



MELTON PARISH COUNCIL

PLA(18)M02

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 21 February 2018 commencing at 19:00 at Riverside Office, Robertson's Boatyard, Lime Kiln Quay, Woodbridge IP12 1BD.

Present:

Cllr Mr J E Bale Cllr Mr N Brown (in the Chair) Cllr Mr A G Corston	Cllr Mrs E J G Hilson Cllr Mr M Holmes
---	---

Absent:

Cllr Miss E A Barrington Cllr Mr A H Porter	Cllr Mr M L Webb
--	------------------

In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	
---	--

	PART ONE – OPEN TO THE PUBLIC
18.15	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Barrington, Cllr Porter and Cllr Webb.
18.16	DECLARATIONS OF INTEREST
18.16.01	To receive Amendments to the Register There were none.
18.16.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
18.16.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
18.16.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
18.17	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS There were no members of the public present.
18.18	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 24 January 2018 (Minutes PLA(18)M01 previously distributed). Proposed by: Cllr Holmes Seconded by: Cllr Hilson

18.19	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
18.19.01	DC/18/0146/VLA Land north of Woods Lane, Melton Variation of legal agreement to amend the existing s106 documentation as per the terms of the attached draft s106 variation. It was resolved to make no comments in respect of this application.
18.19.02	DC/18/0334/VLA Part land rear of 23 to 37 Hall Farm Road, Melton Variation of legal agreement to discharge s106 planning obligation with planning permission DC/17/2900/FUL. It was resolved to defer consideration of this application to await further information following discussions with the Suffolk Coastal DC Planning Officer.
18.19.03	DC/18/0477/FUL Clouds End, 5 St Audry's Park Road, Melton Demolition of existing conservatory structure and erection of new single storey extension to rear elevation. 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.
18.19.04	DC/18/0680/FUL The Red House, Yarmouth Road, Melton (<i>Full Planning Application</i>) To erect 5 metre length garden wall between front and rear garden. 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.
18.19.05	DC/18/0681/LBC The Red House, Yarmouth Road, Melton (<i>Listed Building Consent application</i>) To erect 5 metre length garden wall between front and rear garden. 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.
18.20	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
18.20.01	DC/17/5293/FUL Boat Avail, Saxon Reach, New Quay Lane, Melton Retrospective application for the retention of solar panels, generator shed, hard core access track and 2.45m high fence. MPC response sent 21 December recommending refusal. Application went to Suffolk Coastal DC Planning Committee 18 January 2018 with recommendation for approval and was duly approved. The position was NOTED .
18.20.02	DC/17/4567/FUL 6 Rixon Crescent, Melton Park Proposed alterations and small rear extension. MPC response sent 25 January recommending refusal. Request for referral to Suffolk Coastal DC Planning Committee also made on 25 January. This was not accepted and decision was therefore delegated. Approval granted on 6 February 2018. The position was NOTED .
18.21	TO REVIEW PLANNING NOTICES RECEIVED None were received.

