



MELTON PARISH COUNCIL

PLA(17)M12

Planning and Transport Committee

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

Cllr Mr A H Porter	Cllr Mr M L Webb
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	One member of the public
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	PART ONE – OPEN TO THE PUBLIC
17.187	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Porter and Cllr Webb.
17.188	DECLARATIONS OF INTEREST
17.188.01	To receive Amendments to the Register There were none.
17.188.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
17.188.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
17.188.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
17.189	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The member of the public present wished to engage with Councillors on the actions being taken in respect of the Melton Hill planning application (DC/17/2840/FUL) and ascertain the position of Melton Parish Council. In terms of the application itself, no formal determination has yet been made by the Suffolk Coastal Planning Committee, and that will now be done in the New Year. Residents have so far submitted a first stage complaint about the way that the

	<p>application has been handled and a second stage complaint will follow. The response to the first stage complaint included comment that whilst the Melton Neighbourhood Plan was not considered when the decision in principle to approve was made, that was because it had not then been passed at referendum, and would be considered when the application returns to Committee for the final decision. If, as anticipated, the second stage complaint does not achieve the desired effect of prompting a rethink on the specific application (the principle of development on the site is not in issue) then a complaint to the Local Government Ombudsman may follow.</p> <p>Cllr Barrington felt that, given the relatively limited powers of the Ombudsman the best chance of overturning the decision and getting a rethink on the design of the proposals lies with a judicial review application. Melton Parish Council has already agreed to commit £1k to the costs of an application to the Administrative Court provided that preliminary legal advice is sought and obtained, indicating at least a fair chance of success. The Chairman added that, given the site is primarily within Woodbridge, there is an expectation that Woodbridge Town Council will take the lead in terms of local council support.</p>
17.190	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 22 November 2017 (Minutes PLA(17)M11 previously distributed).</p> <p><i>Proposed by:</i> Cllr Holmes <i>Seconded by:</i> Cllr Barrington</p>
17.191	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
17.191.01	<p>DC/17/1435/OUT Land South and East of Adastral Park, Martlesham Heath (revised application: revised transport assessment)</p> <p>Outline planning application for up to 2,000 dwellings, an employment area of c.0.6ha (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 (SANGS), outdoor play areas, sports ground and allotments / community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure.</p> <p>It was resolved not to add any further comments to the Parish Council's original response sent on 27 April 2017.</p>
17.191.02	<p>DC/17/4963/PN3 Workshop, Decoy Farm, Old Church Road, Melton</p> <p>Proposed conversion of brick built dairy and attached outbuilding to a single residence.</p> <p>It was resolved to make no comments in respect of this application.</p>
17.191.03	<p>DC/17/5293/FUL Boat Avail, Saxon Reach, New Quay Lane, Melton</p> <p>Retrospective application for the retention of solar panels, generator shed, hard core access track and 2.45m high fence.</p> <p>It was resolved to recommend refusal of the application for the following reasons:</p> <ul style="list-style-type: none"> • The site lies fully within the AONB, where there is a statutory obligation to protect the landscape and the activities now being carried out go far beyond the acceptable activities on private amenity land. • Under Suffolk Coastal's Strategic Planning Policy SP15, the valley of the Deben is considered to be particularly significant and worthy of protection. • The Melton Neighbourhood Plan, passed at referendum on 7 December 2017, states in Policy MEL14, a presumption against further expansion of riverside development. <p>Parish Councillors are very concerned at the developments on this sensitive site, and have themselves received complaints about what is happening there.</p>

