



MELTON PARISH COUNCIL

PLA(19)M06

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 26 June 2019 commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.

Present:

Cllr Miss E A Barrington Cllr Mr N Brown (Chairman) Cllr Mr P Groom Cllr Mrs E J G Hilson	Cllr Mr M Holmes Cllr Ms J Hosking Cllr Mr A Porter
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Absent:

There were no absences	
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In Attendance:

Cllr Mr P James Mr W J Grosvenor <i>Clerk to Melton Parish Council</i>	The Town Clerk of Woodbridge Five members of the public
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	PART ONE – OPEN TO THE PUBLIC
19.75	TO RECEIVE APOLOGIES FOR ABSENCE There were no apologies for absence.
19.76	DECLARATIONS OF INTEREST
19.76.01	To receive Amendments to the Register There were none.
19.76.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
19.76.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda Prior to consideration of the Item, Cllr Brown declared an interest in the planning application for 6 Clements Road (see Minute 19.80.01) as a resident of the Melton Park estate.
19.76.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
19.77	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The following matters were raised: <ul style="list-style-type: none"> The Town Clerk of Woodbridge explained that she was attending in

	the Melton Neighbourhood Plan, and it is not aware of any objections from residents.
19.81	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
19.81.01	DC/19/0521/OUT 1 Holly Villas, Melton Road, Melton Erection of dwelling off Daines Lane. A recommendation for refusal was submitted by MPC on 6 March and a request that the application be referred to the Planning Committee was made on 25 March. Referral was agreed and the application came before the East Suffolk Planning Committee on 18 April. A decision was deferred for Planning Committee Members to make a site visit. Delayed because of the elections, this took place on 25 June and at the meeting of the East Suffolk Planning Committee later that day, outline consent was given. Approval was on the grounds that the site is a building plot with access, and consent would be granted on appeal. However when detailed plans are submitted, there will be a requirement for two car parking spaces and a turning area.
19.81.02	DC/19/0076/FUL 36 Hall Farm Road, Melton Severance of side garden and erection of six dwellings. In its recommendation of 31 January, MPC supported the proposal to build small, more affordable housing in this location. However any development must fully safeguard the oak tree (T6 on the plan) and safe and adequate access to the site must be provided which does not adversely affect existing residents. Highways recommended refusal on grounds of highway safety and on 23 May the application was refused on the grounds that the proposed layout would represent a cramped form of development, access would be inadequate, the removal of a layby to facilitate access would reduce parking provision at the same time as more would be required, and also because of risk to the future of the T6 oak because it would restrict the amenity of the residents in Plot 1.
19.81.03	DC/19/1802/FUL Turnpike House, Turnpike Lane, Melton Erection of two detached dwellings A recommendation for refusal was submitted by MPC on 17 May and a request that the application be referred to the Planning Committee followed. However the Referral Panel declined to permit the application to go to Committee and delegated the decision to officers for determination. The application was approved on 25 June.
19.82	TO REVIEW PLANNING NOTICES RECEIVED
19.82.01	APP/J3530/W/32113216 Crown Nursery Site, Ufford Appeal against refusal by Suffolk Coastal DC to grant consent for 34 dwellings, a 60 bed care home and business units. Nothing to report.
19.82.02	APP/025/2019 Land bounded by Melton Hill and Old Maltings Approach, Melton Hill Appeal against refusal by Suffolk Coastal DC to grant consent for a parking court to allow for 12no. garages. The appeal to be dealt with by way of written representations. The appellant's statement can be viewed at: http://publicaccess.eastsuffolk.gov.uk/online-applications/ Nothing to report.
19.83	TO CONSIDER THE STRATEGY FOR THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN Cllr Barrington reported that she will arrange a meeting with both Cllr Brown and the Council's Neighbourhood Planning consultant to discuss what needs to be done. It is considered that the Plan will not require too much amendment, although some consideration might need to be given to provision for self build homes.

19.84	<p>TO CONSIDER FURTHER SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME</p> <p>Cllr Brown followed up his suggestion made at the previous meeting which was that Melton might look at a pilot scheme where volunteers clear litter whilst a highway is closed for 15 minutes at a time by trained and equipped volunteer personnel. Using Saddlemakers Lane as a pilot, Cllr Brown had drafted an email to send to the Community Self Help email address, which asks if, as part of the Initiative, it might be possible to train and equip some volunteers to operate temporary traffic controls around a team of volunteer workers clearing litter.</p> <p>The draft was AGREED for sending.</p>
19.85	<p>TO CONSIDER ASSET TRANSFER PROPOSALS RE HALL FARM ROAD GRASSED AREA BY EAST SUFFOLK COUNCIL</p> <p>The Clerk reported further contact by an Officer in East Suffolk's Asset Review Team. As well as the grassed area at Hall Farm Road, Melton, and the land in front of Winifred Fison House, he has now been provided with a map and schedule of all the East Suffolk assets in Melton that might be available for divestment. Copies of these were tabled and discussed. It was AGREED that the Finance and Information Management Officer will arrange for hard copies to be supplied to Cllrs Barrington, Brown and Groom, who have offered to photograph and produce a brief description of those assets which are not already widely known about, for further discussion.</p>
19.86	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
19.86.01	<p>Station Road traffic calming measures - update</p> <p>The Clerk has chased the architect to ascertain the position relating to (1) planned works to Station Road and (2) the proposals for the pedestrian refuge in Wilford Bridge Road / safe route from the Station to Riduna Park. In response the architect has advised that the s278 Highways Agreement re the Station Road works is still being finalised by the lawyers, and a start date will then be subject to the contractor's availability. A plan of the Wilford Bridge Road works, now underway, was considered and NOTED.</p>
19.86.02	<p>Report from Local Transport Officer (LTO)</p> <p>Nothing to report.</p>
19.86.03	<p>Purchase of Speed Indicator Device (SID)</p> <p>Following the site meetings and the agreement as to suitable locations for the deployment of the speed indicator devices, the Clerk confirmed to the Highways technician that he should go ahead to triage the application for health and safety checks. However despite chasing, no response has been received. It was AGREED that the Clerk would escalate the matter, including if necessary to the newly appointed Executive Director of Growth, Highways and Infrastructure, either directly or via County Cllr Nicoll.</p>
19.86.04	<p>To consider developments arising from the Independent Surveyor's report re Old Church Road</p> <p>Cllr Barrington and Cllr Groom visited the dwelling adjacent to the problem site. The owners are amenable to ditches being dug to allow the water to drain away, and can facilitate that work by loan of a mini-digger. Cllr Groom will contact the Council's Handyperson to arrange a site visit to discuss feasibility.</p>
19.86.05	<p>Land in front of Winifred Fison House – divestment</p> <p>Please see minute 19.85 above.</p>
19.87	<p>TO CONSIDER PLANNING ENFORCEMENT MATTERS</p>
19.87.01	<p>Suffolk coastal DC Authorised Enforcement Action – Case update</p> <p>Nothing to report.</p>

19.88	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <ul style="list-style-type: none"> • It was reported that HGVs and buses are using Old Church Road. Could MPC procure and erect HGV signs, using CIL monies? This would have to be subject to agreement with Highways. • Cllr Barrington raised the subject of “Quiet Lanes” - lanes where people are encouraged to either drive slowly or not at all. MPC looked at this before but put the idea aside because of more pressing business. Could we look at it again? It was AGREED to consider in the near future.
19.89	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 17 July 2019, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 20:30.</p>