



MELTON PARISH COUNCIL

PLA(18)M03

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 21 March 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 Cllr Mr M L Webb
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Absent:

Cllr Miss E A Barrington	Cllr Mr A H Porter
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In Attendance:

Mr W J Grosvenor Clerk to Melton Parish Council	
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	PART ONE – OPEN TO THE PUBLIC
18.28	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Barrington and Cllr Porter.
18.29	DECLARATIONS OF INTEREST
18.29.01	To receive Amendments to the Register There were none.
18.29.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
18.29.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda There were none.
18.29.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
18.30	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS There were no members of the public present.
18.31	MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 21 February 2018 (Minutes PLA(18)M02 previously distributed). Proposed by: Cllr Holmes Seconded by: Cllr Hilson

18.32	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
18.32.01	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. The Clerk advised that this application was WITHDRAWN .
18.32.02	DC/18/0825/VOC The Old School House, The Street, Melton Variation of condition 2 of DC/16/0015/FUL – alteration / conversion of former school buildings to form 2no. detached dwellings. Erection of 5no. two-storey dwellings all with parking, landscaping and associated works. Alterations to vehicular access. Demolition of timber store and various single-storey outbuildings and structures. 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.
18.32.03	DC/18/0851/DRC Site of Former Factory / Warehouse, Melton Road, Melton [former GAH site] Discharge of conditions 11,12, 23, 25 and 26 of DC/17/1884/FUL. It was resolved to make no comments in respect of this application.
18.32.04	DC/18/1108/FUL 1 Friars Court, Melton Proposed single storey conservatory to side of property. 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.
18.33	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
18.33.01	DC/16/4770/OUT Land off Yarmouth Road, Melton [additional documents submitted] Outline planning application for up to 138 dwellings, a 60 bedroom nursing home with 50 assisted living apartments, car parking, open space provision with associated infrastructure and access. This application was refused by Suffolk Coastal DC and an appeal was scheduled to be dealt with by Public Inquiry starting on 1 May 2018. Although the applicant submitted additional documents in respect of highways and pedestrian access matters in March 2018, the application was almost immediately thereafter WITHDRAWN and the Public Inquiry has been CANCELLED accordingly.
18.33.02	DC/17/5380/OUT Land at Redwald Road, Rendlesham Outline planning application (also by Christchurch Land) for up to 290 dwellings, car parking, open space, allotments, with associated infrastructure and access. The period allowed for public comments on this application has elapsed but a decision has not yet been taken by Suffolk Coastal planners. Following discussion, which flagged up the potential impact of an approval on the Melton traffic situation, it was AGREED that the Clerk will ask the Clerk to Rendlesham PC, that if Suffolk Coastal DC reject the application and there is an appeal, to let Melton PC know, so that it can make representations on traffic impact matters accordingly.
18.34	TO CONSIDER UPDATE ON YARMOUTH ROAD PUBLIC INQUIRY As reported in Minute 18.33.01 above, this application has been WITHDRAWN .

18.35	TO REVIEW PLANNING NOTICES RECEIVED None were received.
18.36	TO CONSIDER UPDATE ON NEIGHBOURHOOD PLAN ISSUES Nothing specific to report. However in the context of the Neighbourhood Plan, two local residents have recently expressed thanks for all the work that Melton PC does; they were supportive of the Plan itself, and in particular the proposals for the Carter / Warburg site.
18.37	BOUNDARY HEDGE – ST ANDREWS CLOSE / RIDUNA PARK The Clerk reported a recent exchange of emails with Suffolk Coastal's Arboriculture and Landscape Manager, in which he has promised to arrange with the developer to get the hedge repaired. AGREED to monitor to see whether this outstanding task will be completed during the current planting season.
18.38	TO FURTHER CONSIDER THE POSITION ON THE MELTON HILL PLANNING APPLICATION (DC/17/2840/FUL) The Clerk reported that, the Suffolk Coastal DC internal complaints system now having been exhausted without satisfactory result, a complaint of maladministration has been lodged with the Local Government Ombudsman.
18.39	TO CONSIDER TRAFFIC AND PARKING MATTERS
18.39.01	Station Road traffic calming measures - update The meeting between the residents and Jon Pattle (architect) and Ben Chester (SCC) was held on 22 February. The meeting was very positive and a consensus emerged which will be reflected in the designs which will now be taken forward.
18.39.02	Report from Local Transport Officer (LTO) Paper PLA(18)39.02 previously distributed was received and discussed. In relation to the belated response by first Norfolk and Suffolk to the Clerk's letter of 10 January 2018 re the changes to route 800, it was AGREED that a follow up letter will be sent requesting: <ul style="list-style-type: none"> • Proper and effective consultation with the Parish Council on any route changes in the future • Serious consideration now of the provision of an Ipswich bound bus stop for route 800 in the primary school lay-by (this will require liaison with Melton primary School).
18.39.03	Footways along Bredfield Road- complaint Cllr Brown reported back on his site visit following 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. Whilst the surface was patched and uneven, in the context of the overall state of Suffolk roads and spending constraints and priorities, this regrettably has to be considered very low priority, and the Parish Council for those reasons cannot realistically pursue the matter with Suffolk Highways. The Clerk to respond to the complainant accordingly.
18.39.04	Road near Melton Old Church – update Nothing to report. Cllr Barrington is chasing for a response to her letter.
18.39.05	Purchase of speed sign In response to the suggestion in a recent Chairman's article in the <i>Melton Messenger</i> that Melton PC might purchase a speed indicator sign, the Clerk reported letters and an email received on the subject. Following discussion it was RESOLVED by a majority vote of 5 to 1 to recommend to Full Council that a portable speed indicator sign be purchased by Melton PC for deployment in locations where speeding is prevalent. The overall cost will be c£2.5k and funding could come either from locality grants in 2018/19 or from CIL monies (the Clerk confirmed that Suffolk Coastal DC have advised that such expenditure would fall within the range of uses that

	CIL funds might be put towards). Proposed by: Cllr Corston Seconded by: Cllr Hilson
18.39.06	Amenity Land – Hall Farm Road The Clerk reported that, although he has made enquiries of Suffolk Highways as to the ownership of the triangle of land in question, no response has yet been received.
18.40	TO CONSIDER PLANNING ENFORCEMENT MATTERS
18.40.01	Suffolk coastal DC Authorised Enforcement Action – Case update Paper PLA(18)40.01 previously distributed was received and NOTED .
18.40.02	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.
18.40.03	Land to the rear of Cedar House, Pytches Road Cllr Holmes reported that the longstanding highway safety issue may well be resolved by goodwill on the part of the landowner concerned. Meanwhile he will continue to monitor the situation.
18.41	PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS <ul style="list-style-type: none"> • Amenity Land outside Winifred Fison House – the Clerk reported that he has spoken to the manager of the Suffolk Coastal / Waveney Property Services Team. She will look afresh at whether the District Council is willing to divest the land to the Parish Council and advise accordingly. • Potential new Councillor – Cllr Bale advised of a potential new recruit to the Council to replace John West, and provided details to the Clerk, who will pass them on to the Chairman.
18.42	DATE OF NEXT MEETING The next meeting will take place on Wednesday 18 April 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 20:40.