



MELTON PARISH COUNCIL

PLA(17)M10

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 18 October 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 Mrs E J G Hilson	Cllr Mr M Holmes Cllr A H Porter
--	-------------------------------------

Absent:

Cllr Mr J E Bale Cllr Mr N Brown	Cllr Mr A G Corston Cllr Mr M L Webb
-------------------------------------	---

In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	One member of the public
---	--------------------------

	PART ONE – OPEN TO THE PUBLIC
17.151	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Bale, Cllr Brown, Cllr Corston and Cllr Webb.
17.152	DECLARATIONS OF INTEREST
17.152.01	To receive Amendments to the Register There were none.
17.152.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.152.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda Cllr Barrington declared a non pecuniary interest in Item 17.155.07 (planning application for the Knacker's Yard, Valley Farm Road) as a neighbouring landowner.
17.152.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

	Local Plan Core Strategy and Development Management Policies, and it is not aware of any objections from residents. However Councillors wished to add the comment that they are concerned that work has already started on the site in advance of planning consent being obtained.
17.155.06	DC/17/4054/FUL Pine Cottage, 1 Turnpike Lane, Melton Proposed single storey infill extension. 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.
17.155.07	DC/17/4275/FUL The Knacker's Yard, Valley Farm Road, Melton Proposed replacement storage building. 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.
17.156	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.156.01	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. The Clerk reported that this application is still being considered together with application DC/17/2971/VOC (see Minute 17.156.02 below).
17.156.02	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 17.156.01 above).
17.156.03	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. However the application was approved on 22 September. The approval was NOTED with disappointment by Members.
17.156.04	DC/17/3575/FUL 7 Bury Hill, Melton Proposed erection of two storey side and single storey rear extension. MPC responded on 21 September recommending refusal. Request for referral to SCDC Planning Committee submitted 18 October.
17.157	TO REVIEW PLANNING NOTICES RECEIVED
17.157.01	DC/16/4770/OUT Land off Yarmouth Road, Melton Appeal against refusal of the above application has been lodged with the Planning Inspectorate, and the appellant has requested an inquiry. Members NOTED the position.
17.158	TO CONSIDER NEIGHBOURHOOD PLAN UPDATE Cllr Barrington reported that the details of the arrangements made for the Referendum by Suffolk Coastal Electoral Services are now available. Posters

	being raised with Mr Pattle. Also clarification is being sought that the new pavement outside the church will not have yellow lines on that side because of parking for hearses etc., and there was also a suggestion of a pavement barrier outside the church gate to stop children running out of the churchyard and into the path of traffic. All these additional points are being put to Mr Pattle.
17.161.02	Woods Lane closure issues Paper PLA(17)161.02 (the MPC Local Transport Representative's Report) previously distributed was received and discussed. It was AGREED that Mr Butterwick's suggestion to seek to obtain from Suffolk Highways the latest average annual daily traffic figures for all relevant roads be pursued, along with a request that an all-day traffic count be undertaken on at least one weekday during the November closure. The Clerk to raise this with Suffolk CC.
17.161.03	Complaint re road markings in The Street The Clerk reported receipt of an email from a resident of The Street, complaining about the state of white lines which seek to prevent parking across private driveways. These have become so faint as to be ineffective and need repainting. Following discussion it was AGREED that the Clerk will refer the correspondence to Cllr Corston for him to further engage with SCC.
17.161.04	Consultation by Suffolk Coastal DC in relation to car parking in the District Paper PLA(17)161.04 previously distributed was received and discussed. It was AGREED that the MPC response to the consultation should be to refer Suffolk Coastal to the relevant parts of the Neighbourhood Plan. Additionally the Clerk will liaise with Suffolk Coastal on the feasibility of improving the informal parking on amenity land in front of Winifred Fison House.
17.162	AMENITY LAND IN THE STREET – UPDATE The Clerk reported that, notwithstanding that Full Council had increased the budget for this project to £1.5k, the original supplier of the posts had increased his price to just under £2k. A new supplier had been found who will supply the posts for £1,499.92, and an order has been made. Hopefully the project will be completed before Christmas.
17.163	CONTRACT FOR THE REFURBISHMENT AND SAFETY WORKS TO BUS SHELTER IN THE STREET – UPDATE 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. That was successfully carried out on 13 October, and it now only remained for Phil Donoghue to install a new plywood ceiling and paint all the new timber.
17.164	REPORT BACK ON INFORMAL MEETING WITH BLOOR HOMES RE WOODS LANE PHASE 2 Paper PLA(17)164 previously distributed was received and NOTED .
17.165	TO CONSIDER PLANNING ENFORCEMENT MATTERS
17.165.01	Suffolk Coastal DC Authorised Enforcement Action – Case update Paper PLA(17)165.01 previously distributed was received and NOTED .
17.165.02	The Knacker's Yard – Contravention of terms on which planning application DC/16/0248/FUL was approved – update In view of the fact that Suffolk CC has not the resources to install posts to prevent illegal access, it was AGREED that the Clerk will write to the SCC contact to ask if Melton PC can be authorised to install them. If the answer is a positive one, then Full Council will have to authorise an appropriate budget.
17.165.03	Land to the rear of Cedar House, Pytches Road This enforcement matter relates to the construction of a 6' close boarded fence

	<p>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 has chased up the results of the last Enforcement Officer inspection and a reply was awaited. Cllr Holmes reported that the previous day, a section of fence had to be removed as being on the wrong side of a BT box.</p>
17.166	<p>TO RECEIVE A PROGRESS REPORT ON ACTIONS TAKEN ON MATTERS ARISING FROM PREVIOUS MEETINGS NOT OTHERWISE ON THE AGENDA Paper PLA(17)166 previously distributed was received and NOTED.</p>
17.167	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS A request was received from a local resident that Melton PC ask Suffolk CC to improve the surface of the footpath known as Love Lane, which runs between Pytches road and Turnpike Lane. Although metalled for part of its length, the remaining section becomes muddy in wet weather. Following discussion, it was AGREED that given the current financial situation, there is no point in asking Suffolk CC to fund improvements. As bark chippings, if laid by Melton PC, might help only temporarily and would be likely to be washed away in time, no realistic method of improvement short of a major investment is likely to offer prospect of a long term solution. Therefore in the circumstances the Clerk to respond sympathetically and diplomatically, explaining that nothing can be done with this at the moment.</p>
17.168	<p>DATE OF NEXT MEETING The next meeting will take place on Wednesday 22 November 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 20:40.</p>