18.22	TO CONSIDER UPDATE ON NEIGHBOURHOOD PLAN ISSUES The Clerk reported that the Melton Neighbourhood Plan was “made” at the meeting of Suffolk Coastal Full Council on 25 January 2018. It now has full legal effect and will be used in all planning decisions relating to Melton. Hard copies will be supplied by Suffolk Coastal DC and the Plan is available on both the Melton Parish and Suffolk Coastal DC websites.
18.23	TO FURTHER CONSIDER THE POSITION ON THE MELTON HILL PLANNING APPLICATION (DC/17/2840/FUL) No substantive developments to report. The Stage 2 complaint to Suffolk Coastal DC has been submitted.
18.24	TO CONSIDER TRAFFIC AND PARKING MATTERS
18.24.01	Station Road traffic calming measures - update The Clerk reported that a residents’ meeting was arranged for 10am on 22 February in the church hall, Station Road with both Jon Pattle (architect) and Ben Chester (SCC). Councillors Barrington, Brown, Abbott and Gradwell also to attend.
18.24.02	Woods Lane closure issues - update Email exchanges have taken place between Locality Inspector Pursehouse of Suffolk police and Cllrs Porter and Barrington, in relation to the breaching by motorists of the “no entry” signs in Saddlemaker’s Lane and police enforcement. Suffolk Highways has also been requested to look into extending the 30mph limit along Saddlemaker’s Lane at least to the bridleway, and SLOW markings to be placed on the road as originally asked for four years ago.
18.24.03	Suffolk Highways community self-help survey Paper PLA(18)24.03 previously distributed was received and NOTED . It was decided following discussion not to respond to this survey.
18.24.04	Report from Local Transport Officer (LTO) Paper PLA(18)24.04 previously distributed was received and discussed. In relation to the proposed presentation on 22 February about planned East Suffolk line engineering works in August, the Clerk advised that subsequent to receiving the report, the presentation has been cancelled. In view of the complete lack of response by first Norfolk and Suffolk to the Clerk’s letter of 10 January 2018 re the changes to route 800, the Local Transport Officer is now chasing this up with other senior managers at First Norfolk and Suffolk. Clerk to keep in view. The results of the analysis of the Highways data, in particular the growth rates, were considered and NOTED . Particular thanks were expressed to the Local Transport Officer for undertaking this work.
18.24.05	Footways along Bredfield Road- complaint The Clerk reported a complaint from a local resident about the state of the footways in Bredfield Road, particularly between the junction with Bury Hill and North Hill. The complaint, which has been acknowledged, was discussed. Cllr Brown undertook to investigate the state of the footways and report back. Clerk to advise complainant accordingly.
18.24.06	Road near Melton Old Church – update The Clerk reported a complaint from a local resident about the state of the road surface and regular flooding on the stretch of road between Old Mill House and Old Mill Cottage just south of Lower Road, Ufford. Cllr Barrington has already written to Suffolk Highways asking that consideration be given to the construction of drainage channels to alleviate the flooding, which in turn is adding to the problems of surface break up.
18.25	TO CONSIDER PLANNING ENFORCEMENT MATTERS
18.25.01	Suffolk coastal DC Authorised Enforcement Action – Case update

	Paper PLA(18)25.01 previously distributed was received and NOTED .
18.25.02	The Knacker's Yard – contravention of terms on which planning application DC/16/0248/FUL was approved – update Nothing to report. The situation will continue to be monitored.
18.25.03	Land to the rear of Cedar House, Pytches Road The Clerk reported an email received from the Suffolk Coastal DC Planning Enforcement Officer, stating that in his view there was no planning breach, as the fence as erected conforms to the measurements on the plan as approved by variation under reference DC/17/0006/VOC. Cllr Holmes was nevertheless still concerned about the highway safety issue; he would raise the matter with Suffolk Highways directly.
18.26	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS <ul style="list-style-type: none"> • Damage to amenity land in front of numbers 46-54 Hall Farm Road – This was caused by vehicles driving across it and reported by local residents. Following discussion it was considered that this triangle of grass is likely to be Highways land. Clerk to contact Highways to confirm ownership. • Erection of fencing, flagpoles and sales office at the Woods Lane Bloor development site without planning consent – The Clerk confirmed that the Suffolk Coastal planners are unaware of any application and will be investigating. Likely that a retrospective application will follow. • Boundary hedge between St Andrews Close and Riduna Park – the Parish Council has received further complaints about the failure to reinstate this by the developer. Clerk to email the Suffolk Coastal DC arboriculturalist and cc Cllr Holdcroft to press for action. • Potholes on the Melton stretch of the A12 – Cllr Corston to complain to Highways England.
18.27	DATE OF NEXT MEETING The next meeting will take place on Wednesday 21 March 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 21:15.