



MELTON PARISH COUNCIL

PLA(17)M05

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 24 May 2017 commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.

Present:

Cllr Mr J E Bale Cllr Mr A G Corston Cllr Mrs E J G Hilson	Cllr A H Porter (<i>ex officio</i>) (in the chair) Cllr Mr M L Webb
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Absent:

Cllr Miss E A Barrington (Chairman)	Cllr Mr N Brown
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	3 members of the public
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	PART ONE – OPEN TO THE PUBLIC
17.65	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Barrington and Cllr Brown.
17.66	DECLARATIONS OF INTEREST
17.66.01	To receive Amendments to the Register There were none.
17.66.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.66.03	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.
17.66.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
17.67	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The members of the public present wished to express concern about the latest proposals for the redevelopment of the former Suffolk Coastal DC office site at Melton Hill. Concerns included: <ul style="list-style-type: none"> • The proposed density and implications for light to new and existing

	<p>properties</p> <ul style="list-style-type: none"> • The loss of cherished views across the Deben to Sutton Hoo • The low level of parking facilities proposed in relation to the number of dwellings • The proposal for a youth facility • The proposed demolition of the two (unlisted) Victorian buildings fronting Melton Hill. <p>Cllr Corston responded on behalf of the Planning and Transport Committee. He emphasised that no planning application has yet been received, and until that happens, there is little action that Melton Parish Council can take. He suggested that where residents have concerns about the proposals, they should lobby their District Councillors and get their neighbours to do the same. Residents could also make representations to the Woodbridge Society, the Deben Society, as well as to Woodbridge Town Council (about three quarters of the site lies within Woodbridge and the remainder in Melton).</p>
17.68	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 26 April 2017 (Minutes PLA(17)M04 previously distributed).</p> <p>Proposed by: Cllr Corston Seconded by: Cllr Bale</p>
17.69	<p>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</p>
17.69.01	<p>DC/17/1698/ARM Land north of Woods Lane, Melton</p> <p>Approval of reserved matters (appearance, landscaping, layout and scale) for Phase 1 of outline planning permission DC/14/0991/OUT for 107 dwellings, estate roads, parking, landscaping and ancillary works.</p> <p>It was resolved to recommend approval of the application as Melton PC Planning and Transport Committee considered 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, but subject to the following:</p> <ol style="list-style-type: none"> 1. Amendment to the estate layout to conform to the requirements of the Highways Authority 2. Adequate arrangements being put in place to protect the bridleway that runs through the site during construction – it appears that the southern entrance is currently padlocked.
17.69.02	<p>DC/17/1881/ARM Land north of Woods Lane, Melton</p> <p>Approval of reserved matters (appearance, landscaping, layout and scale) for outline planning permission DC/14/0991/OUT in respect of the access road from Woods Lane. Environmental Impact Assessment not required for outline application.</p> <p>It was resolved to recommend refusal of this application. Although access to the site was approved under the original outline planning permission (DC/14/0991/OUT) this application relates to technical and other matters relating to the details of such access.</p> <p>Parish Councillors were concerned that the configuration of the access as planned will be insufficient to provide a safe mode of entrance to and exit from the development for the volume of traffic that will use it, particularly at peak times. Without further information councillors were therefore reluctant on grounds of community safety to support the application.</p>
17.69.03	<p>DC/17/1862/ADI Deben Mill Business Centre, Old Maltings Approach, Melton</p> <p>Application for a single sided, internally illuminated information sign.</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</p>

	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.
17.69.04	DC/17/1876/CLE Boat Avail, Saxon Reach, New Quay Lane, Melton Proposed use of the land for mooring a residential houseboat. It was resolved to make no comments in relation to this application.
17.69.05	DC/17/1884/FUL Site of former Factory Warehouse, Melton Road, Melton Proposed residential and office development (54 dwellings and 12 offices) on the former GAH factory site. Councillors were broadly very supportive of this proposal to regenerate brownfield land, and it was resolved to recommend approval of the application as Melton PC Planning and Transport Committee considered 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 in relation to the detailed plans: <ol style="list-style-type: none"> 1. Councillors were concerned to ensure that adequate parking is made available for the business units, as well as access for deliveries etc. 2. Whilst very pleased to see the provision of the habitat areas adjacent to the railway, appropriate arrangements need to be put in place to ensure ongoing maintenance of these.
17.69.06	DC/17/2085/DRC Land between 1 Potash Cottages and Woodroyd Cottage, Woods Lane, Melton Discharge of conditions 6, 7, 9 and 18 relating to previous approvals reference: C/12/2255, DC/14/3350/VOC, DC/15/2489/VOC, DC/15/5011/VOC and DC/17/0799/VOC. It was resolved to make no comments in relation to this application.
17.70	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.70.01	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. MPC response sent 23 February recommending refusal. Suffolk Coastal District Council recommended the application for refusal on 11 April 2017.
17.70.02	DC/17/0845/FUL unit 5, Riverside Business Centre, Dock Lane, Melton 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. MPC response sent 23 March recommending refusal. Request for referral to Suffolk Coastal Planning Committee submitted 5 April 2017. No further developments – a decision is still awaited.
17.71	TO REVIEW PLANNING NOTICES RECEIVED None were received.
17.72	TO CONSIDER NEIGHBOURHOOD PLAN UPDATE The extended publication period linked to the submission stage invitation to comment ended on 13 April 2017. The referral to the Independent Examiner, Rosemary Kidd MRTPI, has been made, and Mrs Kidd has raised a number of issues which will require further work to resolve. Cllr Barrington is meeting MPC's neighbourhood planning consultant, Chris Bowden, on 7 June, and they will both be meeting Hilary Hanslip from Suffolk Coastal DC on 14 June to discuss and agree a way forward.

