



MELTON PARISH COUNCIL

PLA(19)M07

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 17 July 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 B Banks Cllr Mrs C Gradwell Cllr Mr P James Mr W J Grosvenor <i>Clerk to Melton Parish Council</i>	The Town Clerk of Woodbridge 22 members of the public
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	PART ONE – OPEN TO THE PUBLIC
19.90	TO RECEIVE APOLOGIES FOR ABSENCE There were no apologies for absence.
19.91	DECLARATIONS OF INTEREST
19.91.01	To receive Amendments to the Register There were none.
19.91.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
19.91.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
19.91.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
19.92	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS The following matters were raised:

	<ul style="list-style-type: none"> • Most of the residents present wished to raise objections to the planning application DC/19/ 2558/OUT for the development of up to 55 dwellings on land off St Andrews Place and Waterhead Lane, Melton, with access from St Andrews Place. Councillors Brown and Barrington explained that the proposal is in no way compliant with the proposal for the development of this site as set out in the adopted Melton Neighbourhood Plan and is for only 3.4ha of the entire site of 9.7ha. Many of the key criteria as set out in the Neighbourhood Plan are missing, and it is an application that as it stands, the Parish Council will be unable to support. Both Cllrs Brown and Barrington will be meeting the Head of Planning and Coastal Management at East Suffolk Council on 23 July to discuss the application; however the deadline for comments on the application is 18 July, and therefore the Committee is being invited at the present meeting later in the Agenda to adopt a Statement setting out the grounds on which a recommendation of refusal is based. The Clerk read out the Statement accordingly. Residents volubly expressed concerns over a range of matters, principally over access, parking and the narrowness of the estate roads which vehicles from the new development will have to traverse if access is to be via St Andrews. Concerns were also voiced about ecology on the site requiring further investigation, and genuine concerns about flooding with more green space being built upon. • Concerns were expressed at the new planning application DC/19/2641/FUL for the site of the former Council offices at Melton Hill. The reasons cited for recommending rejection following a meeting of Woodbridge Town Council were explained; additionally concerns were raised over: <ul style="list-style-type: none"> ○ The design / layout of the new buildings ○ Car parking ○ Affordable housing provision ○ The continued intention to demolish the existing Victorian / Edwardian buildings fronting Melton Hill ○ The fact that the planning proposal does not appear to conform to the Draft Local Plan ○ Non-compliance with the Melton Neighbourhood Plan ○ Traffic and pollution. • Residents in the Station Road / St Andrews Estate area raised concerns at the premises licence being applied for by Honey and Harvey, 1 Riduna Park, to allow music and film shows to 10pm, and the sale of alcohol to 10pm and on Friday and Saturday to 1am.
	<p><i>It was RESOLVED to take the following Planning application Items out of order</i></p>
<p>19.95.02</p>	<p>DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane, Melton Residential development of up to 55 dwellings, with access off St Andrews Place</p> <p>Following the discussion in the Open Forum part of the meeting, the Chairman invited Members to consider the Statement which sets out the grounds on which Melton Parish Council feels obliged to recommend refusal of this application. Following further discussion the Statement was approved unanimously and it was AGREED to adopt it as a basis for its response to East Suffolk Council.</p> <ol style="list-style-type: none"> 1. Melton Parish Council as the relevant authority prepared the Melton Neighbourhood Plan which was adopted on 25 January 2018 and now forms part of the District's Local Development Plan. Policy MEL20 in the Plan includes an allocation of 9.7 hectares of land for a mixed use development of business, residential and open space uses. This

