



MELTON PARISH COUNCIL

PLA(17)M04

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 26 April 2017 commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.

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
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Absent:

Cllr Mr M L Webb	
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	2 members of the public
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	PART ONE – OPEN TO THE PUBLIC
17.50	TO RECEIVE APOLOGIES FOR ABSENCE No apologies for absence were received.
17.51	DECLARATIONS OF INTEREST
17.51.01	To receive Amendments to the Register There were none.
17.51.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.51.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Barrington declared a non pecuniary interest as a neighbouring landowner in respect of the matter of urgent business (Item 17.63) concerning the Knackers Yard.
17.51.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
17.52	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The Chairman established that one of the members of the public present wanted to be available as the applicant's representative to answer any questions concerning planning application DC/17/1346/FUL – Deben Community Farm, and the other to enquire about the current position in respect of the Yarmouth

	<p>Road planning application (DC/16/4770/OUT).</p> <p>In respect of the Yarmouth Road application, the Clerk reported that a recent internal Suffolk Coastal report, available on the Suffolk Coastal planning website, recommends that the application is refused.</p> <p>In relation to the proposal to erect a single storey agricultural wooden barn and 4 polytunnels at the Deben Community Farm, the applicant's representative present outlined the proposals and Councillors took the opportunity to ask questions about the enterprise.</p>
	<i>It was RESOLVED to take the following Planning Application Item out of order</i>
17.54.04	<p>DC/17/1346/FUL Deben Community Farm, Saddlemakers Lane, Melton</p> <p>Proposed erection of single storey agricultural wooden barn and 4 polytunnels.</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>
	<i>It was RESOLVED to revert to the order of the Agenda</i>
17.53	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 22 March 2017 (Minutes PLA(17)M03 previously distributed).</p> <p>Proposed by: Cllr Hilson Seconded by: Cllr Bale</p>
17.54	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
17.54.01	<p>DC/17/1206/DRC Bye Engineering Ltd, Brick Kiln Lane, Melton</p> <p>Proposed discharge of conditions nos. 6 and 7 of DC/15/3651/FUL – erection of industrial building and associated works.</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>
17.54.02	<p>DC/17/0900/DRC 37a Orchard Close, Melton</p> <p>Details as required by condition no 9 of planning consent DC/16/0869/VOC – application to vary conditions nos. 2, 6 and 8 and to remove condition no 7 of planning consent DC/15/3243/FUL – removal of tree on site.</p> <p>It was resolved to make no comments in relation to this application.</p>
17.54.03	<p>DC/17/1543/FUL Spring Farm Barn, Melton Road, Melton</p> <p>Proposed change of use of a plot of land for a “glamping” site. There will be 4 “glamping” units accessed via New Quay Lane to minimise neighbourhood impact.</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>
17.54.05	<p>DC/17/0419/FUL Sutton Hoo Site, Sutton Hoo, Sutton</p> <p>Masterplan for a new landscaped route through the National Trust site including a new viewing tower in the south-west corner of the Royal Burial Grounds (and within the scheduled ancient monument).</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</p>

	Local Plan Core Strategy and Development Management Policies.
17.54.06	<p>DC/17/1435/OUT Land south and east of Adastral Park, Martlesham Heath</p> <p>Application for outline planning consent for up to 2,000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including suitable accessible natural greenspace, outdoor play areas, sports ground and allotments / community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure.</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. However whilst Melton councillors are supportive of this application in the context of the greater Woodbridge area, they have expressed a view that approval of this large development should be subject to the phasing of new educational provision, healthcare and transport infrastructure in tandem with the growth of the new community.</p>
17.55	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.55.01	<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>MPC response sent 23 February recommending refusal.</p> <p>As per Minute 17.52 above, the Clerk reported that a recent internal Suffolk Coastal report, available on the Suffolk Coastal planning website, recommends that the application is refused.</p>
17.55.02	<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>MPC response sent 23 March recommending refusal. Request for referral to Suffolk Coastal Planning Committee submitted 5 April 2017. No further developments.</p>
17.56	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None were received.</p>
17.57	<p>TO CONSIDER NEIGHBOURHOOD PLAN UPDATE</p> <p>The extended publication period linked to the submission stage invitation to comment ended on 13 April 2017. Christchurch Land and Estates Ltd submitted via its agents an extensive series of documents on the closing date, arguing that the Melton Neighbourhood Plan is unsound and should not proceed to examination. Whilst an initial response from Suffolk Coastal planners has indicated that a referral to the Inspector will nevertheless be made, a subsequent communication has suggested that Suffolk Coastal will need to give the matter further thought.</p>
17.58	<p>TO CONSIDER STATION ROAD / WILFORD BRIDGE ROAD TRAFFIC CALMING MEASURES</p> <p>Papers PLA(17)58 and PLA(17)58a previously distributed were received and discussed. In the light of the detailed responses received to the Chester report from local residents, and collated by Mrs McBurney, it was AGREED that the Clerk will send the responses document to both Mr Pattle (architect for the developers) and Mr Chester, requesting comments within three weeks and asking for some suggested dates for a meeting with the Parish Council and</p>

	residents, to be held at the Burness Parish Rooms if possible.
17.59	<p>AMENITY LAND IN THE STREET – UPDATE, AND TRAFFIC CONCERNS</p> <p>The Clerk reported further email exchanges with Highways, who are the owners of the amenity land where Melton PC wishes to place bollards to stop illegal parking. Whilst Highways have no objection in principle to Melton PC erecting bollards, there needs to be an electronic mapping search of the underground services to ensure no damage is caused by the installation works. The difficulty here is that Highways appear to have abdicated access to that software to their contractor, Kier. A way forward on this is still being sought with Highways. The Clerk also reported a series of emails received from a local resident, suggesting that The Street should be pedestrianised. Whilst Councillors understood why the suggestion was being made, it was not considered practical. The Clerk to send a suitably worded response.</p>
17.60	<p>TO CONSIDER REPORT ON PLANNING ENFORCEMENT ACTION</p> <p>Paper PLA(17)60 previously distributed was received and NOTED. In respect of the alleged planning infringement at Wildfield Lodge, Melton, within the AONB, the Clerk reported that he had received an email from a Suffolk Coastal Planning Enforcement Officer immediately before the meeting, confirming that the possible breach of control in terms of creating a track road and constructing fencing in excess of 1.8 metres in height was being investigated.</p>
17.61	<p>TO RECEIVE A REPORT FROM THE COUNCIL’S LOCAL TRANSPORT REPRESENTATIVE</p> <p>Papers MPC(17)29.03 and MPC(17)29.03a were received and NOTED. Mr Butterwick was thanked for his detailed and informative report.</p>
17.62	<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)62 previously distributed was received and NOTED.</p>
17.63	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <ul style="list-style-type: none"> • The Knackers Yard – Cllr Barrington reported a serious planning infringement whereby the owner of the Knackers Yard had carried out works not included in a revised planning application approved on 11 March 2016. Cllr Barrington had been in touch with Mr Martin Williams of Suffolk County Council Environment and Transport, who undertook to write to the owner. The Clerk to forward both the email exchanges with Mr Williams, and photographs, to Liz Beighton, the appropriate Planning Team Leader at Suffolk Coastal, to ensure effective co-ordination and action. • The Clerk reported that, in the light of previous requests by Cllr Bond, Suffolk Highways were now preparing parking restrictions proposals for Melton Road. He was advised that these will be the subject of public consultation very shortly.
17.64	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 24 May 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 20:20. Cllrs Barrington and Brown both offered their apologies for absence in respect of the May meeting.</p>