17.73	<p>TO CONSIDER STATION ROAD / WILFORD BRIDGE ROAD TRAFFIC CALMING MEASURES</p> <p>The Clerk reported that, as agreed at the April Planning & Transport Committee meeting, he had provided Messrs Pattle and Chester with a copy of the points made by residents as collated by Mrs McBurney. He had just received a response from Mr Chester, indicating that he will be happy to attend an evening meeting with residents, councillors and Mr Pattle to find a way forward. The Clerk to liaise with all parties to try to find some suitable dates.</p>
17.74	<p>MELTON ROAD PARKING INVESTIGATION</p> <p>Papers PLA(17)74, PLA(17)74a and PLA(17)74b previously distributed were received. The Clerk reported that immediately prior to the meeting he had received an email from the Area Highways Engineer, Tony Buckingham, stating that design and legal work in respect of another scheme, road markings at Old Maltings Approach, Melton, had been completed with funding in place, but there was no funding to carry out the works. Could the Parish Council find the sum of £570.00? This request will need to be referred to Full Council, but in relation to the Melton Road investigation it appears the position is the same – i.e. whilst Darren Smith’s design work is fully funded, there is no money in place to actually implement any agreed proposals.</p> <p>In the light of that position, Councillors were reluctant to engage with residents on detailed design matters, and it was AGREED to defer any discussions until a budget for works is available. The Clerk to advise Darren Smith accordingly.</p>
17.75	<p>PROPOSED DEVELOPMENT OF THE FORMER SCDC OFFICES AT MELTON HILL: PRE-PLANNING ISSUES</p> <p>Paper PLA(17)75 previously distributed was received and NOTED. A full discussion on this subject had already taken place earlier in the meeting (see Minute 17.67 above).</p>
17.76	<p>AMENITY LAND IN THE STREET – UPDATE, AND TRAFFIC CONCERNS</p> <p>The Clerk reported receipt of an email from Suffolk Highways, attaching:</p> <ul style="list-style-type: none"> • a draft licence agreement for permission to install the bollards • specifications of the bollards allowed to be installed. <p>If Melton PC is happy with the draft licence then it can be returned to David Chenery for signing off and issuing, together with proof that Melton PC has public liability insurance of at least £5m. It was AGREED to proceed with the licence. The Clerk to also source and cost the supply of bollards to the required specifications in conjunction with Village Handyperson, Phil Donoghue.</p>
17.77	<p>TO CONSIDER PLANNING ENFORCEMENT MATTERS</p>
17.77.01	<p>Suffolk Coastal DC Authorised Enforcement Action – Case update</p> <p>Paper PLA(17)77.01 previously distributed was received and NOTED.</p>
17.77.02	<p>EN/2017/0149/DEV – Saxon’s Reach, New Quay Lane, Melton</p> <p>The Clerk reported receipt of an interim report from Cate Buck, SCDC’s Planning Enforcement officer, regarding the reported alleged unlawful development which has taken place on the above site (within the AONB). Whilst the tree issues will be dealt with by the Council’s arboriculturalist, the development matters will be monitored whilst the current Lawful Use application is being determined, as that may alter how SCDC deals with any outstanding enforcement action.</p>
17.77.03	<p>The Knacker’s Yard – Contravention of terms on which planning application DC/16/0248/FUL was approved – update</p> <p>The Clerk reported that there had been no developments on this since Martin Williams of Suffolk CC wrote to Mr Clarke concerning his alleged infringement of the bridleway in late April. The infringement was also reported to the Suffolk Coastal Planning Team Leader, which had been acknowledged.</p>
17.78	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS</p>

	<p>ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA</p> <p>Paper PLA(17)78 previously distributed was received and NOTED.</p>
17.79	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <ul style="list-style-type: none"> • Suffolk CC is producing a Woodbridge & District Cycle Map which, when complete, will be an addition to the existing set of town cycle maps available to view at www.suffolk.gov.uk/cycling • The bus shelter in Yarmouth Road was damaged by a falling tree. Whilst not in the ownership of MPC, the Handyperson will investigate and see if he can effect repairs. • The poor state of the Bus shelter in Bredfield Road was also of concern. The Clerk will ask Phil to see what improvements can be made. • Cllr Bale reported that if you google Melton PC, it gives an address of Church Lane, Melton, shows the former office in the Lindos bungalow, with a caption "permanently closed". It was explained that the was already known, and that there is nothing to be done but to wait for google to, in effect, catch up.
17.80	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 21 June 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 20:30.</p>