	Concern is raised as well, because the delays in enforcement action may have the effect of allowing some of the offending activities to be allowed by default.
17.191.04	DC/17/5305/FUL 18 Burrows Road, Melton Proposed single storey extension to the rear of existing dwelling and new canopy on posts to the front of existing dwelling. 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.
17.192	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
17.192.01	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's Planning Committee submitted 5 April 2017. The Clerk reported that this application is to go before Suffolk Coastal's Planning Committee on 21 December 2017 with a recommendation for approval, subject to the condition that the floodlights are controlled manually from inside the building, and only in operation during the hours of business.
17.192.02	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. The application is to go before Suffolk Coastal's Planning Committee on 21 December with a recommendation for approval.
17.193	TO REVIEW PLANNING NOTICES RECEIVED None were received.
17.194	APP/062/2017 APPEAL AGAINST REFUSAL OF PLANNING PERMISSION BY SUFFOLK COASTAL DISTRICT COUNCIL RE LAND OFF YARMOUTH ROAD (DC/16/4770/OUT) The Clerk reported that Melton Parish Council's comments in relation to the appeal were sent to the Planning Inspectorate on 28 November. These are on the Planning page of the Council's website and have also been copied for display on the Parish Noticeboards. The Statement of Case by Suffolk Coastal has been sent to the Inspectorate, and a copy of that is also on the MPC website. A date for the Public Inquiry is awaited, likely to be in the spring of 2018.
17.195	TO CONSIDER NEIGHBOURHOOD PLAN ISSUES AFTER THE REFERENDUM Cllr Barrington reported that, following the Neighbourhood Plan referendum result, she has received mostly positive comments. The turnout of voters was high in comparison with other areas and the "YES" vote percentage was a significant endorsement of the Plan. It remains to be seen how strongly Suffolk Coastal DC interprets it when deciding planning applications, and a major test is likely to be at the Yarmouth Road Planning Inquiry. Cllr Barrington reminded Councillors that Melton PC seconded a motion at the SALC AGM that requires SALC to push at national level for better statutory recognition of Neighbourhood Plans in general. There is an increased momentum now to make sure this happens and MPC will be monitoring developments closely. A meeting with Parish Councillors is likely to be requested in the near future by the developer in relation to the Carter / Warburg site.

17.196	<p>TO REVIEW THE CURRENT POSITION ON THE MELTON HILL PLANNING APPLICATION (DC/17/2840/FUL) AND STRATEGIC OPTIONS</p> <p>This was covered by the discussion in the Public Forum part of the Agenda (see Minute 17.189 above).</p>
17.197	<p>TO CONSIDER TRAFFIC AND PARKING MATTERS</p>
17.197.01	<p>Station Road traffic calming measures - update</p> <p>The clerk reported that he is waiting for a response from Jon Pattle, who is to liaise with Ben Chester and offer dates convenient to both for another meeting with residents. The Parish Council will then arrange the meeting, either at the Church Hall or the Church, at which both Cllr Barrington and Cllr Brown offered to facilitate, dependent on availability.</p>
17.197.02	<p>Woods Lane closure issues</p> <p>Councillors discussed the current position. Cllr Barrington reported that, in respect of Saddlemaker's Lane for phase 2 of the closure, a one-way system (northwards) is to be implemented, including on New Road up to Foxburrow Farm, after which it will become two-way to the A12, to allow coaches to go to and from the farm. Also a 7.5T weight restriction will be implemented, and warning signs re pedestrians, cyclists and horses will be placed at intervals together with 30mph advisory signs. Cllr Barrington will also press for speed limit signs to be placed in Yarmouth Road and for the squashed cones in Station Road to be replaced.</p> <p>The Clerk reported that he had ordered and received the traffic data information and passed it on to Mr Butterwick for analysis and preparation of a report for Councillors.</p>
17.197.03	<p>Suffolk Highways reporting tool</p> <p>Cllr Corston used the tool to report a pothole, large enough to cause a serious accident to a cyclist / motorcyclist. Within a few days the system generated a response saying that the matter was closed, without any action being taken. He will pass the matter on to County Cllr Nicoll, in the hope that some improvement might be made to the operation of the system.</p>
17.198	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <ul style="list-style-type: none"> • The Clerk reported a request from a local resident to meet a Councillor on either 3 or 4 January 2018 in The Street at about 8:45am, to experience the air pollution caused by traffic. Cllr Brown volunteered. Clerk to liaise accordingly and to pass on to Cllr Brown the link to the last Suffolk Coastal Air Quality Report (December 2016). • The Clerk reported receipt of the latest summary bulletin from ESTA (East Suffolk Travellers' Association). This was NOTED. • The Local Transport Representative's report paper PLA(17)198) previously distributed was received and NOTED with thanks. In respect of the suggestion that Melton PC might wish to object to the reduction in service on the 800 route, the Clerk to ask Mr Butterwick to draft something for Councillors to consider. Cllr Brown made the important point that use of buses is primarily by the elderly who cannot easily walk distances to new bus stops, particularly if it means crossing busy roads without crossing facilities.
17.199	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 24 January 2018, 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>