	<p>proposal is for the construction of up to 55 dwellings on only 3.4 hectares of the land which forms part of the site covered in Policy MEL20. That Policy clearly sets out a number of criteria that must be met before planning approval is given for the <u>entire site</u>. Many of these important criteria are not being met by this application which is not for the specified site under the Policy – but only 35% of it.</p> <ol style="list-style-type: none"> 2. The Policy does not approve permission for the development of one part of this land only, without any guarantee that the remainder of the site will be developed in accordance with the Neighbourhood Plan – especially so when it has been made clear by the Developer that he no longer has the backing of the Carter Family. 3. The Developer gave clear and unequivocal promises as part of the Neighbourhood Plan Examination, and wrote to the Independent Inspector confirming that he had ‘binding’ agreements with all parties to produce the <u>entire</u> development as indicated. The Developer was part of the consultation process of the Neighbourhood Plan and due to the issues raised about access through St Andrews re-drew the plans to create access through the Riduna site. It appears that the Developer may have misled the Community and Parish Council by consulting on this access before Examination and then changing it back to access via St Andrews after the Referendum. 4. The Developer has not had any pre-application discussions with the Parish Council which pre-supposes an unwillingness to work together on a site which is part of the Melton Neighbourhood Plan as a specified allocation. This makes no logical sense. 5. Access through St Andrews Place is only possible if East Suffolk District Council give consent, as they own a ransom strip which would otherwise prohibit this. 6. Access through St Andrews Place is against Neighbourhood Plan Policy MEL12 in that the play area in St Andrews is a designated a Local Green Space and the safety of children playing in this area will be jeopardised by heavy works vehicles using the narrow estate roads. 7. Suffolk County Council as Highways Authority has raised concerns about access through St Andrews as part of consultation on this application, as well as raising concerns about this at the time the matter was discussed before Examination. In particular the roads through the St Andrews estate are too narrow for works vehicles during development to access the site with safety, and, as the Highways response points out, additional off-street parking via laybys would be required for the existing properties to alleviate the problems that would be exacerbated by the addition of 55 dwellings. The estate roads are even too narrow to always permit access by emergency vehicles due to parking, and in places are effectively very narrow single track roads. The alternative to increasing safe parking would be putting double yellow lines either side which would stop residents being able to park outside their homes. Overall this proposal represents an unacceptable loss of amenity to neighbouring residents and arguably contrary to Policy SCLP11.2 in the Local Plan. Residential amenity and safety are the primary reasons for objection on the highways aspect, but it is also untenable to create a route for both heavy works vehicles and/or residential traffic which then leads them to / from the middle of Station Road which is about to have Traffic Calming measures put on it due to the Riduna development.
19.95.03	<p>DC/19/2641/FUL Former Council Offices, Melton Hill, Woodbridge Residential development (100 units) including 32 affordable housing units (Class C3) plus a community space (91sq.m) (Class D1) and a retail unit (157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site. The Chairman initiated a Member discussion on this application, following the earlier wide-ranging discussion which took place in the Open Forum. Following that discussion it was AGREED to maintain the Council’s objection to this latest of what are considered to have been a number of highly unsuitable applications for this sensitive site. It was further AGREED to delegate to the Clerk in conjunction with the Chairman, preparation of a formal response recommending refusal of the application, to be sent to East Suffolk Council by 25 July.</p>

