



MELTON PARISH COUNCIL

PLA(16)M09

Planning and Transport Committee

Minutes of the meeting of the Parish Council Planning and Transport Committee held on Wednesday 21 September commencing at 19:00 in Cloghan's Bungalow, Suffolk Coastal District Council Offices, Melton Hill IP12 1AU.

Present:

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

Cllr Ms J Harrison	
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	District Councillor Jim Bidwell Three members of the public
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	PART ONE – OPEN TO THE PUBLIC
16.150	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Councillor Harrison.
16.151	DECLARATIONS OF INTEREST
16.151.01	To receive Amendments to the Register There were none.
16.151.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
16.151.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Barrington declared a non pecuniary interest in the planning applications for the Knackers Yard as a neighbouring landowner.
16.151.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

16.152	<p>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</p> <p>Cllr Bidwell addressed the Committee in relation to:</p> <ul style="list-style-type: none"> • The Dissenter's Burial Ground • The Arkray site. <p>In relation to the Burial Ground he would like a declaration of support from Melton Parish Council for the offer made by Hopkins Homes to replace the four derelict garages in South Close with two semi-detached dwellings; as part of the arrangement Hopkins would restore that part of the burial ground still owned by the company and convey it into the ownership of the Parish Council. The support of the Parish Council is required so that Cllr Bidwell can approach the Chairman of the Suffolk Coastal DC Planning Committee and say that Melton Parish Council supports the proposal by Hopkins.</p> <p>In relation to Arkray, he referred to the second planning application by Coastal Building Supplies for a trade counter operation on part of the former factory site. He outlined the concerns of local residents, with Dock Lane already congested with traffic serving the school, the Council depot and Cogent Technology, as well as the eighty homes on the Riverview estate.</p> <p>The primary concern was the servicing of the operation by very large articulated lorries. The first application was rejected on the advice of SCC Highways re safety concerns about HGV access. On the second application Highways has not yet provided its advice. However the applicant has provided a consultant's report which argues that in respect of the first application, SCC misdirected itself; that the way forward was not to ask whether the HGVs could safely access and exit the site with parked vehicles in proximity, but rather to address the issue of parking on the highway.</p> <p>Cllr Bidwell asked the Committee, which would be considering the application later on the Agenda, to give proper consideration to what was a matter of considerable importance to local residents in terms of amenity and safety.</p> <p>Another resident pointed out that the former Arkray factory did not have large vehicles servicing it, whereas Coastal would, in addition to deliveries to site, be operating a number of large fixed wheelbase delivery vehicles of its own.</p> <p>The point was also made by residents that Coastal would be operating a <i>retail</i> business as well as a trade counter.</p>
	<p><i>At the suggestion of the Chairman it was RESOLVED to take the following Item out of order</i></p>
16.163	<p>DISSENTER'S BURIAL GROUND – REQUEST FROM CLLR BIDWELL</p> <p>In the light of Cllr Bidwell's request, the Chairman asked him whether Hopkins might be prepared to restore and convey the burial ground to the Parish Council without permission to build the new homes; it was felt not to be the case.</p> <p>Further discussion suggested that the company might be prepared to undertake the project in return for the construction on one detached dwelling. It was felt that might provide scope for further negotiations with the planning authority. The Parish Council was reluctant to endorse something which might prove to be the thin end of the wedge in planning terms, given the vulnerability of areas of Melton to speculative development.</p> <p>Following further discussion it was AGREED to propose to Full Council that if Hopkins would donate the burial ground in its ownership, the Parish Council will agree to fund the clearance and maintenance thereafter. If agreed by Full Council, Cllr Bidwell to be advised.</p>
	<p><i>It was RESOLVED to revert to the order of the Agenda</i></p>
16.153	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport</p>

	<p>Committee held on 17 August 2016 (Minutes PLA(16)M08 previously distributed).</p> <p>Proposed by: Cllr Brown Seconded by: Cllr Hilson</p>
16.154	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
16.154.01	<p>DC/16/3264/FUL The Barn, Decoy Farm, Old Church Road, Melton Proposed erection of garage.</p> <p>It was resolved 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>
16.154.02	<p>DC/16/3368/FUL 59 Fernhill Close, Melton Proposed single storey rear extension and alterations.</p> <p>It was resolved 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>
16.154.03	<p>DC/16/3370/FUL The Knackers Yard, Valley Farm Road, Melton Proposed erection of detached workshop for maintenance of vehicles.</p> <p>It was resolved 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>
16.154.04	<p>DC/16/3425/FUL Melton Boatyard, Dock Lane, Melton Proposed retention of boat repair workshop.</p> <p>It was resolved 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>
16.154.05	<p>DC/16/3602/FUL 85 Bredfield Road, Melton Proposed construction of porch.</p> <p>It was resolved 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>
16.154.06	<p>DC/16/3688/FUL 12 Bury Hill Close, Melton Proposed single storey side extension to the existing dwelling to create an assisted living bathroom and bedroom for the occupier.</p> <p>It was resolved 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>
16.154.07	<p>DC/16/3661/FUL Unit 1, Riverside Business Centre, Dock Lane, Melton Proposed change of use of existing factory (Class B1C) to builders merchants trade counter (Class B8) and associated alterations (revised scheme).</p> <p>It was resolved to recommend refusal of the application. Although the Parish Council is sympathetic to a new commercial use for this site, it considers the present application to be likely to impact adversely on the residential amenity of</p>

