

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

There were no absences

In Attendance:

Cllr Mr P James	The Town Clerk of Woodbridge
Mr W J Grosvenor Clerk to Melton Parish Council Five members of the public	

	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:	
	• The Town Clerk of Woodbridge explained that she was attending in	

	support of the request from the Woodbridge TC for a contribution of 525k
	support of the request from the Woodbridge TC for a contribution of £25k from Melton PC's Community Infrastructure Levy (CIL) funds towards the cost of installing a zebra crossing on Burkitt Road, Woodbridge. The context is that Burkitt Road is narrow, with very narrow pavements, and there are three schools in the area. The perception is also that there is more traffic along the road since the Woods Lane development, although it was admitted that there is no hard evidence available. A petition has been put together by St Mary's school, with 150 signatures so far. In response to a question the Town Clerk explained that there was a school crossing patrol, but the employee retired, and although Suffolk CC are willing to pay someone, no one has come forward to undertake the role. Discussions with Highways have reached the stage that there is agreement that a zebra crossing is the appropriate solution, and the Woodbridge CIL pot only stands at just over £20k – though may well increase if the plan to build housing on land owned by Woodbridge School materialises. In discussion with Melton Councillors it became clear that there was little
	statistical information to back up the request, including the percentage of pupils at the schools who reside in Melton. Whilst Councillors expressed some sympathy with the request, they felt that more hard information is required to enable an informed decision to be made, and requested that the Town Clerk carry out some more research and bring her findings back to the next meeting of the Planning and Transport Committee on 17
	 July. A resident raised concerns about drains overflowing in The Street, very close to dwellings which have no front gardens. It was established that this problem has been reported to Highways. Concerns were also expressed about the difficulty (particularly for
	 children) in crossing Station Road. Cllr Brown explained that the traffic calming works already agreed should be starting soon, which hopefully will help improve the situation. The continuing problems caused by East Suffolk DC employees parking on the bend in Station Road by Debenside, was raised. The Clerk
	undertook to ask East Suffolk DC to remind staff to use the overflow car park rather than park in the road.
19.78	MINUTES OF THE PREVIOUS MEETINGIt was RESOLVED to agree the Minutes of the Planning and TransportCommittee held on 15 May 2019 (Minutes PLA(19)M05 previously distributed).Proposed by: Cllr BarringtonSeconded by: Cllr Hilson
19.79	TO CONSIDER REQUEST FROM WOODBRIDGE TC FOR A CONTRIBUTION FROM MELTON'S COMMUNITY INFRASTRUCTURE LEVY FUNDS TOWARDS A ZEBRA CROSSING ON BURKITT ROAD, WOODBRIDGE, AND MAKE RECOMMENDATION TO FULL COUNCIL ACCORDINGLY This was fully considered under the Open Forum session. Please see Minute 19.77 above.
19.80	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
19.80.01	 DC/19/2501/FUL 6 Clements Road, Melton Park Insertion of dormer windows to facilitate a loft conversion. 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 former Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies, and

	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. DC/19/1802/FUL Turnpike House, Turnpike Lane, Melton
19.01.03	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: <u>http://publicaccess.eastsuffolk.gov.uk/online-applications/</u> 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	TO CONSIDER FURTHER SUFFOLK COUNTY COUNCIL COMMUNITY
	SELF HELP SCHEME
	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.
	The draft was AGREED for sending.
19.85	TO CONSIDER ASSET TRANSFER PROPOSALS RE HALL FARM ROAD
	GRASSED AREA BY EAST SUFFOLK COUNCIL
	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 Clirs 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.
19.86	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
19.86.01	Station Road traffic calming measures - update
10100101	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 .
19.86.02	Report from Local Transport Officer (LTO)
	Nothing to report.
19.86.03	Purchase of Speed Indicator Device (SID)
	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.
19.86.04	To consider developments arising from the Independent Surveyor's
13.00.04	report re Old Church Road
	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.
19.86.05	Land in front of Winifred Fison House – divestment
	Please see minute 19.85 above.
19.87	TO CONSIDER PLANNING ENFORCEMENT MATTERS
19.87.01	Suffolk coastal DC Authorised Enforcement Action – Case update
	Nothing to report.

19.88	 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS 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	DATE OF NEXT MEETING 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.