	<i>It was RESOLVED to take the following Items out of order</i>
19.94	<p>TO CONSIDER FURTHER 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</p> <p>Paper PLA(19)94 previously distributed was received. The Town Clerk of Woodbridge introduced the paper and explained the issues and constraints relating to Burkitt Road, the CIL funding resources available to Woodbridge TC, and the available statistics relating to the numbers of Melton children attending Woodbridge schools. It was also suggested by a local resident that the traffic in Burkitt Road will get worse from September 2019, because the access to Woodbridge School will be restricted to Burkitt Road because of construction works.</p> <p>Members of the Planning and Transport Committee then discussed the level of contribution that they felt Melton PC should make. Finally a recommendation from the Chairman that Melton PC should make a contribution of 15% to the cost of constructing a zebra crossing on Burkitt Road was unanimously AGREED, and will be put to Full Council at its meeting on 11 September 2019.</p>
19.103	<p>TO CONSIDER LICENSING APPLICATION BY HONEY & HARVEY FOR THEIR PREMISES AT 1 RIDUNA PARK</p> <p>The Clerk explained the background to this application. Hitherto Honey & Harvey have used Temporary Event Notices to seek permission for temporary licences when seeking to open for licensable activities in the evenings, such as private parties. These are bureaucratic and time-consuming, and also the proprietors wish to be able to serve alcohol during normal daytime hours, so that café customers can have e.g. a glass of beer or wine with their lunch. The proposals in the application include the serving of alcohol until 10pm except on Fridays and Saturdays when it is 1am.</p> <p>Following discussion it was AGREED that in the interests of the amenity of local residents, the Council will object to the serving of alcohol at the weekends after 11pm, and the Clerk to advise the Licensing Authority of the objection accordingly.</p>
	<i>It was RESOLVED to revert to the order of the Agenda</i>
19.93	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee held on 26 June 2019 (Minutes PLA(19)M06 previously distributed).</p> <p>Proposed by: Cllr Groom Seconded by: Cllr Hilson</p>
19.95	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
19.95.01	<p>DC/19/2312/FUL 2 Plantation Villas, Melton Hill, Melton</p> <p>Proposed single storey rear infill extension.</p> <p>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 Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.96	<p>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</p> <p>There were none to review.</p>

19.97	TO REVIEW PLANNING NOTICES RECEIVED
19.97.01	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.
19.97.02	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.
19.98	TO CONSIDER THE STRATEGY FOR THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN Cllr Barrington reported that, following a meeting with both Cllr Brown and the Council's Neighbourhood Planning consultant, the Melton Neighbourhood Plan will require refreshing as it is coming up to two years since adoption. Some policies, e.g. the one on houseboats, will need tightening, and there will need to be modest consultation on the changes proposed, but no referendum. Consideration will also need to be given to including something on self-build, and perhaps entry-level housing. The revised Plan will then need to go to independent examination again.
19.99	TO CONSIDER THE FUTURE PROVISION FOR PRINTING AND DISTRIBUTING BUS STOP TIMETABLES TO THE BUS STOPS WITHIN MELTON Paper PLA(19)99 previously distributed was received. The Clerk explained the background to this paper – the decision by Suffolk County Council (SCC) to stop updating roadside bus timetable cards. In future there will be three options on how to get bus timetables displayed at bus stops updated. These are: <ol style="list-style-type: none"> 1. Rely on the bus operators 2. Melton PC to print and display the timetables 3. Pay SCC to do it at £15 per bus stop timetable. The Clerk added that SCC has been asked for details of the operators running services through Melton and for amplification re Option 3. Following discussion it was AGREED to go for Option 2 – which will necessitate the purchase of an A3 printer.
19.100	TO CONSIDER MELTON PARISH COUNCIL'S APPROACH AND RESPONSE TO SIZEWELL C STAGE 4 CONSULTATION Paper PLA(19)100 previously distributed was received. The consultation document is due to be published on 18 July, there will be a number of drop-in exhibitions, including one at Woodbridge Community Hall on 26 July (2-8pm), and the consultation period ends on 27 September. It was AGREED that once the consultation document is available, a Working Group will be convened (Probably the same composition as before) to put together Melton PC's response.
19.101	TO CONSIDER MELTON PARISH COUNCIL'S RESPONSE TO THE PUBLIC CONSULTATION RE THE PROPOSED IPSWICH NORTHERN ROUTE The consultation period for these proposals runs from 5 July to 13 September 2019. Following discussion Cllr Barrington offered to draft a paper for distribution to all Councillors.
19.102	TO CONSIDER THE BREDFIELD NEIGHBOURHOOD PLAN The Clerk reported that this draft Neighbourhood Plan is out for consultation from 10 July until 21 August 2019. It can be accessed at:

