>DECLARATIONS OF INTEREST</b>
<b>16.79.01</b>	<b>To receive Amendments to the Register</b> There were none.
<b>16.79.02</b>	<b>To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>16.79.03</b>	<b>To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda</b> There were none.

16.79.04	<p><b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b>  It was noted that there had been no requests for dispensations.</p>
16.80	<p><b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b></p> <ul style="list-style-type: none"> <li> <p>• <b>Former Arkray Factory site, Dock Lane</b>  Local residents expressed concern, that if the application for a change of use to offices in respect of the range of buildings at the front of the site is approved, the hours of opening would be detrimental to the residential amenity of adjoining dwellings. Environmental Protection has recommended hours of use be restricted to from 7am to 7pm on all days except Sundays. Residents want 8am to 6pm, Monday to Friday only. Other commercial operations in Dock Lane have either no limitations (Cogent) or 8am to 7pm (the Wine shop). Following discussion the Committee agreed to support the residents in their request (see <b>Minute 16.82.01</b> below).</p> </li> <li> <p>• <b>Jews Lane Burying Ground</b>  The Committee was addressed by a resident about a proposal to safeguard what remains of this site, which is owned by Hopkins Homes. Hopkins have offered to donate the site to Melton Parish Council, with arrangements to meet maintenance costs. On the remaining land which they own (a site of former garages) they want support from Melton PC to get approval from Suffolk Coastal planners to build two houses. In pre-planning exchanges, Suffolk Coastal has indicated that it would be reluctant to support housing on the site.  Following discussion the Committee were supportive of the idea in principle. However it was pointed out that the Parish Council cannot really do much until Hopkins submits a formal planning application for the homes.  The Clerk to speak to Cllr Bidwell, and subject to the outcome of that conversation, to contact Hopkins Homes to ascertain their willingness to donate the site of the Burying Ground to Melton Parish Council and if so on what terms.</p> </li> <li> <p>• <b>Neighbourhood Plan: inclusion of the Carter / Warburg site</b>  Residents who were present raised concerns at the inclusion of the above site for development in the Neighbourhood Plan. Cllr Barrington explained the process that had led to its inclusion in some detail. She emphasised that housing was not proposed for the part of the site actually within the flood plain. The development would propose a range of uses that would improve both the site and amenities for all. A full flood risk and environmental sustainability assessment will clarify the position on what is practical for the site. If the site were to be taken out of the Neighbourhood Plan it would not stop other developers making proposals for the site which might not be so community minded.  Concerns were expressed about inadequate consultation. Cllr Barrington explained what had been done, what was ongoing and what would happen in the future. On the detail of what is proposed, residents were not however persuaded as to the value of having the lake, and were concerned that it would remove the ability of that part of the site to act as a “sponge” for floodwater.  Cllr Barrington emphasised that if the Carter / Warburg site is not included in the Neighbourhood Plan, then the Plan will have no sites for development, which is likely to lead to it being found unsound on examination.  Traffic issues were then raised, and it was explained how these are</p> </li> </ul>