	<p>neighbours via inadequate provision for the access of heavy goods vehicles via Dock Lane and the noise associated with the site movement of building materials to / from storage by fork lift trucks. Given the existing levels of commercial use in Dock Lane, the proximity of the school with pedestrian / vehicular traffic at the peak time of operation for the new activity, and the fact that Dock Lane serves as the only means of access to the Riverview estate, all suggest that the adverse effects of this application, if allowed, would be greater than the economic and employment benefits that would accrue.</p> <p>Additionally the Parish Council considers that the size and scale of the operation proposed is out of proportion to the site available. Whilst it notes the report by the Highway Traffic and Transport Consultancy Ltd, that report does not address issues of frequency and type of traffic likely to be used. Nor does it consider the practical reality of HGVs carrying out manoeuvres in very confined spaces. In acknowledging the possibility of a vehicle straying off the defined entrance, the consultant raises the existence of a problem, including one of safety.</p> <p>Even if the County Highways Authority were to seek to impose a Traffic Regulation Order to restrict parking, the legal process may be subject to objections and ultimately be unsuccessful.</p> <p>Overall the Parish Council considers this to be an application for an inappropriate use in an inappropriate location.</p>
16.154.08	<p>DC/16/3873/FUL The Knackers Yard, Valley Farm Road, Melton Proposed erection of new office.</p> <p>It was resolved to recommend refusal of this application. Although the Parish Council is keen to support local businesses, it considered that the proposed site of this building will make it unnecessarily visually obtrusive, and adversely affect the landscape on the borders of the Conservation area. Members felt that if the location could be moved down the hillside a little, it would be more acceptable.</p>
16.154.09	<p>DC/16/3857/AND Cedar House, Pytches Road, Melton Proposed replacement of signage.</p> <p>It was resolved 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>
16.155	<p>TO REVIEW UPDATES ON OTHER LIVE PLANNING APPLICATIONS There were none to review.</p>
16.156	<p>TO REVIEW PLANNING NOTICES RECEIVED None were received.</p>
16.157	<p>TO CONSIDER NEIGHBOURHOOD PLAN UPDATE Cllr Barrington reported back on the current position regarding the consultation on the Neighbourhood Plan. The period ends on 23 September. So far about 20 surveys have been received. In the responses were 6 complaints about the village hall proposal. Ten respondents were in favour of including the Carter / Warburg site and ten against. To date only one statutory consultee has responded. Cllr Barrington felt that the level of support from Suffolk Coastal DC through the process was very poor. The next stage in the statutory process of the Neighbourhood Plan will be for Suffolk Coastal DC to give their feedback.</p>
16.158	<p>TO CONSIDER FURTHER THE POSITION REGARDING THE SADDLEMAKERS LANE SIGNAGE The Clerk reported that he has now received a start date for the project from County Highways of 31 October 2016.</p> <p>On another signage matter, it was reported that the new bus stops in Yarmouth Road are unflagged. The Clerk to look into the matter and contact the relevant officer at Suffolk County Council.</p>

16.159	<p>LAND AT SOUTH LODGE, LODGE FARM LANE</p> <p>At the previous meeting of Planning & Transport Committee, the Clerk reported a Tree Preservation Order on the above site being made “in the light of preliminary proposals for the development of the land in question”. He sought clarification from the Suffolk Coastal DC Arboriculture Manager, and has been told that the wording was incorrect. The TPO was served in response to other felling on the site.</p>
16.160	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(16)160 previously distributed was received and NOTED as to the position on the Melton enforcement cases.</p>
16.161	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</p> <p>Paper PLA(16)161 previously distributed was received and NOTED. Following discussion it was AGREED to omit from future schedules references to Minute 15.49 (purchase of the triangle of land adjoining the playing field off Jenners Close) and Minute 15.57 (enforcement of former Carter’s site).</p>
16.162	<p>COMPLAINT RE CLARKES ANIMAL WASTE PLANT, VALLEY FARM ROAD</p> <p>The Clerk reported a complaint from a resident of Hall Farm Close about a recent increase in odours from the animal disposal plant in Valley Farm Road. He had already reminded the complainant that the Parish Council has no powers in this matter, and that contact should be made with the Environmental Health officers at Suffolk Coastal DC.</p> <p>Members were aware of this continuing problem which affects a significant number of people in Melton and were sympathetic to the complainant’s position. It was suggested that the complainant should keep a diary, or perhaps start a petition which would need to be presented to Suffolk Coastal DC.</p> <p>The Clerk to respond accordingly.</p>
16.164	<p>CAR PARKING ARRANGEMENTS – NEW SCDC OFFICES AT RIDUNA PARK</p> <p>Members considered a complaint from a resident in Church View Close about the potential implications in parking terms, of the opening of the new SCDC offices.</p> <p>Following discussion it was agreed that Cllr Porter will forward the complaint to SCDC Cllr Holdcroft for his consideration. The Clerk to respond to the resident pointing out that in the Neighbourhood Plan the Carter / Warburg site does include a significant amount of extra parking, because the Parish Council recognises the potential shortfall at Riduna Park.</p>
16.165	<p>REPORT FROM LOCAL TRANSPORT REPRESENTATIVE</p> <p>No report received.</p>
16.166	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <p>The Suffolk Coastal “call for sites” in relation to the proposed review of the Local Plan was discussed. The new Local Plan is to be adopted by 2019. The objectively assessed housing needs figures could increase from 11,000 up to 16,000. Suffolk Coastal currently maintain that they have a 5.4 year housing land supply, and delivery is ahead of what is required. A major planning application for Adastral Park is to be submitted late in 2016/17, and the possibility of a new town is also being considered.</p>
16.167	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 19 October 2016, commencing at 19:00 at the Parish Council Office, Unit 2, Robertson’s Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.</p> <p>There being no further business the meeting closed at 20:30.</p>