	<p>www.eastsuffolk.gov.uk/neighbourhoodplanning</p> <p>There is nothing in the proposals which will affect Melton, and it was AGREED to NOTE the position.</p>
19.104	<p>TO CONSIDER FURTHER SUFFOLK COUNTY COUNCIL (SCC) COMMUNITY SELF HELP SCHEME</p> <p>The Clerk reported receipt of a response from an SCC Engagement Officer to an enquiry sent to SCC asking whether, as part of the Community Self Help initiative, it would be possible to train and equip some volunteers to operate traffic controls, moving along a road on either side of a group of volunteer workers, to enable litter-picking on roads where it would otherwise be too dangerous to carry out such activities. The response was unclear, in that whilst it suggested the use of “temporary obstruction” signage for such activities, it added that as a District Council function, litter picking is not an activity supported under the scheme. However the response gave details of a Signing, Lighting and Guarding training course, which equips those qualifying with a SQWR card, qualifying them to undertake street works (including traffic management) and invited volunteers to put their names forward. Following discussion it was AGREED that the Clerk will ask the SCC Officer as to what is involved in undertaking this course, when is it available and what is the duration and cost.</p>
19.105	<p>TO CONSIDER FURTHER ASSET TRANSFER PROPOSALS OF PARCELS OF LAND TO MELTON PC BY EAST SUFFOLK COUNCIL</p> <p>The Clerk reported that the map and schedule of all the East Suffolk assets in Melton that might be available for divestment, have been supplied as previously agreed 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. The Council’s Finance and Information Management Officer is also participating in the survey. The East Suffolk Asset Review Surveyor will attend the meeting of Planning and Transport Committee in August to discuss the assets and answer questions.</p>
19.106	<p>EAST SUFFOLK LOCAL PLAN UPDATE</p> <p>The Clerk reported that he has been in touch with the Local Plan Programme Officer, with a view to clarifying Melton’s representation at the Local Plan examination, and is awaiting a response.</p>
19.107	<p>SUFFOLK COUNTY COUNCIL GREEN ACCESS STRATEGY</p> <p>The link to the full 52 page consultation document setting out the statutory Rights of Way Improvement Plan can be found here: www.suffolk.gov.uk/rowip</p> <p>It was AGREED that it will be up to individual Councillors if they wish to respond to the online survey. Cllr Porter will put the link into his next article in the <i>Melton Messenger</i> for wider dissemination.</p>
19.108	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
19.108.01	<p>Station Road traffic calming measures - update</p> <p>The position is that the s278 Highways Agreement re the Station Road works is still being finalised and a start date will then be subject to the contractor’s availability.</p>
19.108.02	<p>Report from Local Transport Officer (LTO)</p> <p>Nothing to report.</p>
19.108.03	<p>Purchase of Speed Indicator Device (SID)</p> <p>The Clerk reported that, following extensive chasing, he has now made contact with a new Officer at Suffolk Highways, and will follow up.</p>

19.108.04	<p>To consider developments arising from the Independent Surveyor's report re Old Church Road</p> <p>Cllr Groom will arrange a site visit with the Council's Handyperson to assess feasibility .</p>
19.108.05	<p>Vehicle restrictions in Old Church Road</p> <p>The Clerk reported correspondence with a Vehicle Management Officer at SCC Highways on the feasibility of deterring HGVs from using Old Church Road. There are two options:</p> <ol style="list-style-type: none"> 1. An environmental weight restriction – this would require a Traffic Regulation Order to enforce which would cost in excess of £5k. 2. Erecting advisory "unsuitable for HGV" signs. The Officer considers that one of these at each end would be suitable and much cheaper. <p>Following discussion it was AGREED that the Clerk will enquire as to the cost of Option 2.</p>
19.109	<p>TO CONSIDER PLANNING ENFORCEMENT MATTERS</p>
19.109.01	<p>Suffolk coastal DC Authorised Enforcement Action – Case update</p> <p>Nothing to report.</p>
19.110	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <p>Nothing to report.</p>
19.111	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 14 August 2019, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 21:20.</p>