



MELTON PARISH COUNCIL

PLA(17)M03

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 22 March 2017 commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.

Present:

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

Cllr Mr J E Bale Cllr Ms J Harrison	Cllr Mr M L Webb
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	7 members of the public
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	PART ONE – OPEN TO THE PUBLIC
17.34	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Councillor Bale and Councillor Harrison.
17.35	DECLARATIONS OF INTEREST
17.35.01	To receive Amendments to the Register There were none.
17.35.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.35.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Brown declared a non pecuniary interest as the applicant in planning application DC/17/1129/FUL (Item 17.38.04) was known to him.
17.35.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

17.36	<p>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</p> <p>The Chairman established that the members of the public present wanted to make representations about (1) planning application DC/17/0845/FUL - Unit 5, Riverside Business Centre, Dock Lane, (2) traffic calming measures in Station Road and (3) the position on the Yarmouth Road planning application (DC/16/4770/OUT).</p> <p>In respect of the Dock Lane floodlighting application, it was established that this was a retrospective application, the installations having already taken place. These will light up gardens and cause obtrusive light pollution. Their effect has been made worse by the removal of shrubs / trees and fencing. Residents were unhappy that there had been no prior consultation in carrying out something which should not only have had planning consent but adversely affected their amenity quite seriously. It was pointed out that the Coastal Building Supplies Ltd depot at Leiston does not have floodlighting. Councillors then considered the application (see Minute 17.38.03 below) and the Clerk was requested to write to Mullins Dowse (as agents for the applicant) to ask them to engage constructively with both the residents and Melton Parish Council in taking this application forward.</p> <p>In relation to Station Road traffic calming measures, residents wanted to have a meeting in the light of the paper commissioned by Cllr Bond, which was generally regarded as being very helpful. It was felt that residents all along and adjacent to station Road had different issues according to where they live. Some concerns are small, but others are significant. After a discussion it was AGREED that the Clerk will email / contact by telephone all the residents who have expressed an interest in being involved in further discussions and ask them to forward their concerns / ideas to Mrs Claire McBurney, who will collate them and respond back to the Clerk. The Clerk will then forward them on to both Jon Pattle (architect for the Riduna Park developer) and Mr Ben Chester of Suffolk County Council. A meeting of all the parties will then be arranged.</p> <p>One member of the public asked about the current position in relation to the Yarmouth Road planning application. The Parish Council had sent a letter recommending refusal of the application on 23 February. However as yet there was no indication when Suffolk Coastal as planning authority will decide the application. It was explained that if Suffolk Coastal refuse the application, the applicant can appeal to the Planning Inspectorate and a public inquiry would be likely to follow.</p>
	<p><i>It was RESOLVED to take the following Planning Application Item out of order</i></p>
17.38.03	<p>DC/17/0845/FUL Unit 5, Riverside business Centre, Dock Lane, Melton</p> <p>Proposed 2 no. floodlights on columns, 3 no. floodlights fixed to building, retention of 5 no. floodlights fixed to building and installation of 2 no. concrete bollards.</p> <p>Following discussion it was resolved to recommend refusal of the application for the reasons set out below.</p> <p>Members were concerned that this is a retrospective application, and that works commenced before the application was submitted, without any attempt at prior engagement with local residents. Consequently there has been no dialogue in terms of what surrounding residents might consider acceptable to meet the needs of the applicant without compromising the residential amenity of neighbours. Both the Parish Council and local residents consider that the current proposal potentially fails to meet the requirements of Development Management policy DM23 in terms of aspects of both light spillage and compromising privacy, and that on balance the loss of amenity should be given more weight in relation</p>

