



MELTON PARISH COUNCIL

PLA(17)M02

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 22 February 2017 commencing at 19:30 at The Burness Parish Rooms, The Street, Melton IP12 1PW.

Present:

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

Cllr Miss E A Barrington Cllr Ms J Harrison	Cllr Mr A Porter (<i>ex officio</i>) Cllr Mr M L Webb
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	At least 34 members of the public
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	PART ONE – OPEN TO THE PUBLIC
17.17	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Councillor Barrington, Councillor Harrison and Councillor Porter.
17.18	DECLARATIONS OF INTEREST
17.18.01	To receive Amendments to the Register There were none.
17.18.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.18.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Corston declared a non pecuniary interest as a Yarmouth Road resident in respect of Agenda Item 17.21.01.
17.18.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
17.19	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The Chairman established that the focus for nearly all the residents attending the meeting was the planning application for the land off Yarmouth Road. He explained that Melton Parish Council (MPC) could only make a recommendation in respect of the application, and that it was for Suffolk Coastal DC to either grant or refuse planning consent. MPC had sought an informal meeting with the

	<p>developers to listen to their arguments; however it had not been possible to arrange such a meeting. The Chairman went through the stages that the application could go through; and the importance of lobbying the MP and District Councillors at any appeal stage was emphasised.</p> <p>It was established that the developer, Christchurch Land, would also be likely to submit a further application for land off Woods Lane; the Woods Lane site now with planning consent has been sold on to a major house builder.</p> <p>In response to a question about the status of the Melton Neighbourhood Plan, it was explained that the Plan was now undergoing its final period of consultation, following which it will be considered by an Independent Examiner and then the referendum will follow. Adoption of the Neighbourhood Plan will give Melton a greater influence in terms of future development, and also under the Community Infrastructure Levy regime, MPC stands to gain a much bigger share of funds to support infrastructure growth with a Neighbourhood Plan in place.</p> <p>In what was a very engaged and lively session, questions and discussion focused on a wide range of issues relating to the Yarmouth Road application. The Chairman invited anyone to speak in support of the application. There was however no one in favour. The District Council's website discloses 152 letters / emails objecting.</p> <p>Points made by residents and discussed covered a very wide range of concerns about the proposal, including:</p> <ul style="list-style-type: none"> • Increased traffic volumes and the effect on Melton village residents • Traffic queues already back to Upper Melton Terrace from Melton village at peak times • Risks to cyclists and pedestrians • Further impact on station Road / Wilford Bridge Road with even greater need for traffic calming • The proposed access to the new estate lies on the brow of a hill with reduced visibility for motorists • Increased urbanisation and the loss of valuable countryside • The proposed location for the nursing home / assisted living apartments is not suitable – access to Melton and Woodbridge services and facilities is poor • It is already difficult to obtain a quick appointment with a doctor in Woodbridge. <p>It was suggested by Cllr Corston that Yarmouth Road residents might like to keep a log and take photographs of traffic problems as they occur as evidence of existing problems which would be exacerbated by new housing.</p> <p>At the conclusion of the public participation session the Chairman suggested taking the new planning applications on the agenda next.</p>
	<p><i>It was RESOLVED to take the following items out of order</i></p>
<p>17.21</p>	<p>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</p>
<p>17.21.01</p>	<p>DC/16/4770/OUT Land off Yarmouth Road, Melton</p> <p>Proposed outline planning permission for up to 138 dwellings, a 60 bedroom nursing home with 50 assisted living apartments, car parking and open space provision with associated infrastructure and access.</p> <p>Following discussion it was resolved unanimously to recommend refusal of this application.</p> <p>Proposed by: Cllr Brown Seconded by: Cllr Corston</p> <p>At the request of the Chairman the Clerk summarised the planning grounds on which the application could justifiably be recommended for refusal. These may be stated as:</p> <ul style="list-style-type: none"> • The application site lies outside the built up area of the village where

	<p>development would be contrary to Suffolk Coastal DC Local Plan Core Strategy and Development Management Policies SP29 and DM3.</p> <ul style="list-style-type: none"> • The proposed development is out of scale with the existing settlement of Melton and as such runs counter to Suffolk Coastal DC Local Plan Core Strategy and Development Management Policies SP2 and SP19. A development of the size proposed would put great strain on services and infrastructure. • Although the applicant claims that Suffolk Coastal DC does not have a 5 year land supply, the latest assessment indicates that it can now demonstrate a 5.8 years' worth of supply, and therefore the above policies still apply. • Even if the required 5 year supply cannot be demonstrated, the proposal does not constitute sustainable development within the terms of the National Planning Policy Framework. • There is poor connectivity between the application site and the centre of Melton, and also with Woodbridge. Public transport is limited and scope for walking very limited by the inadequacy of the footways. • The additional traffic generated by this development would have a significant impact on the wider local highway network. The transport assessment submitted by the applicants is flawed, and the Highways Authority has recommended refusal of the application unless / until a more realistic transport assessment / congestion forecast is supplied. • The Suffolk Coastal DC Site Allocations and Area Specific Policies Development Plan document was adopted on 26 January 2017. Site allocations in Melton will be made via the emerging Neighbourhood Plan. The Plan, whilst allocating sites for development, does not allocate the proposal site. Although the Melton Neighbourhood Plan is not yet adopted, its contents should be afforded some weight in the decision-making on this application. <p>The Clerk was requested to prepare and submit a letter of objection based on these planning grounds on behalf of the Parish Council.</p>
17.21.02	<p>DC/16/4869/FUL Mbc Marina, New Quay Lane, Melton</p> <p>Proposed provision of dry and secure storage for boat club members to store equipment and complete necessary repairs on their boats. The site has been used for boats and general storage for over 50 years; however it was not secure enough nor offered any protection from the elements.</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>
17.21.03	<p>DC/17/0407/TEL Telecommunications Mast Site Suf7024, Wilford Bridge Road, Melton</p> <p>Proposed installation of a 15m high monopole supporting 3no antennas and 2no 300m diameter transmission dishes, the installation of 2no radio equipment cabinets and development works ancillary thereto.</p> <p>It was resolved to make no comments in relation to this application.</p>
17.21.04	<p>DC/17/0506/FUL Eagle Cottage, St Audry's Park Road, Melton</p> <p>Proposed erection of a Summerhouse.</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</p>