	proposed to be dealt with in the context of the development proposal.
<b>16.81</b>	<b>MINUTES OF THE PREVIOUS MEETING</b> It was <b>RESOLVED</b> to agree the Minutes of the Planning and Transport Committee held on 20 April 2016 (Minutes PLA(16)M04 previously distributed). <b>Proposed by:</b> Cllr Corston <b>Seconded by:</b> Cllr Bale
<b>16.82</b>	<b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b>
<b>16.82.01</b>	<b>DC/16/1659/FUL Arkray Factory Ltd., Dock Lane, Melton</b> Proposed use of buildings for B1a office use. It was <b>resolved</b> to recommend refusal of the application unless the conditions imposed on granting permission included one restricting hours of use from 8am To 6pm, Monday to Friday. On 24 May the Clerk received an invitation from the Planning Officer dealing with the case to indicate if Melton PC wished to ask the Chairman and Vice-chairman of the Planning Committee to consider referring the case to the Planning Committee for determination. It was <b>AGREED</b> that referral be made as follows: "Whilst Melton Parish Council is supportive of the proposed change of use of the front part of the former Arkray Factory to B1a office use, the Council is equally supportive of local residents who wish to see a condition imposed relating to the hours in which the premises may be used for the protection of residential amenity (Policy DM23). Environmental Protection has recommended a condition relating to hours of operation be imposed allowing the premises to be used from 7am to 7pm, except Sundays. Residents wish to see a condition imposed that would restrict the hours of opening from 8am to 6pm Monday to Friday. Melton Parish Council supports that recommendation by residents."
<b>16.82.02</b>	<b>DC/16/1915/FUL Melton Level Crossing, Melton</b> Proposed red light safety cameras on approaches to level crossing. It was <b>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.
<b>16.83</b>	<b>TO REVIEW PLANNING NOTICES RECEIVED</b> None were received.
<b>16.84</b>	<b>TO REVIEW TERMS OF REFERENCE FOR PLANNING &amp; TRANSPORT COMMITTEE AND MAKE RECOMMENDATIONS TO FULL COUNCIL</b> Paper FRM(16)84 previously distributed was received and discussed. It was <b>AGREED</b> not to propose any changes at present.
<b>16.85</b>	<b>WOODS LANE APPEAL – UPDATE ON LEGAL CHALLENGE</b> Nothing to report.
<b>16.86</b>	<b>NEIGHBOURHOOD PLAN UPDATE</b> Cllr Barrington reported back on her recent meeting with Hilary Hanslip of Suffolk Coastal Planning Policy Team, and outlined the next steps as set out in her email to all Parish Councillors of 13 May. The hope is to reach pre-submission stage by July / August and the Referendum stage within the first quarter of 2017. The email included a plea for help in terms of promoting the NP to the electorate and encouraging residents to take ownership and be energised to vote.
<b>16.87</b>	<b>TO CONSIDER FURTHER THE PRE-PLANNING PROPOSAL FOR YARMOUTH ROAD</b> The email received from Mr Harris of Christchurch Land on 26 April was received and <b>NOTED</b> .
<b>16.88</b>	<b>TO CONSIDER FURTHER THE (PRE-PLANNING) PROPOSAL RELATING TO THE DISSENTERS' BURYING GROUND OFF JEWS LANE</b> Please see Minute 16.80 above. Cllr Corston said that he had arranged to visit the site on the evening of 26 May.
<b>16.89</b>	<b>TO CONSIDER REPORT ON REFERRALS TO SUFFOLK COASTAL</b>

	<p><b>DISTRICT COUNCIL'S PLANNING COMMITTEE UNDER THEIR SCHEME OF PLANNING DELEGATION</b></p> <p>Paper PLA(16)89 previously distributed was received and <b>NOTED</b> in relation to the decision by Suffolk Coastal Planners on application DC/15/0869/VOC – 37 Orchard Close.</p> <p>MPC Planning and Transport Committee originally resolved to recommend refusal of this application as it objected to the removal of Condition 7 and the proposed removal of a maple tree on the site. Suffolk Coastal's Arboricultural Officer considered the tree a poor specimen and recommended agreeing to the removal but securing a replacement by condition. MPC Planning and Transport Committee accept that compromise and the consent now reflects a requirement for replanting to the north of the site.</p>
<b>16.90</b>	<p><b>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</b></p> <p>Paper PLA(16)90 previously distributed was received and <b>NOTED</b> as to the position on the two existing Melton enforcement cases and one new one.</p>
<b>16.91</b>	<p><b>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</b></p> <p>Paper PLA(16)91 previously distributed was received and <b>NOTED</b>.</p>
<b>16.92</b>	<p><b>TO NOTE THE PLANNED REINTRODUCTION BY SUFFOLK COASTAL DC OF PART NIGHT LIGHTING FOR FOOTWAY LIGHTING</b></p> <p>Paper PLA(16)92 previously distributed was received and <b>NOTED</b>.</p>
<b>16.93</b>	<p><b>TO CONSIDER THE POSITION REGARDING THE SADDLEMAKERS LANE SIGNAGE</b></p> <p>The Clerk reported receipt of an email from SCC Highways, setting out escalating costs in respect of this project. It now appears that the funding offered by Cllr Bond would only cover the design element, with an additional £10k for construction costs.</p> <p>Following discussion it was <b>AGREED</b> that Cllr Corston will email Cllr James Finch and cc Cllr Michael Bond, expressing dissatisfaction with the way this project has been handled.</p>
<b>16.94</b>	<p><b>TO NOTE THE CURRENT SITUATION REGARDING THE WOODBRIDGE TOWN FC / ST AUDRY'S / NOTCUTT DEVELOPMENT</b></p> <p>Nothing to report.</p>
<b>16.95</b>	<p><b>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</b></p> <p>The Clerk reported he had been asked by the Clerk to Ufford Parish Council to look at the possibility of placing two flood warning signs on Melton Old Church Road. Cllr Corston asked that the email be referred to him.</p>
<b>16.96</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>The next meeting will take place on Wednesday 22 June 2016, commencing at 19:00 in Cloghan's Bungalow, SCDC Council Offices, Melton IP12 1AU.</p> <p>There being no further business the meeting closed at 20:30.</p>