	to this application than the operational needs of the applicant. It should be noted that the applicant operates its Leiston depot without any form of floodlighting
	<i>It was RESOLVED to revert to the order of the Agenda</i>
17.37	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 22 February 2017 (Minutes PLA(17)M02 previously distributed). Proposed by: Cllr Corston Seconded by: Cllr Hilson
17.38	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
17.38.01	DC/17/0683/FUL Linden Lodge, Jenners Close, Melton Proposed sunroom. 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.
17.38.02	DC/17/0799/VOC Land Between 1 Potash Cottages and Woodroyd Cottage, Woods Lane, Melton Proposed variation of conditions 2 and 16 of C/12/2255 – Construction of 11 new houses including 3 no. affordable units DC/14/3350/VOC, DC/15/2489/VOC, DC/15/5011/VOC and DC/16/4114/VOC. These approvals relate to the original approval plus amendments to plots 3-5,10 and 11 and 6 in subsequent VOC applications. The scheme has been revised as per the client's request. It was resolved to make no comments in relation to this application.
17.38.04	DC/17/1129/FUL Netherton, Leeks Hill, Melton Proposed single storey extension to existing property. 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.
17.39	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.39.01	DC/16/4770/OUT land off Yarmouth Road, Melton 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. The current position in relation to this application was discussed and minuted at Item 17.36 above. An informal meeting between Melton Parish Councillors and the applicant's representatives will take place at 5pm on 30 March at the Melton Parish Office.
17.40	TO REVIEW PLANNING NOTICES RECEIVED None were received.
17.41	TO CONSIDER NEIGHBOURHOOD PLAN UPDATE Cllr Barrington reported that the publication period linked to the submission stage invitation to comment has been extended to 13 April 2017. Suffolk Coastal's legal advice was that, because of the omission of the Parish Council response to Environment Agency comments appended to the Strategic Environmental Assessment Screening Opinion Statement November 2016 from the relevant documents, the publication period needed to be extended. The Parish Council response can now be viewed together with the other submission documents. Because of the extensive delays in the handling by Suffolk Coastal planners of the Melton Neighbourhood Plan, Cllr Porter has sent a complaint to the Head of Planning and a response is awaited.

17.42	<p>TO CONSIDER STATION ROAD / WILFORD BRIDGE ROAD TRAFFIC CALMING MEASURES</p> <p>Issues arising under this Item were fully discussed and minuted at Item 17.36, above.</p>
17.43	<p>AMENITY LAND IN THE STREET - UPDATE</p> <p>The Clerk reported progress in discussions with the Suffolk Coastal Valuer on the question of either divestment of the land in question, or having permission to protect the land from incursions by motor vehicles. It now appears that the strip of land between the highway and the path in front of the village sign is owned by County Highways. An email had just been received from the Assistant East Area Highways Manager making that clear, but also stating that, subject to conditions, he has no objection in principle to Melton PC placing bollards as long as they are well set back from the road edge. He also suggested that, rather than prevent parking, the Parish Council might wish to assist it by the use of Grasscrete or similar. In discussion, it was AGREED that the Council wished to continue with the bollard proposal, and the Clerk was requested to come to an agreement with Highways on the matter, so that they could be put in place by the Village Handyperson.</p> <p>Cllr Corston raised the matter of the Saddlemaker's Lane signage, in particular the associated road markings which were not carried out. He asked if at the same time as corresponding on the bollards, the Clerk could check on this.</p>
17.44	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>No report was available this month.</p>
17.45	<p>TO CONSIDER POSSIBLE PLANNING INFRINGEMENT IN THE AONB</p> <p>The Clerk showed Councillors photographs and videos which showed what looked like unauthorised tree felling and construction taking place within the AONB, between the railway line and the River Deben. AGREED that the Clerk would forward the images on to both the Suffolk Coastal Arboriculturalist and Planning Enforcement Officer, as well as to the appropriate person in the AONB office in Dock Lane.</p>
17.46	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</p> <p>Paper PLA(17)46 previously distributed was received and NOTED.</p>
17.47	<p>TO CONSIDER THE INTRODUCTION OF A BUSINESS PLAN TO AID GOVERNANCE OF THE COUNCIL</p> <p>Paper PLA(17)47 previously distributed was received and discussed. The report and the proposals within it were welcomed and accepted, with the <i>caveat</i> that the document should be concise.</p>
17.48	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <ul style="list-style-type: none"> • The Clerk reported receipt of an email complaining about illegal parking in Old Maltings Approach. He read out his response. Whilst Members expressed sympathy with the problems and issues described in the email, it was felt that the longer term solution can only be the transfer of parking enforcement powers to the local authority, coupled with a proper and effective maintenance of the yellow line restrictions by Highways. • The Chairman felt that Melton PC should do something to mark the occasion of Cllr Bond's retirement from Suffolk County Council, and she will make the suggestion at the next Full council meeting.
17.49	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 26 April 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 20:45.</p>