	aware of any objections from residents.
	<i>It was RESOLVED to revert to the order of the Agenda</i>
17.20	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 18 January 2017 (Minutes PLA(17)M01 previously distributed).</p> <p>Proposed by: Cllr Corston Seconded by: Cllr Bale</p>
17.22	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.22.01	<p>DC/16/3661/FUL Unit 1, Riverside Business Centre, Dock Lane, Melton</p> <p>Proposed change of use of existing factory to builder's merchants' trade counter and associated alterations.</p> <p>MPC response sent 22 September recommending refusal. Permission granted 3 November 2016.</p> <p>The Clerk reported:</p> <p>(1) a request from a resident in Dock Lane for support from the Parish Council for a ribbon development of housing to be planned along the frontage of Dock Lane. This would increase the supply of housing whilst not being to the detriment of employment opportunities and encourage commercial owners to develop an access via spur End. It was AGREED that the Clerk would draft a suitable response, indicating that whilst Councillors are sympathetic to such a request, the practicalities of how such a proposal might be achieved via the Neighbourhood Plan process are unclear</p> <p>(2) receipt of a copy of an email from Cllr Bidwell in which he has requested that alleged infringements of the above planning permission be investigated; i.e. heavy trucks accessing the site in reverse gear. This was NOTED.</p>
17.23	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>
17.24	<p>TO CONSIDER NEIGHBOURHOOD PLAN UPDATE</p> <p>Cllr Barrington reported that the publication period linked to the submission stage invitation to comment ends on 8 March 2017. An Independent Examiner has been identified acceptable to both the District and Parish Councils and the appointment should shortly be made.</p>
17.25	<p>TO CONSIDER STATION ROAD / WILFORD BRIDGE ROAD TRAFFIC CALMING MEASURES</p> <p>The ideas formulated in discussion between Parish Councillors and Mr Butterwick on the one hand, and architect Mr Jon Pattle on behalf of the developers on the other, were put to Andrew Pearce of Suffolk County Council by email on 7 December 2016. A further meeting between Mr Pattle, Councillors and representatives of residents will take place on 1 March at 11am, hopefully with a response from County Highways to consider.</p>
17.26	<p>STRATEGIC FLOOD ASSESSMENT MEETING</p> <p>Paper PLA(17)26, containing the presentation to and minutes of the meeting held at Wrentham on 17 January, previously distributed, was received and NOTED.</p>
17.27	<p>DISSENTERS' BURIAL GROUND UPDATE</p> <p>The Clerk reported being copied into an email from Cllr Bidwell in which he continued to pursue the proposal that Hopkins Homes give the burial ground (i.e. that part of it not already included in the gardens of South Close) to Melton PC in return for being allowed to replace the derelict garages in South Close with a pair of semi-detached houses. Councillors took the opportunity to make it clear that such an approach does not represent Melton PC's position. Whilst Melton PC is prepared to take over the site and maintain it, the Council will not be</p>

	involved in leverage. The Clerk to remind Cllr Bidwell of the Council's position.
17.28	QUIET LANES UPDATE Cllr Corston reported the latest developments in relation to the above initiative. Following discussion it was AGREED that unless Suffolk County Council alters its stance in relation to Quiet Lanes, Melton PC will not consider looking at the idea further at present.
17.29	AIR QUALITY SURVEY – MELTON CROSSROADS The Clerk reported the results of an air quality survey at Melton crossroads, which indicated an improving situation over the last 10 years, with results well within the Air Quality Objective.
17.30	TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION Paper PLA(17)30 previously distributed was received and NOTED as to the position on the Melton enforcement cases.
17.31	TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(17)31 previously distributed was received and NOTED . In relation to parking in The Street on amenity land around the village sign the Clerk reported the position in his negotiations with a Valuer from Suffolk Coastal DC. Councillors requested that divestment be pursued as far as possible, dependent on terms, otherwise the default position was to secure agreement if at all possible to go ahead with the erection of oak posts to protect the grass area.
17.32	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Nothing to report.
17.33	DATE OF NEXT MEETING – PLEASE NOTE REVERTING TO USUAL VENUE AND TIME The next meeting will take place on Wednesday 22 March 2017, commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD. There being no further business the meeting closed at 20:57.