



MELTON PARISH COUNCIL

PLA(17)M09

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 20 September 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 Mr M Holmes
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Absent:

Cllr Mrs E J G Hilson Cllr A H Porter	Cllr Mr M L Webb
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	Two members of the public
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	PART ONE – OPEN TO THE PUBLIC
17.133	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Porter.
17.134	DECLARATIONS OF INTEREST
17.134.01	To receive Amendments to the Register There were none.
17.134.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.134.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
17.134.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

17.137.04	DC/17/3763/CLE Houseboat Avail, New Quay Lane, Melton Application for a Lawful Development Certificate. It was resolved to make no comments in respect of this application.
17.138	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.138.01	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. The Clerk reported that this application is still being considered together with application DC/17/2971/VOC (see Minute 17.138.02 below).
17.138.02	DC/17/2971/VOC Riverside Business Centre, Dock Lane, Melton Variation of condition nos 2 & 4 of DC/16/3661/FUL (change of use of factory to builder's merchants trade counter) – variation of site layout to provide for external storage etc. MPC response sent 27 July and 31 August recommending refusal. Numerous neighbour objections. SCDC Planning Officer has confirmed will be decided with DC/17/0845/FUL (see Minute 17.138.01 above).
17.138.03	DC/17/2928/VOC Unit 4, Riduna Park, Station Road, Melton Application to vary condition 15 of Planning Consent reference C/09/0584 to vary the opening hours in relation to Unit 4. MPC responded on 31 August recommending refusal. Request for referral to Planning Committee submitted 5 September. Advised on 12 September that the decision could be delegated. Decision awaited. In the context of issues and concerns over the Riduna Park development reported by local residents, Members discussed the need to bring those formally to the attention of Suffolk Coastal District Council. AGREED the Clerk to draft a letter to be sent by the Chairman of MPC to District Councillor Geof Holdcroft, cc to Cllr Ray Herring, in relation to: <ul style="list-style-type: none"> • Opening hours / hours of work at completed units • Hours of work by construction workers on the site • Noise created in early access by cleaning staff • Reinstatement of the boundary hedges as promised • Parking in Station Road.
17.139	TO REVIEW PLANNING NOTICES RECEIVED
17.139.01	APP/059/2017 [Planning application reference DC/16/2633/FUL] Redwald House, St Audry's Park Road, Melton Appeal against refusal of planning permission by SCDC for two-storey games room building and new building over existing swimming pool. The appeal will be dealt with by written representations. MPC recommended approval of the application on 14 July 2016. Members NOTED the position.
17.140	TO CONSIDER NEIGHBOURHOOD PLAN UPDATE Cllr Barrington reported that MPC's Neighbourhood Plan consultant, Chris Bowden, has made all the necessary amendments to the Melton Neighbourhood Plan as required by the Independent Examiner, and the final (Referendum) version is now on the website. Cllr Barrington added that Melton Parish Councillors in their official role cannot tell people to vote "Yes"; only encourage them to vote. AGREED that there needed to be a revised wording for both leaflets, e-news and banners. The article in the <i>Melton Messenger</i> will also need to be reworded. The Clerk will arrange for 20 printed and bound copies of the final Neighbourhood Plan to be available for consultation.

17.141	TO CONSIDER LOCAL PLAN REVIEW UPDATE Cllr Barrington asked Councillors to look at the proposals and email her with any observations. She will be putting a draft response together which Chris Bowden will review.
17.142	TO CONSIDER ARRANGEMENTS FOR THE DETERMINATION OF THE MELTON HILL PLANNING APPLICATION (DC/17/2840/FUL) The Clerk reported the arrangements as advised by the Suffolk Coastal Planning Case Officer. The Planning Officer's report will be presented to the Planning Committee on Thursday 21 September but with no discussion. The site visit will take place on Monday 2 October and a decision made at the Planning Committee meeting on Friday 13 October. At the October meeting a representative of Melton PC will be allowed to address the Committee, together with a representative of Woodbridge TC, Ward Members and one representative for all objectors.
17.143	TO CONSIDER STATION ROAD TRAFFIC CALMING MEASURES - UPDATE The Clerk reported receipt from architect Jon Pattle of his latest proposals for both Station Road and Wilford Bridge Road, together with comments from County Highways officers. AGREED to refer the plans to Mrs Claire McBurney for her to consult further with residents.
17.144	AMENITY LAND IN THE STREET – UPDATE The Clerk reported that Full Council on 13 September allocated a further £500.00 from reserves towards the budget for this amenity land protection project. Funding was now in place to deliver the project and Phil Donoghue will be in touch with the materials supplier to obtain a firm quotation. Assuming that is in budget then the materials will be ordered and the project proceed to early completion.
17.145	CONTRACT FOR THE REFURBISHMENT AND SAFETY WORKS TO BUS SHELTER IN THE STREET – UPDATE The Clerk reported that the initial work of reroofing was successfully carried out on 6 September. Full Council on 13 September both increased the budget allocation for bus shelter maintenance by £2,500.00 and agreed to appoint the contractor to carry out the asbestos removal and disposal. The target date for that job is 13 October, and an application for a temporary bus shelter suspension will be made for that day.
17.146	TO CONSIDER PLANNING ENFORCEMENT MATTERS
17.146.01	Suffolk Coastal DC Authorised Enforcement Action – Case update Nothing to report.
17.146.02	Houseboat 'Avail' New Quay Lane, Melton This was covered in Minute 17.137.04 above.
17.146.03	The Knacker's Yard – Contravention of terms on which planning application DC/16/0248/FUL was approved – update No further developments to report. Cllr Barrington to chase.
17.146.04	Land to the rear of Cedar House, Pytches Road This enforcement matter relates to the construction of a 6' close boarded fence between the new Cedar House site development and land belonging to Grove House. Issues relate to road safety and infringement of planning and highways requirements. Since the last meeting the Clerk reported an email from Planning Enforcement Officer Peter Thompson saying that he will be carrying out another site inspection in week commencing 25 September and will advise on the enforcement position thereafter.
17.147	INFORMAL MEETING WITH BLOOR HOMES RE WOODS LANE PHASE 2 The Clerk reported that this meeting will now take place on Thursday 28 September starting at 6.30pm in the Parish Office. An agenda will be requested.

	Cllr Barrington reported advance warning of an impending long term road closure of Woods Lane to enable infrastructure connections to the Bloor Homes development site. Further information to be sought.
17.148	TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(17)148 previously distributed was received and NOTED .
17.149	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Nothing to report.
17.150	DATE OF NEXT MEETING The next meeting will take place on Wednesday 18 October 2017, commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD. Apologies in advance were given by Cllr Bale. There being no further business the meeting closed at 20:35.